

ORDINANCE NUMBER 2019-12
AN ORDINANCE TO AMEND CHAPTER 10, ARTICLE I, SECTION 10-12 OF THE
GERMANTOWN CODE OF ORDINANCES

WHEREAS, the City of Germantown and the Board of Mayor and Aldermen desire to adopt and maintain a comprehensive set of coordinated technical codes specifically related to fire prevention and update those codes to assure the use of safe and effective fire protection measures in the construction and maintenance of commercial and residential buildings and structures within the City of Germantown; and

WHEREAS, the City of Germantown has existing requirements for fire sprinklers for one-family and two family residential occupancies; and

WHEREAS, it is recognized that the greatest risk of dying from fire is in the home; and

WHEREAS, the Board of Mayor and Aldermen has been determined that it is necessary and prudent to adopt and maintain life safety sprinkler requirements for one-family and two family residential occupancies.

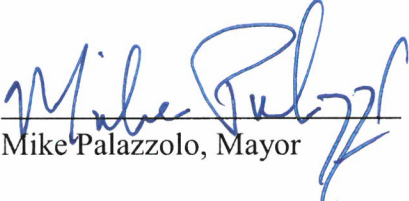
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN FOR THE CITY OF GERMANTOWN, TENNESSEE THAT Chapter 10, Article I, Section 10-12 of the City Code of Ordinances be amended by replacing the existing Section in its entirety with the attached language.

BE IT FURTHER ORDAINED that this ordinance shall become effective upon its passage by the Board of Mayor and Aldermen of the City of Germantown, Tennessee, for the health, safety, and welfare of the citizens requiring it.

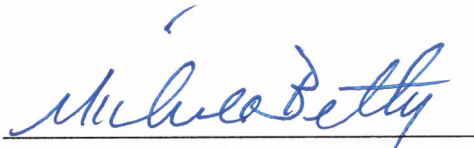
First Reading June 10, 2019

Second Reading July 22, 2019

Third Reading August 12, 2019



Mike Palazzolo, Mayor



Michele Betty, City Clerk/Recorder

CITY OF GERMANTOWN
FIRE PREVENTION AND PROTECTION CODE
CHAPTER 10, ARTICLE I, SECTION 10-12

August 12, 2019

CITY OF GERMANTOWN, TENNESSEE FIRE PREVENTION AND PROTECTION CODE

ARTICLE I. IN GENERAL

SECTION 10-12. Residential Sprinkler Requirements for One-family and Two-family dwellings

- (a) An approved automatic sprinkler system shall be provided for the following One- and Two-Family Dwellings:
- (1) All buildings exceeding 5,500 square feet finished floor area, excluding garages and attic space.
 - (2) All buildings exceeding 35 feet in height, as measured by the International Building Code.
 - (3) All buildings that are more than 300 feet from approved fire department access roadway.
 - (4) All buildings that are more than 500 feet from a fire hydrant that is capable of supplying the minimum required fire flow.
 - (5) All buildings in which the distance between adjacent buildings is less than 20 feet.
 - (6) All buildings that are permitted within the R-H retirement housing zoning district.
- (b) Sprinkler systems required by this section shall be installed, tested, inspected and maintained in accordance with the current version of NFPA 13D, Installation of Sprinkler Systems in One- and Two-Family Dwellings and Mobile Homes; NFPA 13R, Standard for the Installation of Sprinkler Occupancies Up to Four Stories in Height; or NFPA 13, Standard for the Installation of Sprinkler Systems, when quick response sprinklers are used in all habitable areas.
- (c) Residential sprinkler systems in one- and two-family dwellings shall be provided with an outside local water flow alarm, a water flow alarm monitored by a central monitoring station or a combination of both. A set of plans shall be submitted for approval to the Fire Prevention Office before any equipment is installed or remodeled.
- (d) Upon completion of installation and prior to final approval of the building, all residential sprinkler systems shall be subject to an acceptance test and inspection. The Fire Prevention Office shall be notified at least three working days prior to such test.
- (e) The building owner shall be responsible for the proper maintenance of the sprinkler system, including ensuring that the system is kept in proper operating condition.