

Costa Mesa California

Section 1. Title 5 of the Costa Mesa Municipal Code entitled "Building and Structures," is hereby amended to add Chapter IX, entitled "INBUILDING PUBLIC SAFETY RADIO SYSTEM COVERAGE" commencing with Section 5130 and concluding with Section 5137 is hereby added to read in its entirety as follows:

Sec. 5130.

Intent and purpose.

The intent of the chapter is to provide a regulatory framework for the purpose of providing effective 800 MHz Countywide Coordinated Communication System coverage throughout the City of Costa Mesa for police and fire emergency services.

Sec. 5131.

Definitions. The following words, terms, and phrases when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a differing meaning:

OCSD/Communications: Orange county SheriffCoroner department
Communications Division.

Countywide Coordinated Communication System: That radio system used by all local law enforcement and fire departments within the County of Orange for emergency and non emergency radio communication on the 800 MHz radio band.

City of Costa Mesa InBuilding Public Safety Radio System Coverage

Specifications: Those specifications designed to provide optimum coverage and radio effectiveness within buildings and structures under the countywide Coordinated Communication System.

Sec. 5132.

Use and occupancy.

Except as otherwise provided, no person shall own, erect, construct or occupy, any building or structure, or any part thereof, or cause the same to be done, which fails to support adequate radio coverage for City emergency service workers operating on the 800 MHz Countywide Coordinated Communication System. Further, owners must maintain a reasonable standard of reliable radio communication within their buildings and structures once a Certificate of Occupancy is issued. For the purposes of this section, adequate radio coverage shall include those specifications in the City of Costa Mesa In Building Public Safety Radio System Coverage Specifications, attached and incorporated herein as Attachment "A".

Sec. 5133.

Testing procedures.

Test of radio coverage will be conducted pursuant to those specifications in the City of Costa Mesa InBuilding Public Safety Radio System Coverage Specifications, attached and incorporated herein as Attachment "A", as summarized below.

A. Initial Tests. Initial Tests will be performed by FCCcertified technicians, authorized by the county SheriffCoroner Department/Communications Division, or by such agency in accordance with Test Standards as listed in the City of Costa Mesa InBuilding Public Safety Radio System Coverage Specifications, attached and incorporated herein as Attachment "A". A Certificate of Occupancy shall not be issued to any structure if said structure, or any part thereof, fails to comply with these Test Standards.

B. Annual Tests. Annual tests will be conducted by CMFD, the local fire department personnel, or their agent in accordance with the Test Standards as listed in the City of Costa Mesa InBuilding Public Safety Radio System Coverage Specifications, attached and incorporated herein as Attachment "A". Amplification systems allowed. Buildings and structures that cannot support the required level of radio coverage shall be equipped with amplifications systems as specified in the City of Costa Mesa InBuilding Safety Radio System Coverage Specifications, attached and incorporated herein as Attachment "A" or any other system approved by the OCSD/Communications, in writing.

Sec. 5135.

Exemptions.

This ordinance shall not apply to the following:

- (1) Existing buildings or structures at the time this ordinance is adopted;
- (2) Those approved by building permit prior to the adoption of this ordinance (this would include buildings under construction);
- (3) Elevators; and
- (4) New and planned construction that is three (3) stories or less without subterranean storage or parking. Should new construction that is three (3) stories or less include subterranean storage or parking, then this ordinance shall apply only to the subterranean areas.

Sec. 5136.

Costs.

The FCCcertified and OCSD/Communications approved technician required by section to conduct Initial Tests shall be employed by the owner, the engineer or architect of record, or agent of the owner, but not by the contractor or any other person responsible for the work.

Sec. 5137.

Noncompliance.

After discovery of noncompliance following issuance of Certificate of Occupancy, the building owner is provided six (6) months to remedy the deficiency and gain compliance.

Section 2. Environmental Determination. The adoption of this Ordinance is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15308 of Title 14 of the California Code of Regulations because the Ordinance sets forth specifications and procedures for the maintenance, restoration, enhancement, and protection of the environment.

Section 3. Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to affect the provisions of this Ordinance.

Section 4. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 5. This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

ATTACHMENT "A"
CITY OF COSTA MESA INBUILDING PUBLIC SAFETY RADIO SYSTEM
COVERAGE SPECIFICATIONS

Performance.

Specifications are provided to assist property owners in satisfying a delivered audio quality (DAQ) of 3 with a 90% reliability factor for emergency personnel using radio communication in their buildings and structures. Property owners who can demonstrate full compliance with the reliability factor without adhering to all of the following specifications may be excused from all or part of these provisions. Property owners who adhere to all of the specifications and fail to reach the reliability factor must employ all resources necessary to ensure full compliance. Performance and compliance will be inspected annually as part of the CMFD's Fire Inspection.

2. Signal Strength, Signal Rejection, Modulation Compatibility, and Delivered Audio Quality and Technical Specifications. The following defines the minimum required level of radio signal strength:

- A minimum signal strength of (-95dBm) in 90% of the area of each floor of the building from both the 800 MHz Countywide Communications System and from within the building is required.
- The frequency range supported from the 800 MHz Countywide communications System shall be 851 – 869 MHz (base transmitter frequencies).
- The frequency range supported to the 800 MHz Countywide Communications System shall be 806 – 824 MHz (radio field transmit frequencies).
- A public safety radio amplification system shall include filters to reject frequencies below 851 MHz and frequencies above 869 MHz by a minimum of 35 dB.
- All system components must be 100% compatible with analog and digital modulations after installation without additional adjustments or modifications. The systems must be capable of encompassing the frequencies stated herein and capable of future modifications to a frequency range subsequently established by the City of Costa Mesa. If the system is not capable of modification to future frequencies, then a new system will need to be installed to accommodate the new frequency band.
- Active devices shall have a minimum of -50 dB 3rd order intermodulation protection.
- All active inbuilding coverage devices shall be FCC Part 90 Type Certified.
- UL listing is required for any AC operated power supplies.
- Active devices shall include a minimum of 12 hours of battery backup power.

- Any inbuilding coverage system shall be installed by a City approved, manufacturer trained and certified installer.

The delivered audio quality is defined below:

DAQ : Delivered Audio Quality Subjective Performance Description

- 1 Unusable, speech present but unreadable.
- 2 Understandable with considerable effort. Frequent repetition due to noise/distortion.
- 3 Speech understandable with slight effort. Occasional repetition required due to noise/distortion.
- 3.5 Speech understandable with repetition only rarely required. Some noise/distortion.
- 4 Speech easily understood. Occasional noise/distortion.
- 4.5 Speech easily understood. Infrequent noise/distortion.
- 5 Speech easily understood.

3. Remedies to achieve compliance (Acceptable Amplification Systems):

If needed to ensure compliance with the 90% reliability factor, the property owner must install each of the following:

- An inbuilding coverage system composed of a radiating cable system or an internal multiple antenna system with FCCcertified bidirectional 800 MHz amplifier(s), distribution system, and subcomponents.
- Any active devices (e.g. signal booster(s)) must be encased in a NEMA 4 (or equivalent) dust/waterproof case and clearly labeled "City of Costa Mesa Public Safety Radio".
- Multiband pass filters as required.

In the event of a power outage, all electrical components must be equipped with independent auxiliary battery power or generators to function at full capacity for at least twelve (12) hours.

Once a system is installed, a Spectrum Analyzer will be used to evaluate the system for harmful interference to the 800 MHz Countywide Coordinated Communications system backbone initially, and annually thereafter by a OCSD/Communications approved FCCcertified technician. Any interference must be identified and removed before the system can be accepted.

4. Applicable Federal Communications Commission rule Compliance.

All active devices used to provide extended coverage must be FCCcertificated.

5. Test Standards.

A. Design Review and Certification.

1. To obtain a building permit, the applicant shall do the following:

i. Retain an FCCcertified and OCSD/Communications approved technician who will review construction plans in order to ensure that such plans meet aforementioned radio communication criteria, and recommend, if needed, an inbuilding solution for reliable radio communication:

ii. Submit copies of plans certified with the signature of the technician to the Building Official of the City of Costa Mesa, CMFD, and OCSD/Communications within a timely manner:

2. To obtain a Certificate of Occupancy, the applicant shall do the following once the building or structure is constructed:

i. Retain an FCCcertified and OCSD/Communications approved technician who will test all areas of the building or structure and certify all of the findings stated herein on the date of inspection with his/her signature. A passing test is one that demonstrates DAQ 3 with a 95% reliability factor on each floor. Owners of buildings or structures that fail to meet this standard will not be in compliance with this ordinance.

ii. The building owner must retain all records of initial and annual inspections and submit copies to the Building Official of the City of Costa Mesa, CMFD, and OCSD/Communications within a timely manner.

B. Initial Test Procedure. For purposes of testing, each floor of the building shall be divided into a grid of approximately twenty (20) equal areas. A maximum of two (2) nonadjacent areas will be permitted to fail the test. In the event that three (3) of the areas fail the test, and to provide greater statistical accuracy, the floor may be divided into forty (40) equal areas. In such an event, a maximum of four (4) nonadjacent areas will be permitted to fail the test. As specified by the authority having jurisdiction, the test shall be conducted by using a Motorola XTS 3000/XTS 5000 or equivalent portable radio talking through the 800 MHz Countywide Coordinated Communications System. A spot located approximately in the center of a grid area will be selected for the test. The radio will then be keyed to verify twoway communication to and from the outside of the building through the 800 MHz Countywide Communications System. Once the spot has been selected, prospecting for a better spot within the grid area will not be permitted.

All auxiliary power systems shall be tested under load for a period of one (1) hour to verify that the system will operate properly in the event of a power outage. The testing technician reserves the discretion to determine whether or not the battery exhibits symptoms of failure. The FCCcertified technician will ultimately decide if the auxiliary system needs to be replaced or upgraded.

C. Annual Test Procedure. After a Certificate of Occupancy is issued, the CMFD Inspector or appointed agent will annually test the inbuilding system components to determine general functional operability. If noncompliance is found, an approved FCC certified technician will reassess the improvement upon scheduling by the building owner.

D. Every two years battery backup systems shall be replaced per manufacturer's specifications. 6. Additional equipment feature requirements.

Active devices shall be alarmed. A phone line (plain old telephone service or POTS) will provide dial tone to an alarm device. The alarm device will be programmed to activate a pager on the county of Orange's 900 MHz paging system. Access to the active components of the in building coverage system (if any) is required twentyfour (24) hours a day by County technicians/engineers.

7. New Building Construction.

All new building construction shall have a minimum four inch conduit installed between the first and bottom subterranean floor and said conduit shall extend along the center of the building to the roof. At each floor and the roof, an opening shall be made to afford easy access to the conduit from the ceiling. Access in either the form of drop ceiling or conduit shall be made available along hallways and through firewalls. All subterranean parking garages shall have a similar conduit installation.

--- end -----