

TITLE 7

FIRE PROTECTION AND FIREWORKS¹

CHAPTER

1. FIRE CODE.
2. AUTOMATIC SPRINKLER SYSTEMS.

CHAPTER 1

FIRE CODE

SECTION

- 7-101. 2018 International Fire Code adopted.
- 7-102. Modifications.
- 7-103. Available in recorder's office.
- 7-104. Violations.

7-101. 2018 International Fire Code adopted. Pursuant to authority granted by the Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of establishing the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment, the International Fire Code,² 2018 edition as prepared and adopted by the International Code Council is hereby adopted and incorporated by reference as part of this code, including appendix chapters, A,B,C,D, E, F, and G as published by the International Code Council, be and is hereby adopted as the fire code of the Town of Pleasant View, Tennessee. (Ord. #04-11, Oct. 2004, as amended by Ord. #10-10, July 2010, and replaced by Ord. #18-19, Aug. 2018)

7-102. Modifications. (1) Definitions. Whenever in the International Fire Code reference is made to the duties of a certain official named therein, that designated official of the Town of Pleasant View who has duties corresponding to those of the named official in said code shall be deemed the

¹Municipal code references

Building, utility and housing codes: title 12.
Fireworks vendors: § 9-107.

²Copies of this code (and any amendments) may be purchased from the International Code Council, 900 Montclair Road, Birmingham, Alabama 35213.

responsible official insofar as enforcing the provisions of the International Fire Code are concerned.

- (2) Section 101.1 insert, "Town of Pleasant View, Tennessee"
- (3) Section 110.4 insert in order "Misdemeanor," "\$50, " "as per State of Tennessee law allowances"
- (4) Section 112.4 insert in order "\$50 "and "\$50"
- (5) Section 507.5.1 insert "exception 3. Single family detached dwelling on rural tract of land 3 acres or larger and /or lots created before 1998 that have water mains inadequate in size at street to install a hydrant may fire sprinkler dwelling and attached garages to 13D requirements in lieu of a fire hydrant."
- (6) Section 1103.5.3. insert "as per State of Tennessee Fire Marshal Office requirements."
- (7) Section 5704.2.9.6.1. insert "inside the cooperate limits of the Town of Pleasant View. An appeal to this may be filed in written form with an attached site plan to be ruled on by the Fire Code Official."
- (8) Section 5706.2.4.4. insert "inside the cooperate limits of the Town of Pleasant View. An appeal to this may be filed in written form with an attached site plan to be ruled on by the Fire Code Official."
- (9) Section 5806.2 insert "inside the cooperate limits of the Town of Pleasant View. An appeal to this may be filed in written form with an attached site plan to be ruled on by the Fire Code Official."
- (10) Section 6104.2 insert "inside the cooperate limits of the Town of Pleasant View. An appeal to this may be filed in written form with an attached site plan to be ruled on by the Fire Code Official." (Ord. #04-11, Oct. 2004, as amended by Ord. #10-10, July 2010, and replaced by Ord. #18-19, Aug. 2018)

7-103. Available in recorder's office. Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502 one (1) copy of the International Building Code has been placed on file in the city recorder's office and shall be kept there for the use and inspection of the public. (Ord. #04-11, Oct. 2004, as amended by Ord. #10-10, July 2010, and replaced by Ord. #18-19, Aug. 2018)

7-104. Violations. It shall be unlawful for any person to violate or fail to comply with any provision of the International Building Code as herein adopted by reference and modified. The violation of any section of this chapter shall be punishable by a penalty of up to fifty dollars (\$50.00). Each day a violation is allowed to continue shall constitute a separate offense. (Ord. #01-10, Jan. 2002, as replaced by Ord. #18-19, Aug. 2018)

CHAPTER 2

AUTOMATIC SPRINKLER SYSTEMS¹

SECTION

- 7-201. New building construction and renovations.
- 7-202. [Deleted.]
- 7-203. Definitions.
- 7-204. Additional requirements of sprinkler systems.
- 7-205. Maintenance of system required.
- 7-206. Fire inspection.
- 7-207. Enforcement.

7-201. New building construction and renovations. For the purpose of this chapter, 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.

An approved automatic sprinkler system shall be provided for the following new or renovated buildings:

(1) All buildings exceeding five thousand (5,000) square feet gross floor area. For the purpose of this section, only approved four (4) hour firewalls shall be considered when calculating the gross floor area. The gross floor area in any building with an approved four (4)hour firewall shall not exceed ten thousand (10,000) square feet without the installation of a sprinkler system.

(a) Automatic sprinkler systems shall be installed, tested, inspected and maintained in accordance with the IBC 2009, IFC 2009, as adopted or amended, and NFPA 13, 13R and 25 unless noted otherwise.

(b) Automatic sprinkler systems in compliance with NFPA 13 or NFPA 13R shall be provided with approved water flow alarm systems which shall transmit an alarm to a UL listed central station. Waterflow alarm systems shall be installed and maintained in accordance with the IBC 2009, IFC 2009, as adopted or amended, and NFPA 13, 13R, 25 and 72 and any other applicable NFPA standards.

(c) No sprinkler system, standpipe system or fire alarm system shall be installed without the approval of the fire marshal, building commissioner, or his/her designee.

¹Municipal code reference

Building code, Housing code, Existing buildings code: title 12.

(d) Where these requirements conflict with the IBC 2009, IFC 2009, as adopted or amended, and NFPA 13, 13R, 25 and 72, and any other applicable NFPA standards, the more stringent code shall apply. (Ord. #02-13, Nov. 2002, as replaced by Ord. #13-06, Sept. 2013)

7-202. [Deleted.] (Ord. #02-13, Nov. 2002, as deleted by Ord. #13-06, Sept. 2013)

7-203. Definitions. (1) "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.

(2) "Approved supervisory alarm system" means it must be connected to an UL listed and approved central station facility meeting the requirements of NFPA 72.

(3) "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. (Ord. #02-13, Nov. 2002, as amended by Ord. #13-06, Sept. 2013)

7-204. Additional requirements of sprinkler systems. (1) 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.

(2) 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 Marshal for the Town of Pleasant View. Exception: Single family dwelling.

(3) 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.

(4) Automatic sprinkler flow alarms shall be zoned to indicate a water flow and not a general fire alarm to the central station.

(5) 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.

(6) 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.

(7) Where building fire alarm facilities are not provided in one or two family dwellings, all control valves must be placed in a locked cabinet with an approved locking device. 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.

(8) 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 marshal, building commissioner, or certified designee on a case by case basis. All fire department connections shall be within one hundred feet (100') of a fire hydrant. Exception: Buildings below five thousand (5000) square feet must be within four hundred feet (400'). Exception: High hazard buildings must have FDC within one hundred feet (100') of hydrant.

(9) 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.

(10) A lock box shall be provided outside the main entrance to any buildings regulated hereunder, 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 Marshal for the Town of Pleasant View. 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 Marshal for the Town of Pleasant View. Lock boxes on existing systems shall be installed within one hundred eighty (180) days of the adoption of the ordinance comprising this chapter.

(11) Plans for an approved automatic sprinkler system shall be certified engineered plans and shall be subject to a plans review fee of two hundred and fifty dollars (\$250.00) or any other costs incurred by the Town of Pleasant View for third party review. (Ord. #02-13, Nov. 2002, as amended by Ord. #13-06, Sept. 2013)

7-205. 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 chapter, 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. (Ord. #02-13, Nov. 2002)

7-206. Fire inspection. The Building Commissioner for the Town of Pleasant View or his/her designee shall provide an initial inspection of the automatic fire suppression system or automatic sprinkler system for structures meeting the criteria for this chapter. 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.

All automatic sprinkler systems and appurtenances shall be installed, tested, inspected, and maintained in accordance with National Fire Protection Association (NFPA) Standards and the International Code Council (ICC), as amended from time to time.

Any building containing an approved automatic sprinkler system shall be tested annually by a qualified sprinkler technician. A written copy of the yearly test report shall be forwarded to the fire marshal's office. (Ord. #02-13, Nov. 2002, as replaced by Ord. #05-08, May 2005, and amended by Ord. #07-07, July 2007)

7-207. 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 this chapter, shall be guilty of a civil offense and shall be fined not in excess of fifty dollars (\$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 chapter shall be found to exist, the Fire Marshal for the Town of Pleasant View, 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 chapter in the name of the town, including but not limited to the issuance of a "stop work" order to aid in the enforcement of any of the provisions of this chapter. (Ord. #02-13, Nov. 2002)