

ORDINANCE NO. 1263

AN ORDINANCE OF THE CITY OF MAITLAND, FLORIDA RELATING TO FIRE PREVENTION AND AMENDING THE MAITLAND CITY CODE; IMPLEMENTING THE FLORIDA FIRE PREVENTION CODE; ADOPTING THE FLORIDA FIRE PREVENTION CODE BY REFERENCE AND REFERENCED PROVISION OF NATIONALLY RECOGNIZED CODES; PROVIDING FOR THE GENERAL REGULATION OF FIRE PREVENTION ACTIVITIES WITHIN THE CITY OF MAITLAND; READOPTING LOCAL TECHNICAL AMENDMENTS AS PRESCRIBED BY FLORIDA STATUTE; REORGANIZING SECTIONS TO COORDINATE WITH THE FLORIDA FIRE PREVENTION CODE; PROVIDING FOR CLARIFICATIONS OF REQUIREMENTS IN REGARD TO STANDPIPES; READOPTING FIRE SPRINKLER SYSTEMS REQUIREMENTS; READOPTING ELECTRONIC MONITORING REQUIREMENTS FOR FIRE SPRINKLER SYSTEMS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1998 the Florida Legislature passed enabling legislation creating the Florida Fire Prevention Code; and

WHEREAS, the enabling legislation and Florida Statutes require the State Fire Marshal to adopt a new edition of the Florida Fire Prevention Code every third year; and

WHEREAS, the new edition of the Florida Fire Prevention Code becomes effective throughout the State of Florida on January 1, 2015; and

WHEREAS, the enforcement of the Florida Fire Prevention Code is the responsibility of local governments; and

WHEREAS, any local amendment to the Florida Fire Prevention Code adopted by a local government shall be readopted on a tri-annual basis in conjunction with the new edition of the Florida Fire Prevention Code; and

WHEREAS, the City of Maitland actively participates in the enforcement of fire safety regulations for the benefit of the public safety of its citizens; and

WHEREAS, the City of Maitland desires to preserve Chapter 6, Fire Protection and Prevention, to maintain clarifications to Florida Fire Prevention Code requirements in regard to standpipe systems; and

WHEREAS, the City of Maitland desires to maintain the local fire sprinkler and electronic monitoring for fire sprinkler system requirements to provide for the safety and protection of our Citizens and their property;

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Maitland, Florida, as follows:

NOTE: Underlined words constitute the additions to the existing text of the *Maitland Code of Ordinances*, strikethroughs constitute deletions to the existing text, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

SECTION 1. Article II, “Fire Prevention and Protection Systems” of Chapter 6 of the Code of Ordinances of the City of Maitland is amended to read as follows:

ARTICLE II.

FIRE PREVENTION AND FIRE PROTECTION SYSTEMS

Sec. 6-14. Codes and Standards.

(a) The Florida Fire Prevention Code, ~~2010~~ 2013 Edition is hereby recognized and incorporated by reference by the Maitland City Council for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion.

(b) Those nationally recognized Codes and Standards as referenced and listed in 69A-60.005(2), Chapter 2, NFPA 1, ~~2009~~ 2012 edition and Chapter 2, NFPA 101, ~~2009~~ 2012 edition, shall also be recognized and incorporated as part of the Maitland Code.

Sec. 6-15 Additions and Amendments to the Codes and Standards

The identified sections of NFPA 1 as adopted in the Florida Fire Prevention Code, ~~2009~~ 2013 Edition and the Codes and Standards as reference in Chapter 2, NFPA 1 and/or Chapter 2, NFPA 101 as herein added, amended, or deleted as follows:

Exception: For those facilities and occupancies, which are governed under the Uniform Fire Safety Standards pursuant to Section 633.022 of the Florida Statutes, the provisions of this Section may not apply.

Sec. 6-16. Local Amendments to Florida Fire Prevention Code (NFPA 1).

(c) ~~(Added):~~ All commercial facilities, including multi-family residential, shall provide emergency contact person(s) who will be responsible for their assigned building(s) after normal operating hours. Contact information about the individual responsible for 'after hours'

emergencies may be provided through record at the Fire Alarm Supervising Station facility monitoring the subject building's fire alarm system, may be posted at a location acceptable to the Property Owner/Manager and the Department or may be provided to the Department in writing for inclusion in the Emergency Contacts data base. The contact person shall arrive at the facility within one (1) hour of notification by the Department.

(e) ~~(Added):~~ All new access control gates which are not power operated may be secured with any appropriate locking device which will allow for emergency access by standard forcible entry methods.

(g) ~~(Added):~~ All new access control gates shall provide a minimum of twenty (20) feet of unobstructed width to allow for proper access of fire/rescue apparatus as required per 3-5.2 of NFPA 1, 2000 Ed.

(h) 13.2.2.2 is amended to read: New buildings shall be equipped with a Class III I standpipe system installed in accordance with the provisions of this section and NFPA 14, *Standard for the Installation of Standpipe, Private Hydrant, and Hose Systems*, where any of the following conditions exist:

- (1) More than two stories above grade where the building is protected by an approved automatic sprinkler system.
- (2) ~~More than 50 ft. (15 m) above grade and containing intermediate stories or balconies.~~ More than two stories above grade where the building is not protected by an approved automatic sprinkler system.
- (3) ~~More than one story below grade.~~ More than 50 ft. (15 m) above grade and containing intermediate stories or balconies
- (4) ~~More than 20 ft (6.1 m) below grade.~~ More than one story below grade.
- (5) ~~All new parking garages.~~ More than 20 ft (6.1 m) below grade
- (6) All new parking garages.

Exception: Multi-family dwelling buildings with exterior egress arrangements and/or townhouse style buildings shall be exempt from the requirements of this subsection.

(i) Automatic sprinklers shall be installed and maintained in full operating condition in the occupancies specified in this Code, Sec. 6-16 of the Maitland City Code of Ordinances, or in the codes or standards referenced in Chapter 2.

(j) All new commercial buildings three (3,000) thousand or more gross square feet in area shall be protected throughout by an approved automatic sprinkler system. Fire sprinkler systems required to be installed per Maitland City Code shall be electrically monitored through a supervising station fire alarm system. The required fire alarm systems supervising station agency shall be listed by a nationally recognized testing organization.

Exception: The provisions of this Code Section shall not apply to facilities which, in the opinion of the authority having jurisdiction, house occupancies or operations where the application of water as the extinguishing agent would increase rather than decrease the hazard to life or property. The authority having jurisdiction shall approve the type of protective system proposed for installation as an alternative to fire sprinkler protection.

Exception: Parking garages that meet the definition and criteria of "Open Parking Garage" as contained in the Florida Building Code, current edition, shall be exempt from the requirements of this subsection.

(k) All existing commercial buildings which were lawful before the effective date of this ordinance and that are of three thousand (3,000) or more gross square feet in area shall be permitted to continue in use as a nonconforming structure subject to the requirements of this section provided the following conditions are met:

1. For buildings less than 3,000 square feet, its nonconformity is not extended in size to greater than 3,000 square feet;
2. For buildings greater than 3,000 square feet, its non-conformity is not extended at all;
3. It maintains its occupancy classification as defined by the Florida Fire Prevention Code adopted herein by reference, and
4. No interior repair, renovation, modification, reconstruction, refinishing, or replacement consisting of a dollar value equal to or greater than fifty (50) percent of the current assessed property value as assessed by the Orange County tax assessor's office. For the purpose of this section, to renovate, refinish or replace shall not mean initiatives solely intended to be of a cosmetic, aesthetic, ornamental or decorative nature.

Fire sprinkler systems required to be installed per Maitland City Code shall be electrically monitored through a supervising station fire alarm system. The required fire alarm systems supervising station agency shall be listed by a nationally recognized testing organization.

(l) Conversions of residential structures to commercial occupancy uses when such conversion is a facility of three thousand (3,000) or more gross square feet shall be protected throughout by an approved automatic sprinkler system. Fire sprinkler systems required to be installed per Maitland City Code shall be electrically monitored through a supervising station fire alarm system. The required fire alarm systems supervising station agency shall be listed by a nationally recognized testing organization.

~~(m) 13.3.2.15.2, NFPA 1, Uniform Fire Code, 2006 edition is hereby deleted from reference and will not be recognized as applicable to multi-family residential buildings within the City of Maitland.~~

(n) (m) The number and type of fire hydrants and connections to other approved water supplies shall be capable of delivering the required fire flow and shall be provided at approved

locations. Hydrants shall be spaced in accordance with the authority having jurisdiction, but in no case shall the distance between installed fire hydrants exceed 1,000 feet. Maximum distance from the nearest hydrant to the most remote exterior point of any building shall be 500 feet. If necessary, additional hydrants shall be provided within 500 feet of a building in sufficient quantity to supply the required fire flow for a building. Public hydrants are recognized as meeting all or part of the above requirements.

(o)(n) ~~(Added)~~: All new fire hydrants shall be flow tested per the guidelines of NFPA 291, *Recommended Practice for Fire Flow Testing and Marking of Hydrants*, prior to the acceptance of the installation. The flow tests shall illustrate compliance with the required fire flow.

(p)(o) The body of public fire hydrants shall be painted silver in color. The body of private fire hydrants shall be painted red in color. Color coding of the hydrants to illustrate available fire flow amounts shall be accomplished per the guidelines of NFPA 291, *Recommended Practices for Fire Flow Testing and Marking of Hydrants*.

(q)(p) ~~(Added)~~: The Fire Chief, or his designee, and the Public Works Director shall approve the size of looped water distribution main extensions authorized in developed areas where existing water mains do not conform to minimum requirements outlined in American Water Works Association specifications, National Fire Protection Association Codes and Standards, and local City Code.

(r)(q) ~~(Added)~~: Fire hydrants shall be installed on looped mains that are interconnected to the water distribution system.

Exception: Dead end mains may be installed within private property provided said mains have a minimum eight (8) inch diameter and do not exceed a total length of six hundred (600) feet. Engineering data in the form of plans and hydraulic calculations shall be provided to show that the required fire flow water supply is available.

(s)(r) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction as prescribed in the Florida Fire Prevention Code recognized in Sec. 6-14(a) of this Section. ~~The required fire flow for all new residential subdivisions, multi-family dwellings, and commercial developments, shall be established in accordance with Annex H, Fire Flow Requirements for Buildings, NFPA 1, 2006 edition as adopted and modified by reference herein. The fire flow shall be measured at a minimum rate of 25 psi residual pressure. Fire flow calculations shall also be accomplished for all existing buildings that are increased in square footage through addition or modification in accordance with Annex H, Fire Flow Requirements for Buildings, NFPA 1, 2006 edition as adopted and modified by reference herein.~~ The minimum accepted fire flow for any existing single family dwelling shall be not less than 500 gpm; and 1000 gpm for exiting residential duplex dwellings. Where hydraulic calculations are utilized to prove the required fire flow is available, the minimum acceptable design pressure shall be not less than 25 psi. When

determined by the City that the adopted fire flow requirements cannot be met, the City shall have the authority to accept alternative methods as it deems appropriate.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. If any section, subsection, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity portion thereto.

SECTION 4. This ordinance shall become effective January 1, 2015.


ADOPTED by the City Council of the City of Maitland, Florida, this 13th day of October, 2014.

CITY OF MAITLAND, FLORIDA



Howard Schieferdecker, Mayor

ATTEST:


Maria Waldrop, City Clerk