

**ORDINANCE NO. 927**

**AN ORDINANCE REQUIRING THE INSTALLATION AND MAINTENANCE OF AUTOMATIC SPRINKLER SYSTEMS FOR CERTAIN CATAGORIES OF BUILDINGS AND CLASSES OF OCCUPANCIES UNDER THE INTERNATIONAL FIRE CODE AND PRESCRIBING REMEDIES AND PENALTIES FOR THE VIOLATION OF THE SAME.**

**WHEREAS**, the City Council finds that automatic fire sprinkler systems are now technologically and economically viable and can help to reduce the loss of life and property due to fire and are therefore reasonably necessary in order to protect the public health, safety and welfare. Further, automatic fire sprinkler systems can help to ensure that any fires that occur in new and existing structures are reasonably within the firefighting capabilities of the College Place Fire Department with its present manpower and equipment and will provide a rational basis for planning public fire protection expenditures by defining the balance between traditional fire protection resources to be supplied by the public and the private sectors while at the same time reducing the costs of traditional fire protection and its related expenditures such as large water mains, fire apparatus turn-a-rounds, narrow access roads, and fire hydrants in newly developing areas. Finally, the installation of automatic fire sprinkler systems should help to cause a significant reduction in property owners' insurance premiums.

**NOW, THEREFORE**, the College Place City Council Do Ordain as follows:

**Section 1.** Except as may be otherwise provided herein, this ordinance shall only apply to new structures and existing buildings when the occupancy classification changes or when they are being used as mixed occupancies.

**Section 2.** All Occupancy classifications referenced in this ordinance are as defined in the International Fire Code as adopted by the College Place Municipal Code. The College Place Fire Chief must approve all automatic sprinklers, fire extinguishing systems, and other apparatus mentioned in this ordinance.

**Section 3.** Automatic fire sprinklers shall be installed and maintained in all new and remodeled residential structures except Group R, Division 3 occupancies under 4000 square feet.

**Section 4.** An automatic sprinkler system shall be installed throughout all drinking or dining establishments when the total floor area exceeds 3000 square feet.

**Section 5.** Automatic fire sprinklers shall be installed in:

- A. Any multi-theater complex;
- B. In basements larger than 1,500 square feet in floor area except Group R, Division 3 occupancies;
- C. When a structure has over 4,000 square feet of floor area, is more than two stories, or is more than 30 feet in height;
- D. In all amusement buildings;
- E. All theatrical stages and contiguous accessory spaces such as dressing rooms, workshops, and storerooms where the combined area is more than 1000 square feet.
- F. All Group E Occupancies over 3,000 square feet or more than two stories in height.
- G. All Group F Occupancies over 4,000 square feet or more than 30 feet in height.

- H. All Group H, Division 1,2,3,and 5 Occupancies.
- I. All Group H, Division 4 Occupancies having a floor area of more than 3,000 square feet or more than 30 feet in height.
- J. All Group I Occupancies. In addition, quick response or residential sprinklers shall be installed throughout patient/inmate sleeping areas.
- K. Group M Occupancies with floor areas over 4,000 square feet or more than 30 feet in height.
- L. Group S Occupancies with floor areas over 4,000 square feet or more than 30 feet in height.
- M. Group U Occupancies with floor areas over 4,000 square feet or more than 30 feet in height.

**Section 6.** As noted in the International Building Code, area separation walls shall not be considered to separate a building to enable deletion of the required fire alarm/detection and fire sprinkler systems required by this chapter.

**Section 7.** Permissible Omissions from the requirements of this ordinance are subject to approval of the Fire Chief. These omissions may be in rooms or areas as follows:

- A. Where sprinklers are considered undesirable because of the nature of the contents of the rooms or in rooms or areas which are of noncombustible construction with wholly noncombustible contents and which are not exposed by other areas. Sprinklers shall not be omitted from any room merely because it is damp or of fire resistive construction.
- B. Sprinklers shall not be installed where the application of water or flame and water to the contents may constitute a serious fire or life hazard, as in the case of the manufacture or storage of quantities of aluminum powder, calcium carbide, calcium phosphide, metallic sodium and potassium, quick lime, magnesium powder, or sodium peroxide.
- C. Safe deposit and other vaults of fire resistive construction, when used for storage of records, files and other documents, when stored in metal cabinets.

**Section 8.** Alternative approved automatic fire extinguishing systems may be installed to protect against special hazards or occupancies in lieu of automatic sprinklers when approved by the Fire Chief.

**Section 9.** The installation of an automatic fire sprinkler system does not eliminate the need for alarm and fire detection systems required by the International Building or Fire Code.

**Section 10.** In the event there is a conflict between any of the provisions of this ordinance and the provisions of the most current edition of International Building or Fire Code as published by the International Code Council, then the provisions of the more restrictive code shall apply.

**Section 11.** A qualified service technician shall service all automatic fire sprinkler systems annually only. A copy of the annual service report, signed by the technician who performed the annual inspection, shall be forwarded to the fire department within 5 working days of such inspection.

**Section 12.** If, at any time, any automatic fire sprinkler system becomes inoperative, the College Place Fire Chief shall be notified as soon as the inoperability is discovered. "Inoperability" shall be defined as any condition that prevents any sprinkler from operating or any alarm from sounding at its designated location.

**Section 13.** All automatic fire sprinkler systems shall be equipped with an alarm, which shall give an audible signal on the building exterior. This shall be a bell or horn strobe of sufficient volume to alert passers by in a location approved by the Fire Chief.

**Section 14.** Automatic fire sprinkler systems shall be designed, installed, tested, and maintained per the National Fire Sprinkler Code as published in the National Fire Protection Association Chapter 13.

**Section 15.** The violation of any of the provisions of this notice shall constitute the suffering of nuisance on the affected premises and such nuisance may be abated as in the case of any other nuisance per the provisions of the College Place Municipal Code or those provisions of the Revised Code of Washington respecting nuisance abatement.

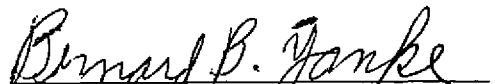
**Section 16.** Any person convicted of a violation of this ordinance shall be guilty of a misdemeanor and shall be punished by a fine not to exceed \$1,000.00, or by imprisonment in jail for a period not to exceed 90 days, or by both such fine and imprisonment.

**Section 17.** If any section, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

**Section 18.** This ordinance shall take effect five days after its passage, approval and publication.

PASSED by the College Place City Council at a regular meeting thereof this 9<sup>th</sup> day of August, 2004.

APPROVED:

  
Bernard B. Yanke - Mayor Protem

ATTEST:

  
Robert C. Zielfelder - City Clerk

Approved as to Form:

  
Charles Phillips - City Attorney