

City of Cambridge
Cambridge, Maryland 21613

ORDINANCE NO. 954

AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND ("THE COMMISSIONERS"), TO AMEND CHAPTER FOUR OF THE CODE OF LAWS, ENTITLED BULDINGS AND HOUSING, BY ADDING SECTION 4-25, TO INCLUDE A REQUIREMENT FOR INTERIOR AUTOMATIC FIRE SPRINKLER SYSTEMS IN ALL NEWLY CONSTRUCTED RESIDENTIAL UNITS, ALL NEW COMMERCIAL STRUCTURES, AND ALL PROJECTS WHICH CONSTITUTE A SIGNIFICANT RENOVATION.

WHEREAS, The Commissioners of Cambridge (hereinafter "Commissioners") have determined that it is in best interest of its residents and citizens for the purpose of protecting the health, safety and welfare of its residents, to amend the City Code to require the installation of interior automatic fire sprinkler systems in all new residential units and all new commercial construction, and all new renovations which constitute a significant renovation as defined herein; and

WHEREAS, the Commissioners of Cambridge is empowered by Maryland Annotated Code, Article 23A, Section 2, as amended, and by the Charter of the City of Cambridge, to enact ordinances for securing the persons and property from danger or destruction, and for the protection of the health, safety, comfort, convenience, welfare and happiness of the residents of the City; and

WHEREAS, it is the intention of the Commissioners of Cambridge, and it is hereby ordained that the provisions of this Ordinance shall be included in the Code of Laws of the City of Cambridge, that the sections and subsections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" shall be changed to "section" or other appropriate word, as required for codification; and

WHEREAS, it is the desire of the Commissioners to amend Chapter 4 "Buildings and Housing" of the City Code, by making textual changes and adding a new section 4-25; and

WHEREAS, for the reasons stated above, the Commissioners deem it in the best interest of the public health, welfare and safety of the citizens of the City, and for the good government of the City to enact the following Ordinance.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Commissioners of Cambridge that the following shall be added and codified as Section 4-25 to Chapter 4 entitled "Buildings and Housing," 4 of the Code of Laws of the City of Cambridge:



4-25 Interior Automatic Fire Sprinkler Systems.

The requirement for interior automatic fire sprinkler systems shall apply to all new commercial structures, all new residential construction of dwelling units and all significant renovations as defined herein, for which a building permit has not been issued as of the effective date of this Ordinance, and shall not apply to the rebuilding, refurbishment, minor renovation or alteration of a residential unit in existence as of the effective date of this Ordinance, unless such existing structure is razed and replaced by a new principal structure. A significant renovation is hereby defined as any renovation of a structure, the cost of which exceeds fifty percent (50%) of the assessed value of the existing improvements as determined by the Maryland Department of Assessment and Taxation. For the purposes of this Ordinance, the placement of modular homes shall constitute new residential construction.

- A. Residential Units: Interior automatic fire sprinkler systems shall be installed and maintained in all new residential dwelling units constructed in the City of Cambridge, in accordance with the most recent and applicable provisions of the Maryland State Fire Prevention Code, Public Safety Article, Title 9, as amended from time to time.
- B. Commercial Structures. Interior automatic fire sprinkler systems shall be installed and maintained in all new commercial structures constructed in the City of Cambridge, in accordance with the most recent and applicable provisions of the Maryland State Fire Prevention Code, Public Safety Article, Annotated Code of Maryland, as amended.
- C. Automatic fire sprinkler systems required under this section shall be connected to the municipal water supply system serving the structure, provided the water supply is of adequate pressure, capacity and sizing for the combined domestic and sprinkler system requirements, and proper back flow valves are installed. The property owner shall be responsible for the installation of water connection lines sufficient for the operation of the sprinkler system.
- D. Exceptions. The requirement for interior sprinkler systems shall not apply to accessory or uninhabitable portions of a residential dwelling unit (e.g. detached carports, detached garages with no habitable space, greenhouses and sheds), nor shall it apply to minor renovations of existing structures. For structures or subdivisions in which the water connection lines are existing, said existing lines shall be acceptable for the sprinkler system, and the property owner shall not be required to remove said lines and install larger lines.

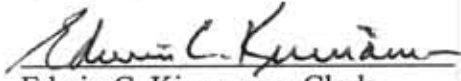
AND BE IT FURTHER ORDAINED AND ENACTED, that this Ordinance shall take effect THIRTY (30) days from date of its enactment, having been read and considered at two (2) meetings of the Commissioners of Cambridge, and having been passed by a yea and nay vote of the Commissioners of Cambridge.

HAVING BEEN READ AND INTRODUCED for the first time at the Public Meeting of the Commissioners of Cambridge held on the 14TH day of **MAY, 2007**, at 7:00 p.m., at City Council Chambers, 305 Gay Street, Cambridge, Maryland 21613.

HAVING BEEN READ for a second time and passed by a yea and nay vote of the Commissioners of Cambridge at a Public Meeting of the Commissioners of Cambridge held on the 29TH day of **MAY, 2007**, at 7:00 p.m., in the City Council Chambers, 305 Gay Street, Cambridge, Maryland.

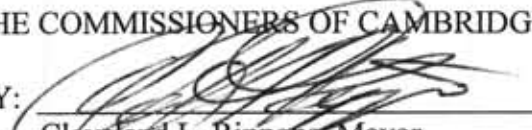
Commissioner Knox -	<u>Yea</u>
Commissioner Sydnor-	<u>Yea</u>
Commissioner Cephas -	<u>Yea</u>
Commissioner Brooks -	<u>Absent</u>
Commissioner Travers -	<u>Yea</u>

ATTEST:


Edwin C. Kinnamon, Clerk

THE COMMISSIONERS OF CAMBRIDGE

BY:


Cleveland L. Rippons, Mayor

NOTE: Word(s) being underscored in italics are the proposed new word(s) to be added to the City Code of Laws; and word(s) enclosed in double brackets are proposed to be eliminated from the existing provisions of the City Code of Laws.

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