

Buildings and Construction

CHAPTER 15.06: AUTOMATIC FIRE SPRINKLER AND ALARM SYSTEMS

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Editor's note:

Prior ordinance history: Ord. 596.

§ 15.06.010 PURPOSE.

A. The California Fire Code, 2013~~07~~ Edition, as modified and amended from time to time, establishes certain standards for automatic fire extinguishing systems. A copy of the Code, in its latest form, is on file in the office of the Fire Chief.

B. The purpose of this chapter is to provide regulations establishing minimum standards for automatic fire sprinkler systems where the standards are not specifically covered by the California Fire Code. Where specific standards are provided by the California Fire Code and provide a greater degree of fire protection than the provisions of this chapter, those standards shall apply. In those cases where the California Fire Code, 2013~~07~~ Edition, does not provide specific standards, the terms of this chapter shall apply.

C. The intent of this chapter is to apply those fire protection standards which will provide the residents and property owners of the City the greatest degree of fire protection which is reasonable under the circumstances. All buildings are subject to the provisions of this chapter.

(Ord. 866, § 3, passed 11-26-2007)

§ 15.06.020 DEFINITIONS IN GENERAL.

Definitions contained in the California Fire Code, International Fire Code and the International Building Code shall apply to this chapter unless specifically amended.

(Ord. 876, § 4, passed 10-14-2008)

APPEAL AUTHORITY. As defined in Municipal Code Chapter 1.06

BUILDING. Any building or group of buildings that requires a sprinkler under this ordinance or the California Fire Code.

SPRINKLER VALUATION FORM. A form completed by the project applicant and submitted concurrently with the application for the building permit. The Sprinkler Valuation Form identifies the

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market value of all proposed work on the project, not just those components of the project that are subject to a building permit approval. The value of work completed includes, but is not limited to, all structural, electrical and mechanical systems as well as all interior and exterior finishes. Only the value of foundation repairs, roof replacement, landscaping and paving will be excluded from the \$50,000 limit.

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.

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

§ 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 in NFPA 13, Section 1-4.7.

C. Existing 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 \$50,000, shall have an automatic fire sprinkler system installed. ~~Roof replacement costs will not be calculated into the \$50,000 limit.~~ Determination of the valuation of work completed shall proceed as follows:

- i. The applicant shall submit the value of all work on the Sprinkler Valuation Form with the building permit.
- ii. The Fire Marshal shall: 1) review the form at the time of the building permit submittal, and 2) review the project at the time of the building permit final to determine if -the valuation of the work proposed/completed exceeds the \$50,000 threshold.
- iii. If the project valuation exceeds the threshold, the Fire Marshall shall require installation of fire sprinklers per this ordinance prior to approval of the final inspection for the building permit.
- iv. If an applicant disputes the valuation of the project by the Fire Marshall, the applicant may appeal the project to the appeal authority.
- v. During the appeal process the applicant shall provide: 1) a cost estimate, prepared by a licensed architect; and/or 2) all invoices and receipts from the project's licensed contractor; and/or -3) 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.
- vi. In the absence of evidence proving that the value of the work is less than \$50,000, the appeal will be denied and fire sprinklers will be installed as required by the Fire Marshall prior to the final of the building permit for the project.

(Ord. 866, § 3, passed 11-26-2007)

§ 15.06.040 PVC OR CPVC PIPING FOR RESIDENTIAL FIRE SPRINKLER SYSTEMS.

Every new residential building may install an engineered automatic fire sprinkler system using PVC or

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CPVC piping as specified in N.F.P.A. 13D and California State Fire Marshal suggested standards for the design, installation and automatic fire sprinkler systems for 1- and 2-family dwellings. Use of PVC or CPVC piping for multi-residential automatic fire sprinkler systems shall include in the design of this system automatic fire sprinklers within all attic areas if any portion of the attic measures more than 24 inches from ceiling to roof sheathing. Use of PVC or CPVC piping for multi-residential automatic fire sprinkler systems shall include U-L approved "rapid or quick acting" sprinklers.
(Ord. 866, § 3, passed 11-26-2007)

§ 15.06.050 EXEMPTIONS AND WAIVERS.

A. All ~~1 and 2 family dwellings and~~ "U" occupancies are exempted from the requirement to install automatic fire sprinkler systems.

B. The Fire Chief may grant exemptions for the automatic fire sprinkler system requirements for new construction by placing such conditions upon construction and/or use of the building so as to reduce the fire risk to a diminished level and by making a finding that the use of structure would present low or no fire risk. Examples:

- ~~1. Portable fire extinguisher or Class 2 standpipe installation;~~
- ~~2. Providing 1 hour resistive occupancy separation for equipment rooms;~~
- ~~3. Sprinklers undesirable because of nature of the contents in the room/area, the items being noncombustible or not exposed to other rooms/areas.~~

(Ord. 866, § 3, passed 11-26-2007)

§ 15.06.060 ANNUAL INSPECTION.

The owner of any building in which automatic fire alarm systems or fire sprinkler systems have been installed shall have the systems inspected annually and shall provide a report of the inspection to the Fire Chief.

(Ord. 866, § 3, passed 11-26-2007)

§ 15.06.070 INSTALLATION OF SPRINKLER SYSTEMS TO CITY-PROVIDED HOOKUPS.

As the City installs automatic fire sprinkler mains, with back flow devices, (i.e., fire sprinkler risers) in targeted blocks within the downtown area of Fort Bragg, the owners of adjacent properties shall be required to install approved automatic fire sprinkler systems within five (5) -years of the installation of the automatic fire sprinkler main.

A. Upon completion of the installation of an automatic fire sprinkler main, the City shall notify each adjoining property owner, by registered mail, of the availability of the sprinkler main and the 5-year time frame for the property owner to install automatic fire sprinklers.

B. The property owner shall submit plans for sprinkler installation to the Fire Department and a permit shall be issued prior to commencement of the installation.

C. The automatic fire sprinkler system shall meet the requirements listed in Chapter 15.06.

(Ord. 866, § 3, passed 11-26-2007)

§ 15.06.080 FIRE ALARM SYSTEMS DEFINED AND REQUIRED.

A. **FIRE ALARM SYSTEM** means all devices, controls, and circuits, together with the energy necessary to sound the alarm, electrically supervise the system, and activate the alarm bells, trouble bells or trouble signals.

B. Every new building shall have installed an approved, automatically-operated fire alarm system designed to warn all occupants simultaneously. In addition, the Fire Chief may require that this system be

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monitored in the manager's quarters and/or by a supervising station as defined in NFPA 72. The Fire Chief may also require the installation of a manually-operated fire alarm system.

C. All required fire alarm systems shall be installed in accordance with NFPA 72.

D. Exceptions to § 15.06.080 are all 1- and 2-family dwellings and "U" occupancies. These exceptions do not apply to 1- and 2-family dwellings within a building that otherwise requires an alarm system (i.e., commercial occupancy below a dwelling.)

(Ord. 866, § 3, passed 11-26-2007)

§ 15.06.090 VIOLATIONS.

Failure to comply with the requirements of this chapter is hereby declared to be unlawful and a public nuisance, and shall be subject to the remedies and penalties established by Municipal Code Chapter 6.12.

(Ord. 900, § 22, passed 12-12-2011)