

Chapter 30 (Replaced old ordinance September 10, 2012)

FIRE PREVENTION AND PROTECTION*

* **Cross References:** Buildings and building regulations, ch. 14; environment, ch. 26; manufactured homes and trailers, ch. 42; utilities, ch. 58.

State Law References: Authority to provide police and fire protection, Ga. Const. art. IX, § II, ¶ III(a)(1); impersonating a public officer or employee, O.C.G.A. § 16-10-23; obstruction or hindering of firefighters, O.C.G.A. § 16-10-24.1; obstruction or hindering of firefighters, O.C.G.A. § 16-10-24.1; false fire alarms, O.C.G.A. § 16-10-27; fireworks, O.C.G.A. § 25-10-1 et seq.; Georgia Fire Sprinkler Act, O.C.G.A. § 25-11-1 et seq.; regulation of fire and other hazards to persons and property generally, O.C.G.A. § 25-2-1 et seq.; smoke detector requirements, O.C.G.A. § 25-2-40; local fire departments generally, O.C.G.A. § 25-3-1 et seq.; local fire safety standards authorized, O.C.G.A. § 25-3-4; Georgia Firefighter Standards and Training Act, O.C.G.A. § 25-4-1 et seq.; mutual aid resource pacts, O.C.G.A. § 25-6-1 et seq.; Georgia Fire Academy Act, O.C.G.A. § 25-7-1 et seq.; following fire apparatus or emergency vehicle, O.C.G.A. § 40-6-247; the Uniform Act for the Application of Building and Fire Related Codes to Existing Buildings, O.C.G.A. § 8-2-200; fire escapes in buildings, O.C.G.A. § 8-2-1950; statewide application of Standard Fire Prevention Code, O.C.G.A. § 8-2-2025(a).

Sec. 30-1. Fire department established; administration and enforcement of codes.

Sec. 30-2. Fire protection outside the corporate limits of the city.

Sec. 30-3. Automatic fire sprinkler systems.

Sec. 30-1. Fire department established; administration and enforcement of codes.

There is hereby established a fire department which shall be operated under the direction of a fire chief. The fire chief shall supervise and operate the city fire department under the rules and regulations adopted by the mayor and city council from time to time; shall enforce the fire prevention code and fire safety regulations of the city; and shall perform such other duties as directed by the city manager from time to time.
(Res. of 6-29-2004, § 1(b))

Sec. 30-2. Fire protection outside the corporate limits of the city.

Any person owning a dwelling or a place of business which is located within five miles of the corporate limits of the city may register such building for fire protection purposes with the city fire department. Upon such registration and payment of an annual registration fee as set forth in the schedule of fees and charges, the city fire department shall be authorized to furnish fire protection for such building. The city fire department shall not answer any calls to fires outside the corporate limits of the city, except to buildings registered as provided in this section, or in response to a call for help from another fire department. It is provided, however, that at all times at least one of the city fire trucks shall remain inside the corporate limits so as to provide protection for the residents of the city.
(Ord. No. 22, 3-7-1988)

Section 30-3. Fire Protection Systems.

Section 30-3.1. Scope

This ordinance provides for the design, installation and maintenance of, alarms and automatic fire suppression systems for the protection against fire hazards in all structures in the City of Clarkesville.

Section 30-3.2 Purpose.

(A) The minimum standard codes as amended by the State of Georgia Department of Community Affairs and Georgia Insurance and Safety Fire Commissioner Office and adopted by the City of Clarkesville shall govern the design, installation and maintenance of all fire suppressions system within the City limits. In addition this ordinance provides for enhanced measures to aid in the detection and control of fires in commercial occupancies located within the Clarkesville Preservation District and thus provide improved protection against injury, life loss and property damage. A sprinkler system, designed, installed and maintained in accordance with this ordinance and the associated codes is anticipated to prevent flashover (total involvement) in the room of fire origin, when sprinkled, and to improve the opportunity for occupants to escape or be evacuated. Nothing in the ordinance is intended to restrict new technologies or alternate arrangements, provided that such technologies and/or methods do not diminish the level of safety prescribed within this ordinance.

(B) In considering the criteria prescribed within this ordinance in conjunction with codes and standards listed in Section 30-3-2.A, the City of Clarkesville, has evaluated the existing and projected building conditions within the City and established the following requirements with life safety as its paramount concern, and the desire to protect property and minimize implementation costs to the citizens and businesses of Clarkesville.

Section 30-3.3 Clarkesville Downtown Business District

The following shall apply to existing buildings undergoing alterations for commercial occupancies within the Clarkesville Downtown Business District.

(A) Buildings less than 3000 sq ft under roof, building material used in non load bearing walls or structures must be of non combustible materials (Metal Studs, 5/8 fire rated sheetrock etc...) or chemically treated to provide a minimum of 1 hour fire resistance-rated walls and 2-hour fire resistance-rated floor/ceiling. Emergency lighting with illuminated exit sign must be installed. Panic hardware shall be installed on all egress doors whenever a new door is installed or the door is altered or changed, portable fire extinguishers shall be installed a minimum of one (10 lb) per 1000 sq ft of floor area. In addition to the above an automatic monitored fire alarm system shall be installed with interior and exterior audible signal and visual (strobes) located throughout the building. One strobe must be located within 15 feet of the front entrance. The system must be tested at least once each year and a record maintained of the test results. A copy of the monitoring contract and records of the system test results must be provided to the city upon request.

(B) In addition to the above, buildings that are over 5000 sq ft under roof shall install an Automatic Fire Sprinkler System (AFSS) when alterations during any consecutive 24 month period exceed 35 % of the buildings total square footage.

Section 30-3.4 Clarkesville Preservation District

The following shall apply to existing buildings undergoing alterations for commercial occupancies within the Clarkesville Preservation District.

(A) Buildings less than 3000 sq ft under roof, building material used in non load bearing walls or structures must be of non combustible materials (Metal Studs, 5/8 fire rated sheetrock etc...) or chemically treated to provide a minimum of 1 hour fire resistance-rated walls and 2-hour fire resistance-rated floor/ceiling. Emergency lighting with illuminated exit sign must be installed. Panic hardware shall be installed on all egress doors whenever a new door is installed or the door is altered or changed, portable fire extinguishers shall be installed a minimum of one (10 lb) per 1000 sq ft of floor area.

(B) In addition to the above, buildings that are 3001-5000 sq ft under roof shall install an automatic

monitored fire alarm system with interior and exterior audible signal and visual (strobes) located throughout the building. One strobe must be located within 15 feet of the front entrance. The system must be tested at least once each year and a record maintained of the test results. A copy of the monitoring contract and records of the system test results must be provided to the city upon request.

- (C) In addition to the above, buildings that are over 5000 sq ft under roof shall install an Automatic Fire Sprinkler System (AFSS) when alterations during any consecutive 24 month period exceed 35 % of the buildings total square footage.

Section 30-3.5 Automatic Fire Sprinkler Systems required in New Construction.

- (A) Automatic Fire Sprinkler Systems (AFSS), shall be designed and installed when required by the Applicable Building codes and the current edition of the Life Safety Code101(See Section 30-3-2.A) in accordance with NFPA13, 13D and 13R, as required in all new construction, (except single family residential).
- (B) Buildings in which the nearest point of fire department vehicle access is 200 feet or more to the Building entrance or which would otherwise prohibit the nozzle from reaching the seat of the fire, and buildings 2 or more stories above grade shall be protected throughout by an automatic fire sprinkler system.

Section 30-3.6 Automatic Fire Sprinkler Systems required in Existing Buildings.

Existing buildings, if otherwise required to have automatic fire sprinkler system by Sec. 30-3.3 or 30-3.4, Must be retrofitted with an automatic fire sprinkler system designed in accordance with NFPA 13, 13D or 13R.

Section 30-3.7 Fire Protection Systems – Additional Requirements.

- (A) Where required, post indicator valves (PIV) and fire department connections (FDC) shall be located at or near the main entry to the site but no closer than one and one-half times the height of the building. Appropriate signage shall be provided to designate PIV and FDC connections.
- (B) All water-based fire protection systems shall be provided with electronically supervised monitoring and all fire alarm systems installed in commercial buildings shall be supervised at all times. The fire alarm systems shall include the installation of both external and internal audible alarms. Visual (strobes) must be installed throughout the building one of which must be located within 15 feet of the front entrance to the building. The system must be tested once a year and records maintained of the test results. Records of the system test results must be provided to the city upon request.

Section 30-3.8 Automatic sprinkler system not to be disabled.

- (A) No person shall shut off or disable any automatic fire sprinkler system, and no owner, occupant, or resident of any building shall disarm such system. Provided, however, a sprinkler system may be turned off in order to perform maintenance work on the system during the time that qualified maintenance personnel are on the premises performing necessary maintenance work. Such maintenance work shall only be conducted after notice to and approval by the Clarkesville fire

department.

- (B) A fire watch will be required during the time the water-based fire protection system is disabled or removed from service for four or more hours. The fire watch shall remain in place until such time as the system(s) are returned to their full capacity.

Section 30-3.9 Fire alarm systems.

- (A) No person shall shut off or disable any fire alarm system, and no owner, occupant, or resident of any building shall disarm such system. An alarm system may be shut off in order to perform maintenance work on the system during the time that qualified maintenance personnel are on the premises performing necessary maintenance work. Such maintenance work shall only be conducted after notice to and approval by the Clarkesville Fire Department.
- (B) A fire watch may be required when the alarm system is turned off if the Clarkesville fire department deems it necessary during the time the fire alarm system is removed from service as outlined above. If required by the fire department, the fire watch shall remain in place until such time as the system(s) are returned to their full capacity.

Section 30-3.10. Standpipe systems.

Besides when required by code standpipe systems shall be installed when one of the following occurs:

- (A) New buildings of three or more stories in height in which the nearest point of fire department vehicle access is 200 feet or more to the building entrance or which would otherwise prohibit the nozzle from reaching the seat of the fire, as determined by the fire official shall be protected throughout by a Class I standpipe system.
- (B) In existing buildings, when required to have standpipe systems by subsections (A) above or Section 30-3.3 or Section 30-3.4, shall be retrofitted for standpipe systems. These buildings shall be required to upgrade in the renovation/alteration to meet all current codes, standards, and ordinances as applicable including fire protection and life safety systems. Historical buildings may be considered for a variance, which must be approved on a case by case basis by the building official in order to maintain as much as possible of its historic status and yet increase the fire safety of the building.
- (C) A standpipe system shall be installed in all new or renovated multi-tenant dwellings three or more stories in height with or without multiple classifications of occupancy(s) regardless of size.

Section 30-3.11. Smoke exhaust devices.

- (A) Roof vents or other approved smoke/heat exhausting ventilation devices or systems when required by code shall be installed in commercial buildings and be installed to conform to the Life Safety Code, as adopted and amended by the Georgia Insurance and Safety Fire Commissioner.
- (B) Existing buildings shall be retrofitted for roof vents or other approved smoke and heat venting devices as required by the building official when their occupancy requires it by code even if the

alteration does not exceed 35 percent of the existing enclosed square footage of the building. The installation must conform to the Life Safety Code, as adopted and amended by the Georgia Insurance and Safety Fire Commissioner.

Section 30-3.12 Variance request

The Clarkesville City Council may in specific cases approve a variance from the terms of this ordinance when the council believes it will not be contrary to the public interest where, due to special circumstances, a literal enforcement of the ordinance will result in an unnecessary hardship, so that the intent of the ordinance shall be observed, public safety and welfare are secured, and substantial justice done. Financial cost shall not constitute a reason for granting a requested variance. All variances shall be applied for and processed in accordance with Appendix D section 4 of the Zoning Ordinance of the City of Clarkesville, Georgia.

Section 30-4 Severability – If any section, provision or clause of any part of this article shall be declared invalid or unconstitutional, or if the provisions of any part of this article as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this article not so held to be invalid, or the application of this article to other circumstances not so held to be invalid. It is hereby declared as the intent that this article would have been adopted had such invalid portion not been included herein.

Section 30-5 Repealer – The provisions of any ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are repealed.

Adopted and ordained this _____ day of _____, 2012

Mayor

Attest: City Clerk
Seal

Chapter 30

(Replaced with new ordinance September 10, 2012)

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