

TOWN OF ASHLAND CITY, TENNESSEE

ORDINANCE # 295

AN ORDINANCE AMENDING ORDINANCE NUMBER 242 (AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF ASHLAND CITY, TENNESSEE, HEREBY ESTABLISHING THE USE OF AUTOMATIC SPRINKLER SYSTEMS IN THE CONSTRUCTION OF BUILDINGS WITHIN THE CORPORATE LIMITS OF ASHLAND CITY, TENNESSEE).

WHEREAS, Ashland City is concerned with the health, safety, and welfare of its citizens, and,

WHEREAS, Ashland City is concerned with the need to provide ample fire protection to its citizens and property, and,

WHEREAS, Ashland City is concerned with the need for growth and expansion in the fire services provided by the Ashland City Fire Department Ashland City, Tennessee, its citizens and neighbors,

WHEREAS, THIS ORDINANCE SHALL READ IN ITS ENTIRETY AS FOLLOWS:

NOW, THEREFORE, BE IT ORDAINED BY ASHLAND CITY, TENNESSEE:

1. New Building Construction

An Approved Automatic Sprinkler System shall be installed in all areas of all new buildings according to the applicable code of NFPA 13, 13R, or 13D. For the purpose of this Ordinance, the term "building" shall mean any structure (excluding any barn or stable used exclusively for agricultural purposes) having a roof supported by columns or walls and intended for the shelter, storage, housing use, or enclosure of persons, animals or property. The term "building" shall also include any garage, out building or other accessory building used for any commercial or industrial purposes.

Exceptions:

1. Existing lots in existing subdivisions (Single Family Detached Dwelling Only) that have been approved before passage of this ordinance.
2. Any detached accessory structure containing no life hazards upon review and written justification and approval by the Fire Chief and Building Official.
3. Open Bay Car Wash

NOTE: Exception 1 shall cease to apply on July 1, 2005.

2. Building Additions and Requirements of Other Codes

An Approved Automatic Sprinkler System shall also be installed in any of the following circumstances:

- a. When a building is, altered or renovated, an Approved Automatic Sprinkler System must be installed in the, altered or renovated portion if, as a result of the, alteration or renovations, the building as a whole will meet any of the criteria listed in Section 1. Exception- Single Family Dwelling, Business Occupancy, Factory-Industrial Occupancy, Mercantile Occupancy that do not have preexisting automatic sprinkler systems. When the area and/or volume of such, altered or renovated portion, together with the area and/or volume of any other, alterations or renovations occurring since the effective date of this Ordinance, exceeds 25% of the area and/or volume of the building existing on the effective date of this Ordinance, then an Approved Automatic Sprinkler System must be installed in the entire building.
- b. When a building is enlarged, an Approved Automatic Sprinkler System must be installed in the enlarged portion if, as a result of the enlargement, the building as a whole will meet any of the criteria listed in Section 1. When the area and/or volume of such enlarged portion, together with the area and/or volume of any other enlargements since the effective date of this Ordinance, exceeds 25% of the area and/or volume of the building existing on the effective date of this Ordinance, then an Approved Automatic Sprinkler System must be installed in the entire building. Exception: Single Family Dwelling.
- c. When an existing building containing 2 or more units of occupancy is enlarged, altered or renovated and the enlarged, altered or renovated portion, together with the area and/or volume of any other enlargements, alterations or renovations occurring since the effective date of this Ordinance, does not exceed 25% of the area and/or volume of the building existing on the effective date of this Ordinance, then an Approved Automatic Sprinkler System is not required for existing buildings. When the area and/or volume of such enlarged, altered or renovated portion, together with the area and/or volume of any other enlargements, alterations or renovations occurring since the effective date of this Ordinance, exceeds 25% of the area and/or volume of the building existing on the effective date of this Ordinance, then an Approved Automatic Sprinkler System must be installed in the entire building.
- d. When a new dwelling or lodging unit is created in or added to an existing building, an Approved Automatic Sprinkler System must be installed in the entire building if, as a result of the creation of the new unit, the building as a whole will meet the criteria of Section 1, Section 2 (a) or 2 (b) .
- e. When any other applicable ordinance, code, regulation, rule of statute so requires, an Approved Automatic Sprinkler System must be installed accordingly.

- f. When an Automatic Sprinkler System is installed in a Single Family Dwelling or Duplex it must comply with NFPA 13D. If the contractor/owner chooses to partially sprinkle a Single Family Dwelling or Duplex the attic space shall not be used for storage at any time. Any attached garage, or basement shall also be fully protected by an Approved Automatic Sprinkler System.

3. Definitions

- a. "An Approved Automatic Sprinkler System" means a system installed in accordance with National Fire Protection Association Standards or a system approved by the State Fire Marshal's Office.
- b. "Approved Supervisory Alarm System" means it must be connected to an UL listed and approved central station facility meeting the requirements of NFPA 72.
- c. "Building" means any structure having a roof supported by columns or walls and intended for the shelter, housing, use or enclosure of persons, animals or property. For purposes of determining when an Approved Automatic Sprinkler System is required by this Ordinance, portions of buildings separated from other portions by a fire wall shall not be considered separate buildings.
- d. "Unit of Occupancy" means any interior space with defined boundaries described in a deed, lease, license or agreement in which a discreet business, commercial, office, service, professional, institutional or industrial activity is conducted and which is separated from any other business, commercial, office, service, professional, institutional or industrial activity by interior or exterior walls.

4. Additional Requirements of Sprinkler Systems

- a. Any building having more than one sprinkler riser shall have the risers separately zoned and wired to a local energy alarm panel to provide zone identification upon activation. The energy alarm panel shall be located as near as possible to the main exit door. There shall also be a building map located at the energy alarm panel showing each zone of the building.
- b. An Approved Automatic Sprinkler System shall be equipped with an Approved Supervisory Alarm System which will transmit to an approved receiver. The determination of what systems and receivers are "approved" shall be made by the Fire Chief for Ashland City. Exception- Single Family Dwelling.
- c. Where a system may be disabled by closing of valves, interruption of power, etc., adequate supervision shall be provided to sound at least a local alarm when the system is deactivated, and a trouble signal to the central station facility. Exception- Single Family Dwelling

- d. Automatic sprinkler flow alarms shall be zoned to indicate a water flow and not a general fire alarm to the central station.
- e. Where building fire alarm facilities are provided, actuation of the extinguishing system shall also cause the building alarm to sound in accordance with NFPA 72.
- f. Where building fire alarm facilities are not provided, actuation of the extinguishing system shall require at least one (1) building alarm to sound within the facility. Alarms shall be installed in accordance with NFPA 72.
- g. Where building fire alarm facilities are not provided in one or two family dwellings, all control valves must have a locking device that is approved by the Fire Chief for Ashland City. Actuation of the extinguishing system shall require at least one (1) building alarm to sound within the facility. Alarms shall be installed in accordance with NFPA 72.
- h. Any building that is required to be equipped with a fire department connection shall be located on the front street side of the facility. Special circumstances that would prevent this shall be reviewed and altered only by the Fire Chief or his designee on a case by case basis. All Fire Department Connections shall be within 100 ft. of a fire hydrant. Exception- Buildings below 5000 sq. ft. must be within 400 ft. Exception: High hazard buildings must have FDC within 100 ft. of hydrant.
- i. An Approved Automatic Sprinkler System shall include an evacuation alarm which will sound and be audible throughout the entire building when the sprinkler system is activated. An internal fire alarm system may be utilized to meet this requirement, provided it is interconnected to activation of the sprinkler system.
- j. A lock box shall be provided outside the main entrance to any buildings regulated hereunder, excluding One- and Two-Family Dwellings and Manufactured Homes, containing a key to allow access to all Fire Department areas, except duplexes and multi-family dwellings which shall only provide access to Fire Department Control Valves. The lock box shall be a standard brand and shall be approved by the Fire Chief for Ashland City. The lock box shall be installed on all new construction and shall be installed in existing buildings having monitored systems. Each lock box installation location shall be approved by the Fire Chief for Ashland City. Lock boxes on existing systems shall be installed within 180 days of the adoption of this ordinance.
- k. A locking FDC (Fire Department Connection) cap shall be provided on all sprinkler systems equipped with a FDC. The cap shall be a standard brand and shall be approved by the Fire Chief for Ashland City. The caps shall be installed on all new construction and shall be installed on existing FDC within 180 days of the adoption of this ordinance.
- l. Plans for an Approved Automatic Sprinkler System shall be certified engineered plans and shall be subject to a plans review fee of \$250.00 or any other costs incurred by Ashland City for third party review.

5. Maintenance of System Required

Occupied or unoccupied buildings or portions thereof having a sprinkler system in place, whether or not such system is required by this Ordinance, shall maintain all sprinklers and standpipe systems and all component parts in workable condition at all times, and it shall be unlawful for any owner or occupant or agent of either to reduce the effectiveness of the protection those systems provide. This Section does not prevent the owner or occupant of a building from temporarily reducing or discontinuing the protection when necessary in order to conduct testing, repairs, alterations or additions to the system, provided that the testing, repairs, alterations or additions are done in such a way to avoid the creation of a safety hazard, and provided that the Fire Department has been notified that the work will be done, informed of the time the system will be shut down and then notified when the system is put back on line. Exceptions: Single Family Dwellings.

6. Fire Inspection

The Fire Chief for Ashland City or his designee shall provide an initial inspection of the automatic fire suppression system or automatic sprinkler system for structures meeting the criteria for this ordinance. This inspection shall not guarantee proper installation of said system, but will insure that the system exists. This inspection shall also afford the property owner a safety inspection of the facility to provide proactive planning for fire prevention.

Further, All Automatic Sprinkler Systems and appurtenances shall be installed, tested, inspected, and maintained in accordance with National Fire Protection Association (NFPA) Standards and the Southern Building Code Congress International, Incorporated (SBCCI).

Any building containing an Approved Automatic Sprinkler System excluding NFPA 13D systems (One- and Two-Family Dwellings and Manufactured Homes.) shall be tested annually by a qualified sprinkler technician. A written copy of the yearly test report shall be forwarded to the Fire Chief's office.

7. Enforcement

Any person, firm or corporation being the owner or having control or use of any building or premises who violates any of the provisions of his ordinance, shall be guilty of a Civil Offense and shall be fined not in excess of \$50.00 for each offense. Each day such violation is permitted to exist after notification shall constitute a separate offense.

When any violation of any provision of this ordinance shall be found to exist, the Fire Chief for Ashland City, or his designee, is hereby authorized and directed to institute any and all actions and proceedings either legal or equitable, that may be appropriate or necessary to enforce the provisions of this ordinance in the name of the city, including but not limited to the issuance of a "stop work" order to aid in the enforcement any of the provisions of this ordinance.

8. Authority and Purpose

This ordinance is adopted pursuant to the Charter of Ashland City, Tennessee, and all applicable laws of the State of Tennessee.

9. Severability

If any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this resolution.

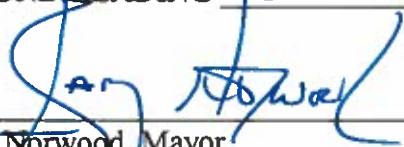
10. Effective Date

This ordinance shall be effective twenty days after its final passage and the public hearing, the public welfare requiring it.

FIRST READING 11-9-04

PUBLIC HEARING 12-14-04

SECOND READING 12-14-04



Gary Norwood, Mayor



Phyllis Schaeffer, City Recorder