

MAYOR AND CITY COUNCIL OF LAUREL

ORDINANCE NO. 1474

AN ORDINANCE TO AMEND SUBSECTIONS 4-23.6(C) [SECTIONS 4-23.6] ENTITLED "REPAIRS TO RESIDENTIAL STRUCTURE AND SUBSECTION 4-23.32 ENTITLED "FIRE PROTECTION SYSTEMS OF ARTICLE II ENTITLED "BUILDING CODE" OF THE CODE OF THE CITY OF LAUREL, MARYLAND TO REQUIRE THAT ALL NEW CONSTRUCTION IN THE CITY BE SPRINKLERED AND THAT ALL PROPERTIES REPAIR OR RENOVATION EXCEEDS FIFTY PERCENT (50%) OF THE ASSESSED VALUE ALSO BE REQUIRED TO SPRINKLER THE ENTIRE PREMISES

Sponsored by the President of the request of the Administration.

WHEREAS, the Mayor and City Council have determined that it is necessary for the health, safety and welfare of the citizens of Laurel that all properties be sprinklered; and

WHEREAS, the Mayor and City Council of Laurel, wish to require such in all new construction regardless of size of building or type of building; and

WHEREAS, the Mayor and City Council of Laurel also believe that property being repaired or renovated where the cost is in excess of fifty percent (50%) of the assessed value should be required to sprinkler.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Mayor and the City Council of Laurel, Maryland that subsection 4-23.6 (c) and 4-23.32 be and hereby are amended as follows:

ARTICLE II. BUILDING CODE

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4-23.6 Administration; Permits, Section 105

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(c) Section 105.2.2.1 is added to read as follows: “Repairs to Residential Structures”. All [hotels, motels, dormitories (use Group R-1) multifamily dwellings (use Group R-2) and multiple single-family dwellings (use Group R-3)] use groups which because of lack of maintenance or structural damage due to a fire, explosion or natural causes, undergo repairs or renovations which exceed fifty (50) percent of the assessed value as shown on the most recent tax assessment for the State Department of Assessments and Taxation of the building, in the opinion of the [Fire Code Official for Prince George’s County] Fire Marshall or designated fire official shall have an approved automatic fire sprinkler system installed throughout the building as part of the scope of repairs to be completed. Computation of the cost of repairs (except for commercial properties) for purposes of this Section shall exclude carpeting replacement, electrical panel capacity upgrades, painting, wallpapering, regarding and landscaping, lighting fixture replacements, appliance replacements, bathroom cabinetry and fixture replacements, and modifications necessary to comply with the Americans with Disabilities Act (“ADA”) requirements. Each street address shall be considered a separate dwelling for application of this Section. All repairs for which a building permit is required that are conducted within a 365-day period shall be deemed as single cumulative repair cost for purposes of the application of this section.

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4-23.32 Fire Protection Systems; Section 903; Automatic Sprinkler Systems.

(a) *Section 903.2.1* is amended to read as follows:

[“Group A”] An automatic sprinkler system shall be provided throughout [buildings and portions thereof used as Group occupancies as provided in this Section. The automatic sprinkler system shall be provided throughout the floor area where the Group A occupancy is located and in all floors between the Group A occupancy and the level of exit discharge.] all newly constructed building or building meeting Section 4-23.6 (c) or 105.2.2.1 of this Code.

(b) *Section 903.2.1.1* is amended to read as follows: Group A-1.” An automatic sprinkler system shall be provided throughout a fire area containing Group A-1 occupancy where one (1) of the following conditions exists:

- (1) The fire area exceed six thousands (6,000) square feet;
- (2) The fire area has an occupant load of three hundred (300) or more;
- (3) The fire area is located on a floor other than the level of exit discharge; or

(4) The fire area contains a multi-theatre complex.

(c) *Section 903.2.1.3* is amended to read as follows: "Group A-3." An automatic sprinkler system shall be provided throughout a fire area containing a group A-3 occupancy where one of the following conditions exists:

- (1) The fire area exceeds six thousand (6,000) square feet;
- (2) The fire area has an occupant load of three hundred (300) or more; or
- (3) The fire area is located on a floor other than the level of exit discharge.]

[Exception]:

(b) Sprinklers shall not be required directly over participant floor areas or swimming areas of buildings occupied exclusively for indoor participant sports, such as tennis, skating, swimming and equestrian activities, provided that the main floor area is located at the same level as the level of exit discharge of the main entrance and exit, and the building owner furnishes to the [County Fire Code Official] Fire Marshall or designated fire official a notarized statement that acknowledges that the future use of the unprotected sporting floor areas of the facility will be limited to sporting activities of a low hazard nature with minimal occupant loadings and no combustibility of the contents and furnishings other than necessary to the sporting events.

[(d) *Section 903.2.1.4* is amended to read as follows: "Group A-4." An automatic sprinkler system shall be provided throughout a fire area containing a Group A-4 occupancy where one of the following conditions exists:

- (1) The fire area exceeds six thousand (6,000) square feet;
- (2) The fire area has an occupant load of three hundred (300) or more; or
- (3) The fire area is located on a floor other than the level of exit discharge.

Exception: Sprinklers shall not be required directly over participant floor areas or swimming areas of buildings occupied exclusively for indoor participant sports such as tennis, skating, swimming and equestrian activities, provided that the main floor area is located at the same level as the level of exit discharge of the main entrance and exit, and the building owner furnishes to the County Fire Code Official a *notarized* statement acknowledging that the future use of the unprotected sporting floor areas of the facility will be limited to sporting activities of a low hazard nature with minimal occupant loadings and no combustibility of the contents and furnishings other than necessary to the sporting events.

(e) *Section 903.2.6* is amended to read as follows: “Group M.” An automatic sprinkler system shall be provided throughout the buildings where the fire area containing a Group M occupancy exceeds six thousand (6,000) square feet, or where more than two (2) stories in height or where the combined fire area on all floors, including any mezzanines, exceeds twelve thousand (12,000) square feet.]

[(f)](c) *Section 903.2.6.1* is amended to read as follows: “High-Piled Storage.” An automatic sprinkler system shall be provided in all buildings of group “M” where storage of merchandise is high-piled or rack storage arrays. High-piled storage shall be considered storage in excess of twelve (12) feet above the floor for purposes of this Section.

[(g)](d) *Section 903.2.7* is amended to read as follows: “Group R-1.” An automatic sprinkler system shall be provided in all buildings with a Group R-1 fire area.

[(h)](e) *Section 903.2.8* is amended to read as follows: “Group R-2.” An automatic sprinkler system shall be provided throughout buildings with a Group R-2 fire area. The following reductions in construction requirements are permitted when a building of use Group R-2 is fully sprinkled and is not over four (4) stories above grade on any side of the building:

- 1) Attic sprinklers may be omitted provided that the ceiling of the top level is of five-eighths (5/8) inch fire code type gypsum board and the attic is draft stopped at each two (2) units maximum and all ceiling ductwork penetrations are provided with UL listed ceiling dampers;
- 2) Balconies of apartments may be of combustible construction, provided the balconies are sprinklered;
- 3) Sprinklers may be omitted from open-air exterior stair enclosures provided that a Class A finish is used in the stairs;
- 4) Standpipes are not required for apartments of three (3) or less stories, four (4) story apartments may utilize dry standpipes; and
- 5) Balcony soffit ventures in unsprinklered attics are permitted.

[(i)](f) *Section 903.2.9* is amended to read as follows: “Groups R-3 and R-4.” An automatic sprinkler system shall be provided throughout buildings with a Group R-3 or R-4 fire area. The following reductions in construction requirements are permitted when a building of Use Group R-3 or R-4 is fully sprinklered:

- 1) A basement exit to grad is not required;
- 2) A second exit from the dwelling is not required;
- 3) Escape windows from sleeping rooms will not be required to meet any size

except that of at least one (1) window shall be provided from each sleeping room which is openable from the inside without the use of tools or keys.

4) Trusses are not required to be provided with a fire resistive ceiling membrane; and

5) Fire separations may be reduced from two (2) hours to one-hour rating and may be constructed with combustible framing. The one-hour rated fire separation wall does not have to withstand collapse of construction on either side under fire conditions.

[(j)](g) *Section 903.2.10* is amended to read as follows: "Group S-1." An automatic sprinkler system shall be provided throughout all buildings [where the fire area containing a group S-1 occupancy exceeds six thousand (6,000) square feet or where more than two (2) stories in height, or where the combined fire area on all floors including mezzanines exceeds twelve thousand (12,000) square feet].

[(k)](h) *Section 903.3.5.1.3* is added to read as follows: "Cross Connection." A connection from a sprinkler system designed in accordance with NFPA 13D to a single remote commode (water closet) shall be permitted. Such connection shall be from the sprinkler system piping to the water closet supply piping.

[(l)](i) *Section 903.3.8* is added to read as follows: "Riser and Water Supply Requirements." Every building, which is required to be fully sprinklered, shall be provided with a complete and sprinkler system riser. The riser shall include an alarm check valve or indicating device and check valve, a drain and connection for a fire department pumping connection and a control valve. The arrangement and location shall be subject to the approval of the authority having jurisdiction. A separate main supply source shall be required for each system riser. The system supply shall be based upon the low hydraulic grade shown on the Hydraulic Information Sheet, as determined by the Washington Suburban Sanitary Commission.

[(m)](j) *Section 903.6* is added to read as follows: "Zones." Automatic fire suppression system zones shall coincide with the fire alarm zones required in Section 907.8 of this Code unless specifically exempted by the [County] City Fire Code Official or Fire Marshall.

[(n)](k) *Section 907.7.1* is added to read as follows: "Thermal Protection." Heat tracing tape shall not be an acceptable means of thermal protection for any portion of a fire suppression system.

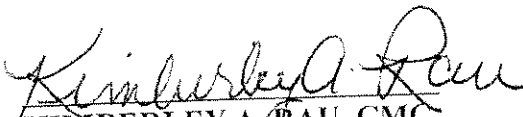
[(o)](l) Section 903.7.2 is added to read as follows: "Mechanical Protection." All piping comprising any portion of a fire protection system shall be protected against reasonable mechanical vehicular damage.

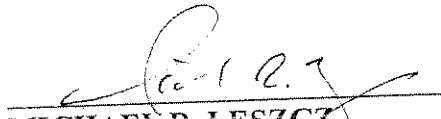
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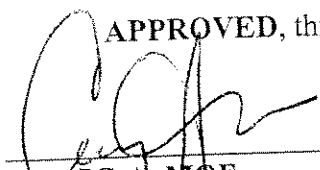
AND BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect upon its passage and be effective on all projects that have not commenced construction regardless of whether a building permit has been issued.

PASSED this 25th day of July 2005.

ATTEST:


KIMBERLEY A. RAU, CMC
Clerk of the City Council


MICHAEL R. LESZCZ
President of the City Council

APPROVED, this 25th day of July 2005.

CRAIG A. MOE
Mayor

Underlining ____ denotes new language
Brackets [] denotes language deleted
**** Asterisks denote intervening language left unchanged