

Fort Bragg - Buildings and Construction

is not limited to, all structural, electrical and mechanical systems as well as all interior and exterior finishes.

VALUATION. The value of repairs, maintenance and remodel work as determined by the Fire Marshal or a third-party cost estimator.

VALUE. The value of completing all repairs, maintenance and remodel work. This includes the cost of materials and labor and profit and overhead. The value is the price charged to a client for work completed by a licensed independent contractor.

(Ord. 916, § 3, passed 08-24-2015)

15.06.030 AUTOMATIC FIRE SPRINKLER SYSTEMS-REQUIRED.

A. All new buildings shall have an automatic fire sprinkler system installed, unless specifically exempted in accordance with § 15.06.050.

B. Buildings in existence prior to the adoption of this code shall be subject to the requirements for automatic fire sprinkler systems upon the change of occupancy to a higher hazard level as defined by the Fire Marshal.

C. Existing commercial and multifamily buildings which are remodeled, added to, or altered, including maintenance and repair activities, when the valuation cost of such work within any 36-month period exceeds \$75,000, shall have an automatic fire sprinkler system installed. The sprinkler system shall be connected with water service as determined by the Director of Public Works. Roof replacement costs will not be calculated into the \$75,000 limit. Determination of the valuation of work completed shall proceed as follows:

1. The applicant shall submit the value of all work on the sprinkler valuation from with the building permit.
2. The Fire Marshal shall: (a) review the form at the time of the building permit submittal, and (b) review the project at the time of the building permit final to determine if the valuation of the proposed work and all work completed within the past 3 years exceeds the \$75,000 threshold.
3. If the project valuation exceeds the threshold, the Fire Marshal shall require installation of fire sprinklers per this chapter prior to approval of the final inspection for the building permit.
4. If an applicant disputes the valuation of the project by the Fire Marshal, the applicant may appeal the project to the appeal authority.
5. During the appeal process the applicant shall provide: (a) a cost estimate, prepared by a licensed architect; and/or (b) all invoices and receipts from the project's licensed contractor; and/or (c) all material receipts and timesheets for the project to the appeal authority. In the event that the applicant is unable or unwilling to provide detailed cost data, or if the City determines that the data is provided by an entity with a conflict of interest with regard to the project, the applicant shall pay for a third party contractor/cost estimator (selected by the City) to prepare a valuation of the work.
6. In the absence of evidence proving that the value of the work is less than \$75,000, the appeal will be denied and fire sprinklers will be installed as required by the Fire Marshal prior to the final of the building permit for the project.

(Ord. 916, § 3, passed 08-24-2015)