

AN ORDINANCE NO. 2023.13

AN ORDINANCE TO AMEND CERTAIN GEORGIA STATE MINIMUM STANDARD CODES AS TO WHEN AUTOMATIC SPRINKLER SYSTEMS ARE REQUIRED WITHIN THE CITY OF JASPER, GEORGIA; TO DELETE IN THEIR ENTIRETY CERTAIN GEORGIA STATE MINIMUM STANDARD CODE PROVISIONS AS TO AUTOMATIC SPRINKLER SYSTEMS AND SUBSTITUTE NEW PROVISIONS ESTABLISHING MORE STRINGENT REQUIREMENTS FOR AUTOMATIC SPRINKLER SYSTEMS; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Jasper, Georgia is authorized by Art. IX, § II, ¶ III of the Constitution of the State of Georgia of 1983, and Section 1.13(11) of the City Charter to provide for fire prevention and firefighting;

WHEREAS, the City Council of the City of Jasper, Georgia has elected to enforce the Georgia State Minimum Standard Codes as to buildings and structures within the City;

WHEREAS, the City Council of the City of Jasper finds that it is in the best interest of the public safety of the City in the operation of its firefighting services to amend certain Georgia State Minimum Standard Codes as to when automatic sprinkler systems are required within the City of Jasper, Georgia; and

WHEREAS, the City Council of the City of Jasper makes the following legislative findings:

The City Council has reviewed the proposed Code amendments contained within this ordinance, and which have been submitted to the Georgia Department of Community Affairs,

and has found each of the proposed amendments to be not less stringent than the State Minimum Standard Codes.

The City of Jasper, through the Jasper Fire Department, has requested the Georgia Department of Community Affairs (“DCA”) to review the proposed amendments and DCA by a February 22, 2023 letter did not make a negative recommendation as to the proposed amendments.

The City of Jasper, through the City Council, finds that each amendment is needed to enhance public safety, and as outlined in the following legislative findings:

This ordinance would require new construction commercial buildings, and existing commercial buildings that undergo a change of occupancy or a fifty percent remodel, and that are five-thousand square feet or larger to install and maintain a fire suppression sprinkler system. The system will be required to meet the standards set forth in the current version of the International Fire Code Chapter 13.

The City of Jasper is experiencing tremendous growth that is outpacing the growth of the fire department. NFPA 1710 sets forth the minimum staffing for fire apparatus and initial alarm personnel requirements. In NFPA 1710, section 5.2.3.1.1 sets forth that all engine companies shall have a minimum of four personnel whereas, Jasper Fire Department has two person engine companies. Section 5.2.4.1.1 sets forth that a minimum response to a residential fire in a two-story structure, less than two thousand square feet should be no less than sixteen personnel. When NFPA addresses commercial fires the minimum required personnel for a first alarm increases to twenty-seven personnel without an aerial device, and twenty-eight with an aerial device. NFPA 1710 also recommends the use of an aerial apparatus for commercial fire responses, which the Jasper Fire Department does not have currently. Jasper Fire Department

has a staffing level for four currently, and with automatic aid from neighboring departments cannot meet the personnel thresholds set forth by NFPA 1710 for response to commercial fires currently.

Numerous studies have shown the positive impact of fire suppression systems and their ability to extinguish or contain fires until fire departments can arrive and complete extinguishing the fire. This leads to a decreased risk to the public and fire personnel, as well as less property loss for building owner/occupants.

The Jasper Fire Department is working to increase its capabilities on a daily basis by adding personnel and acquiring an aerial apparatus in the future. However, the adoption of this ordinance will result in safer structures for the public and fire suppression personnel in the immediate future, while the department grows to meet the new demands on services.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Jasper, Georgia and it is hereby ordained by the above-referenced authority as follows:

SECTION 1. AMENDMENT TO THE CODE OF THE CITY OF JASPER, AS TO SECTIONS 18-21 AND 30-57 AS TO FIRE SUPPRESSION.

The City of Jasper, Georgia has codified its ordinances, including its fire prevention and protection ordinance and regarding the Fire Department of the City of Jasper, Georgia, including but not limited to Jasper Code Section 30-57, and has elected to enforce the Georgia State Minimum Standards Codes pursuant to Jasper Code Section 18-21, and desires to amend said standard building codes to adopt more stringent requirements for automatic sprinkler systems by repealing in their entirety, certain standard building code provisions as to automatic sprinkler systems and adopting new provisions as follows:

Sec. 30-57-1. Modify the adopted Georgia State Minimum Standard Codes in Sec. 18-21 as follows:

(1) Modify the adopted Georgia State Minimum Standard Building Code table 903.2 of the International Building Code to replace 12,000 sq. ft. and 10,000 sq. ft. with 4,999 sq.ft.

(2) Modify the adopted Georgia State Minimum Standard Fire Code 903.2.1 of the International Fire Code from:

903.2.1.1 Group A-1

An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancy and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving the occupancy where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

903.2.1.2 Group A-2.

An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464 m²).

2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit

discharge serving such occupancies.

903.2.1.3 Group A-3.

An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit

discharge serving such occupancies.

903.2.1.4 Group A-4.

An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit

discharge serving such occupancies.

Replace the previous text of 903.2.1 with:

903.2.1.1 Group A-1

An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancy and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving the occupancy where one of the following conditions exists:

1. The fire area exceeds 4,999 square feet (464.4222 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

903.2.1.2 Group A-2.

An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 4,999 square feet (464.4222 m²).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.3 Group A-3.

An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 4,999 square feet (464.4222 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit

discharge serving such occupancies.

903.2.1.4 Group A-4.

An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 4,999 square feet (464.4222 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit

discharge serving such occupancies.

(3) Modify the adopted Georgia State Minimum Standard Fire Code 903.2.3 of the International Fire Code from:

903.2.3 Group E.

An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m²).

Replace the previous text of 903.2.3 with the following:

1. Throughout all Group E fire areas greater than 4,999 square feet (464.4222 m²).

(4) Modify the adopted Georgia State Minimum Standard Fire Code 903.2.4 of the International Fire Code from:

903.2.4 Group F-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 12,000 square feet (1115 m²).

Replace the previous text of 903.2.4 with the following:

An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 4,999 square feet (464.4222 m²).

(5) Modify the Georgia State Minimum Standard Fire Code 903.2.7 of the International Fire Code from:

903.2.7 Group M.

An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 12,000 square feet (1115 m²).
2. A Group M fire area is located more than three stories above grade plane.
3. The combination area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

Replace the previous text of 903.2.7 with the following:

903.2.7 Group M.

An automatic sprinkler system shall be provided throughout buildings containing a Group M. occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 4,999 square feet (464.4222 m²).
2. A Group M fire area is located more than three stories above grade plane.
3. The combination area of all Group M fire areas on all floors, including any mezzanines, exceeds 10,000 square feet (929.030 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 4,999 square feet (464.4222 m²).

(6) Modify the adopted Georgia State Minimum Standard Fire Code 903.2.9 of the International Fire Code from:

903.2.9 Group S-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combination area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 occupancy used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).

5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Replace the previous text of 903.2.9 with the following:

903.2.9 Group S-1

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 4,999 square feet (464.4222 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combination area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 10,000 square feet (929.030 m²).
4. A Group S-1 occupancy used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

(7) Modify the adopted Georgia State Minimum Fire Code NFPA 101 to add the following:

Any reference to a square footage requirement for the installation of an automatic sprinkler system in chapter 12 through 43 shall be amended to require automatic sprinklers installed in structures over 4,999 square feet. Existing exemptions referenced in the adopted International Fire Code shall be applicable to this modification.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES TO THE EXTENT OF THE CONFLICT.

All parts of ordinances in conflict with the terms of this ordinance are hereby repealed to the extent of the conflict, but it is hereby provided that any ordinance or law which may be applicable hereto and aid in carrying out and making effective the intent, purpose and provisions hereof, is hereby adopted as a part hereof and shall be legally construed to be in favor of upholding this ordinance on behalf of the City of Jasper, Georgia.

SECTION 3. SEVERABILITY.

If any paragraph, subparagraph, sentence, clause or phrase, or any portion of this ordinance should be declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the provisions of this ordinance not so held to be invalid, or the application of this ordinance to other circumstances not so held to be invalid. It is hereby declared to be the intent of the City Council of the City of Jasper Georgia to provide for separate and divisible parts, and it does hereby adopt any and all parts hereof as may not be held invalid for any reason.

SECTION 4. EFFECTIVE DATE.

The effective date of this ordinance shall be upon its passage by the City Council

SO ORDAINED, this _____ day of _____, 2023.

CITY OF JASPER

By: _____
Mayor

Councilperson

Councilperson

Councilperson

Councilperson

Councilperson

Attest:

Tara Benson, City Clerk