

Meeks Bay Fire Protection District



ORDINANCE

of the Board of Directors

No: 99-1

Ordinance Establishing Fire Sprinkler Requirements

1.1 Purpose

The purpose of this Ordinance is to supplement UFC Section 1003.1.

1.2 Local Conditions

The provisions of this Ordinance are justified by local conditions, as more particularly set forth in the Resolution adopted by the Board of Directors prior to the enactment of this Ordinance.

1.3 Performance Criteria

This standard for an automatic fire sprinkler system is designed using the following performance criteria:

- A. To prevent flashover.
- B. To save lives immediately adjacent to the fire and limit internal structural damage to exposures.
- C. To confine the fire to the area of origin.
- D. To limit the number of fire personnel needed to combat a fire.
- E. All automatic fire extinguishing systems, standpipe systems, alarms, smoke and heat ventilators, smoke removal systems, commercial hood and duct systems, or other fire and life safety systems or appliances shall be installed, inspected, tested and maintained to National Fire Protection Association (NFPA) standards as published in the latest edition of the National Fire Code. Copies of all inspection reports shall be provided to the District.

1.4 Basic Requirement

- A. Automatic fire sprinkler systems shall be installed and maintained in operable condition throughout the entire structure, except as specifically required by the UFC or the National Fire Code or at the discretion of the Fire Chief as follows:
 1. Group A, Div. 1, 2, 1.1, 3, 4 where the total floor area exceeds 1500 square feet.
 2. Group B, where the total floor area exceeds 1500 square feet.
 3. Group E, where the total floor area exceeds 1500 square feet.
 4. Group F, Div. 1 & 2 where the total floor area exceeds 1500 square feet.
 5. Group H, Div. 4 & 5.
 6. Group I, Div. 1.1, 1.1.1, 1.2, 2, 1.1, 3 where the total floor area exceeds 1500 square feet.

7. Group M, where the total floor area exceeds 1500 square feet.
 8. Group R, Div. 1, 2 where the total floor area exceeds 1500 square feet.
 9. Group R, Div. 3 occupancies where the total floor area exceeds 3000 square feet. If an attached garage is involved then it shall be fully sprinklered. All residential systems shall be of the anti-freeze type or other approved non-freezing type of system.
 10. Group S, where the total floor area exceeds 1500 square feet.
 11. Group U, where the total floor area exceeds 3000 square feet.
- B. Any building or complex of buildings in which an automatic fire sprinkler system is installed, shall be provided with a Knox Box, mounted in an approved location, containing appropriate keys for fire district access.

1.5 Application To New And Existing Structures

The provisions of this Ordinance, and or those requirements in the UFC relating to automatic sprinkler systems shall apply to a structure, and the entire structure shall be made to comply with these provisions, under any of the following circumstances:

- A. When, after the effective date of this Chapter, a building permit is issued for a new structure, or any structure found to have been constructed after the effective date of this chapter, without a permit when a permit would have been required.
- B. When, after the effective date of this Ordinance, there is a change in use in all, or a portion, of an existing structure which would cause occupancy classification to change.
- C. When, after the effective date of this Ordinance, a building permit is issued to allow additions to be made to an existing structure so as to increase the total floor area of the original structure greater than fifty percent (50%), and which will result in a building larger than 3,000 square feet.
- D. When after the effective date of this Ordinance, a building permit is issued to allow new construction in or to an existing one or two family dwelling, within ten years of issuance of the most recent building permit, which results in floor area greater than 3000 s.f.

1.6 Conflicts

Where, in any specific case, different sections of applicable codes specify different materials, methods of construction or other requirements, the most restrictive shall govern.

1.7 Definitions

The following definitions apply to this Chapter:

- A. **Single Floor Area** is the area of any one floor, exclusive of area separations as defined in the Uniform Building Code.
- B. **Total Floor Area** is the sum of the area of all stories, exclusive of area separations as defined in the Uniform Building Code.
- C. **District** shall mean the Meeks Bay Fire Protection District
- D. **Fire Chief** shall mean the Fire Chief of the Meeks Bay Fire Protection District, or any other official of the fire district duly appointed by the Chief to administer the Provisions of this ordinance.
- E. **Shall** is mandatory and **May** is permissive.
- F. **Approved** shall mean acceptance by the Fire Chief, or the designated representative, of the Meeks Bay Fire Protection District.
- G. **Alter or Alteration** is any change, addition, or modification in construction or occupancy.
- H. **Owner** shall mean the person, persons, firm, association, organization, partnership, business, trust, corporation, company, or any other legal entity having sufficient interest to sell, transfer, assign, setover or convey the land upon which the commercial building is situated or is to be erected whether such interest be legal and/or equitable.

- I. **Occupancy** shall mean the purpose for which a building, or part thereof, is used or intended to be used.
- J. **Existing Building** shall mean any building erected prior to the effective date of this ordinance, or any building for which all necessary building permits have been obtained prior to the effective date of this ordinance.
- K. **Group A** is assembly type buildings (churches, etc.).
- L. **Group B** is offices, professional buildings, small restaurants.
- M. **Group E** is education buildings.
- N. **Group F** is moderate hazard factories and industrial buildings.
- O. **Group H** is high hazard factories and industrial buildings.
- P. **Group I** is nurseries (child care), health care centers, mental institutions.
- Q. **Group M** is retail buildings accessible to the public.
- R. **Group R-1** is hotels and apartment houses accommodating greater than ten people.
- S. **Group R-2** is dwellings and lodging houses accommodating less than ten people.
- T. **Group R-3** is single family dwellings
- U. **Group S** is moderate hazard storage buildings, repair garages.
- V. **Group U** is private garage, carports, sheds and agricultural buildings, fences greater than six feet (6') high, tanks and towers.

1.8 Exemption of Fire Sprinkler Requirements

- A. The Fire Chief may exempt certain buildings from the provisions of this code under the following circumstances:
 - 1. In buildings, or areas of buildings, housing occupancies with high-value, non-combustible contents which are highly susceptible to water damage.
 - 1. In buildings where the construction, contents, or processes are such that the provisions of this ordinance are met without the installation of a fire sprinkler system, in the opinion of the Fire Chief.
- B. Those buildings, or parts of buildings, for which the standard automatic fire sprinkler system requirement is excepted pursuant to this section shall be equipped with a fire detection or extinguishing system of a tested and approved design, installed in conformance with the requirements of the Fire Chief. Such alternate systems shall be installed in accordance with the standards as established and approved by the National Fire Protection Association, and the California State Fire Marshal's Office. Alarms from the fire detection or extinguishing systems shall be transmitted to the fire alarm headquarters of the Fire District indirectly through an approved private central station.

1.9 Alarms from Automatic Fire Sprinkler

- A. It is recommended, but not required, that in the event that automatic fire sprinkler or fire detection systems are caused to operate, an automatic fire alarm shall be transmitted to the fire alarm headquarters of the Fire District indirectly through an approved private central station. The alarm system shall be installed in accordance with the applicable standards approved by the National Fire Protection Association, the California State Fire Marshal's Office, and the requirements of the Fire Chief.

1.10 Installation, Inspection, Maintenance, and Testing of Automatic Fire Sprinkler

- A. Automatic fire sprinkler and fire detection systems shall be approved by the Fire Chief. Inspection and maintenance of said systems shall meet the standards of the National Fire Protection Association, and the Uniform Building Code.
- B. Acceptance tests of the automatic fire sprinkler and fire detection systems, and such tests as the Fire Chief may require, shall conform to National Fire Protection Association standards.
- C. The building owner shall maintain, with respect to private fire alarm systems, an approved regular and periodic inspection and testing program in accordance with such plan and by

such agency as shall be approved by the Fire Chief. The Fire Chief shall be given reasonable notice of, and shall act as coordinator for, all tests. Fire Chief shall be notified promptly by the building owner at any time that the building owner becomes aware of any malfunction of a fire alarm system, or when any maintenance work is to be done on the equipment.

1.11 Approval of Plans

- A. All plans for a proposed fire protection or fire detection system shall be designed and approved by a fire protection engineer or a fire protection consultant prior to submittal for approval by the Fire Chief.

1.12 Penalties for Violation

- A. The owner of any building who violates any of the provisions of this Ordinance or fails to comply therewith, or who violates or fails to comply with any order or regulation made thereunder, or who acts in violation of any detailed statement of specifications or plans submitted and approved thereunder shall be guilty of a misdemeanor and upon conviction thereof shall pay a fine of not more than five hundred (\$500.00) dollars, or shall be sentenced to term in the County Jail for not more than six (6) months, or shall be punished by both such fine and imprisonment. The owner will also have to install a system as required.

1.13 Separate Offenses

- A. Every owner of a building who violates any of the provisions of this Ordinance shall be deemed guilty of a separate offense for each day, or portion thereof, during which such violation continues, and shall be punishable thereof as herein provided.

1.14 Severability

- A. If any title, division, chapter, section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is held invalid or unconstitutional for any reason by a Court, that decision does not affect the validity or constitutionality of the remainder of this Ordinance.

1.15 Effective Date of Ordinance

- A. This Ordinance shall be in full force and effect thirty (30) days following its adoption, and within fifteen (15) days after its adoption a summary of this ordinance shall be printed in the Tahoe World, a newspaper of general circulation, published in the County of Placer.
- B. Any property owner who installs a sprinkler system in their single family residence or duplex will be granted a 50% reduction in the District's Developer Fee.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE MEEKS BAY FIRE PROTECTION DISTRICT OF THE COUNTY OF EL DORADO AT A REGULAR BOARD MEETING OF SAID BOARD, HELD ON THE 1st DAY OF September, 19 99 BY THE FOLLOWING VOTE OF SAID BOARD:

AYES: 4
NOES: 1
ABSTENTIONS: 0
ABSENT: 0

PRESIDENT, BOARD OF DIRECTORS
BY: Edward I. Miller

I CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF A RESOLUTION DULY ADOPTED BY SAID BOARD OF DIRECTORS ON THE DATE THEREIN SET FORTH.

SECRETARY, BOARD OF DIRECTORS
BY: Nicholas J. Kromydas