

ORDINANCE NO. 2008-17

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, REPEALING, IN ITS ENTIRETY, CHAPTER 5 OF THE GREENACRES CITY CODE ENTITLED "FIRE PREVENTION AND PROTECTION," AND CREATING NEW PROVISIONS TO REPLACE SAME; CREATING A NEW SECTION 5-1 ENTITLED "SCOPE AND INTENT"; CREATING A NEW SECTION 5-2 ENTITLED "ESTABLISHMENT OF FIRE PREVENTION AND INSPECTIONS UNIT"; CREATING A NEW SECTION 5-3 ENTITLED "ADOPTION OF THE FIRE PREVENTION CODE"; CREATING A NEW SECTION 5-4 ENTITLED "REFERENCED PUBLICATIONS"; CREATING A NEW SECTION 5-5 ENTITLED "ESTABLISHMENT OF FEES"; CREATING A NEW SECTION 5-6 ENTITLED "HAZARDOUS SUBSTANCE CLEANUP"; CREATING A NEW SECTION 5-7 ENTITLED "COST RECOVERY OF FIRE/EMS SERVICES DUE TO NEGLIGENCE, UNLAWFUL, OR UNAUTHORIZED ACTS"; CREATING A NEW SECTION 5-8 ENTITLED "INSPECTIONS"; CREATING A NEW SECTION 5-9 ENTITLED "INVESTIGATION PROCEDURES"; CREATING A NEW SECTION 5-10 ENTITLED "EXCESSIVE FALSE FIRE ALARMS"; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, fire prevention and protection is a vital function of the City of Greenacres' Public Safety Department; and

WHEREAS, certain safety standards must be adopted in order to ensure the safety of Greenacres' residents; and

WHEREAS, the State Fire Marshal has adopted a statewide Florida Fire Prevention Code, pursuant to rule 69A-60 of the Florida Administrative Code which incorporates by reference the 2006 Edition of the National Fire Protection Association Uniform Fire Code (NFPA 1) and the 2006 Edition of the National Fire Protection Association Life Safety Code (NFPA 101), both as may be amended by the State Fire Marshal by Administrative rule, which is known as the "Florida Fire Prevention Code"; and

WHEREAS, Chapter 633, Florida Statutes, requires local governments with fire safety responsibilities to enforce the Florida Fire Prevention Code as the minimum fire safety code; and

WHEREAS, Chapter 633, Florida Statutes, authorizes local governments to adopt more stringent local amendments to the Florida Fire Prevention Code, which strengthens the requirements of the minimum fire safety code; and

WHEREAS, Chapter 633, Florida Statutes, requires local governments to readopt local amendments with every adoption of the new edition of the Florida Fire Prevention Code, which shall be every third year; and

WHEREAS, the adoption of the provisions contained herein is recommended by the City of Greenacres' Director of Public Safety to provide a higher level of protection to the public than the level specified in the Florida Fire Prevention Code; and

WHEREAS, it is essential for continued, successful fire safety and prevention to establish certain procedures regarding inspections, investigations, and fees associated with same; and

WHEREAS, the adoption of the provisions contained herein will greatly promote the health, safety, and welfare of the residents of the City of Greenacres.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREENACRES, FLORIDA AS FOLLOWS:

SECTION 1. That Chapter 5, of the Greenacres City Code, entitled "Fire Prevention and Protection," is hereby repealed in its entirety and shall be replaced by a new Chapter 5 as established herein.

SECTION 2. That a new Chapter 5 entitled, "Fire Prevention and Protection," of the Greenacres City Code is hereby created and shall include Sections 5-1 through 5-10 as follows:

Sec. 5-1. Scope and Intent

(a) This code is intended to prescribe regulations consistent with State requirements and nationally recognized practices for the reasonable protection of life and property from hazards of fire and explosion. It is the intent of this code to identify and use as minimum standards, specific standards and codes adopted by the State Fire Marshal's Office and those published by the National Fire Protection Association (NFPA), and other recognized standards and codes and to set the requirements necessary for the administration of this code. If specific requirements within this code conflict, the most stringent shall apply.

(b) Where provisions of this code do not address specific situations involving protection of life and property from the hazards of fire, smoke, and explosion, compliance with nationally accepted standards of good practice shall be evidence of compliance with the intent of this code.

(c) The provisions of this Chapter shall apply within the incorporated limits of the City of Greenacres and inside jurisdictions which have executed an Interlocal agreement for fire protection and emergency medical services.

Sec. 5-2. Establishment of Fire Prevention and Inspections Unit

There is hereby established a Fire Prevention and Inspections Unit within the Public Safety Department. The Fire Prevention and Inspections Unit shall operate under the supervision of the Director of Public Safety. The Director of Public Safety shall designate a Fire Marshal to be responsible for the direct administration of the Fire Prevention and Inspections Unit and the enforcement of this code. The Fire Marshal shall be appointed on the basis of examination or other method for determining his/her qualifications.

Sec. 5-3. Adoption of the Fire Prevention Code

(a) The City hereby adopts by reference the 2007 Edition of the Florida Fire Prevention Code adopted by the state fire marshal in rule chapter 69A-60 of the Florida Administrative Code as may be amended, including NFPA 1 Uniform Fire Prevention Code (Florida 2007 edition), and NFPA 101 Life Safety Code (*Florida 2007 edition*), save and except those portions such as are hereinafter deleted, modified, or amended to conform to the City's operational standards as referenced herein.

(b) The City hereby adopts by reference the amendments to the Florida Fire Prevention Code as reflected in Exhibit "A" attached hereto and by this reference made a part hereof. These amendments are being made in order to strengthen the minimum fire code and to conform to the City's safety and operational standards.

(c) A copy of the current edition of the Florida Fire Prevention Code and the City's amendments shall be on file in the Fire Marshal's office.

Sec. 5-4. Referenced Publications

All standards or portions thereof that are referenced in the fire codes adopted herein shall be included as part of this chapter save and except those portions which are deleted, modified, or amended to conform to the City's operational standards as referenced herein.

Sec. 5-5. Establishment of Fees

Fees shall be established for the administration of functions performed under this Chapter including but not limited to plan review, issuance of permits and certificates, approvals, inspections, and other services. The fees shall be reasonable and based upon actual costs incurred in the performance of the functions, and shall be payable to the City. Such fees shall accompany each application for such permit, approval, certificate, or other fee-related code provision. A schedule of fees shall be established by resolution of the City Council and shall be on file in the city clerk's office.

Sec. 5-6. Hazardous Substance Clean-up

(a) Definitions - for the purpose of this section, the following definitions shall apply:

(1) Costs: shall mean those necessary and reasonable costs incurred by the City in connection with investigating, mitigating, removing, or arranging for the removal of discharges of hazardous substances, including but not limited to actual labor costs of City personnel or its authorized agents; costs of equipment operation and rental; costs of expendable items, including but not limited to chemical extinguishing agents, absorbents, recovery drums, and protective clothing.

(2) Discharge: shall mean any intentional or unintentional action or omission resulting in the releasing, spilling, emitting, emptying, or dumping of a hazardous substance upon public or private property located within city limits.

(3) Hazardous Substances: shall mean any substance or materials in a quantity or form which in the determination of this department pose an unreasonable and imminent risk to the life, health, safety, or welfare of persons, property, or the environment within the city.

(b) The Public Safety Department is hereby authorized to take such steps as necessary to abate, remove, or order the removal of any hazardous substances discharged within City limits.

(c) Any person, corporation, association, partnership, or any other entity or any combination thereof responsible for causing or allowing an unauthorized discharge of hazardous substances shall reimburse the City for the full amount of all costs associated with the investigating, mitigating, removing, or arranging for

the removal of any such discharge. Reimbursement shall be made within 30 days after receipt of an itemized bill for such costs from the City.

(d) A responsible party who fails to reimburse the City within the given time frame shall be subject to a late fee in the amount of 10% of the total amount of the bill for each additional day that the bill for such costs remains unpaid.

Sec. 5-7 Cost Recovery for Fire/EMS Services due to Negligence, Unlawful or Unauthorized Acts

(a) Definitions - for the purpose of this section, the following definitions shall apply:

(1) **Business:** An entity consisting of one (1) or more persons engaged in a commercial activity for profit.

(2) **Careless:** Not taking ordinary or proper care; heedless; inattentive.

(3) **Contract:** An oral or written agreement to have work performed by a contractor.

(4) **Contractor:** Person or entity who has a contract to perform a task or service.

(5) **Emergency Response:** The deployment of Public Safety equipment and personnel in response to an emergency incident.

(6) **Incendiary Act:** A fire purposely set by a person or persons.

(7) **Malicious Act:** A wrongful act intentionally done without legal justification or excuse; an unlawful act done willfully and purposely.

(8) **Negligence:** Failure to use the ordinary care a reasonably prudent and careful person would use under similar circumstances; failure to do something which a reasonable person would do; or the doing of something which a reasonable and prudent person would not do.

(9) **Person:** The word "person" may include an individual, contractor, business, association, or any other entity.

(b) Acts Requiring Cost Reimbursement:

(1) **Negligence/Careless Acts:** Any contractor or business whose negligence or careless actions or conduct, as determined by the Fire Marshall, causes an incident resulting in an emergency response, may be required to make payment to the City for the costs of that emergency response.

(2) **Malicious or Incendiary Acts:** Any person whose malicious or intentional, reckless incendiary act, as determined by the Fire Marshal,

causes an incident resulting in an emergency response, may be required to make payment to the City for the costs of that emergency response.

(3) **Driving Under the Influence:** Any person who has a 0.08 or more alcohol concentration in his or her blood or breath, or whose blood or urine contains evidence of the unauthorized use of cannabis, or of the unauthorized use of a controlled substance, and who causes an incident resulting in an emergency response, upon conviction (includes supervision and probation) may be required to make payment to the City for the costs of that emergency response.

(c) Any person, corporation, association, partnership, or any other entity or any combination thereof determined to be responsible for acts under this section shall reimburse the City for the full amount of all costs associated with providing the emergency response within 30 days after receipt of an itemized bill for such costs from the City.

(d) A responsible party that fails to reimburse the City within the given time frame shall be subject to a late fee in the amount of 10% of the total amount of the bill for each additional day that the bill for such costs remains unpaid.

Sec. 5-8. Inspections

(a) The Fire Marshal shall inspect or cause to be inspected all leased residential and all commercial premises required to obtain a Business Tax Receipt from the City on a periodic basis and shall make such orders as may be necessary for the enforcement of the laws and ordinances governing the same and for the safeguarding of life and property from fire. Inspections will be conducted according to the following schedule:

(1) All leased residential and commercial premises shall be first inspected upon an owner's application for a Business Tax Receipt, pursuant to chapter 8 of this code.

(2) The inspection of leased residential premises shall occur not less frequently than every two (2) years.

(3) The inspection of individual dwelling units that are part of a multi-family (three or more attached units) leased residential premises owned and/or managed by the same company or individual, will be performed in accordance with the following method:

a. A minimum of 25% of the total number of individual units shall be inspected every two (2) years.

b. A different 25% will be inspected every two (2) years until the entire premises have been completed.

(4) Inspection of commercial premises shall occur not less frequently than once per year.

(5) Additional inspections may be scheduled by the Fire Marshal based on new construction, alteration of existing building construction or occupancy, or in response to complaints or observed fire code violations.

(b) Failed Inspections:

(1) Fire Code violations determined to exist during inspections will require a reinspection following a reasonable time frame, designated by the Fire Marshal, to allow for compliance.

(2) A "certificate of correction" form may be used in lieu of a reinspection at the discretion of the Fire Marshal.

(3) The Fire Marshal shall be granted the authority to waive a reinspection fee for failed inspections, if it has been determined that the owner and/or controller of the property has attempted to make the required corrections within the given time frame and his/her failure to do so is due to circumstances beyond his/her control.

Sec. 5-9. Investigation Procedures

The Fire Prevention and Inspections Unit shall investigate the cause, origin, and circumstances of every fire occurring in the City by which property has been destroyed or damaged and, insofar as possible, shall determine whether the fire is the result of carelessness, maliciousness or design. Such investigations shall begin immediately after the containment of such a fire. The Fire Marshal or designee shall take charge immediately of the physical evidence, shall coordinate the actions and investigation with other applicable authorities designated by law to pursue the investigation of such matters, and shall further cooperate with other authorities in the collection of evidence and in the prosecution of the case. Every fire shall be reported in writing to the Fire Prevention and Inspections Unit within two (2) days after the occurrence of the same by the members of the Public Safety Department. Such reports shall be in such form as shall be described by the Fire Marshal, and shall contain a statement of all facts relating to the cause, origin, and circumstances of such fire, the extent of damage thereof, and the insurance upon such property, and such other information as may be required, including the injury, death, or rescue of persons.

Sec. 5-10. Excessive False Fire Alarms

(a) Excessive false alarms are declared a nuisance. The transmission of false alarm signals by a fire alarm system protecting any occupancy constitutes a serious public nuisance and is hereby declared to be unlawful and a violation of this code. No fire alarm system shall be permitted to transmit more than three (3) false alarm signals within a calendar year. The owner and/or tenant of the protected premises will be held responsible for the proper operation and

maintenance of a fire alarm system.

(b) After response to the third false fire alarm signal during a calendar year, a service fee will be charged by the Public Safety Department to the responsible party. The alarm user shall be ultimately responsible for the payment of fees accrued. The Public Safety Department will investigate the cause and origin of such false alarm signals and the responsible party will be charged a service fee in accordance with the fee schedule established by resolution of the City Council.

(c) The provisions of this section shall not apply for a period of three (3) months from the date a permit is issued for the installation of a new fire alarm system.

SECTION 3. Repeal of Conflicting Ordinances

All ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 4. Severability

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

SECTION 5. Inclusion in Code

It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of the City of Greenacres, Florida; that the Section(s) of this Ordinance may

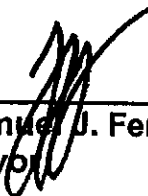
be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "Section", "Article" or another word.

SECTION 6. Effective Date

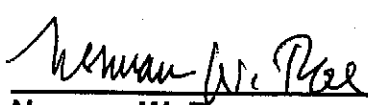
The provisions of this Ordinance shall become effective December 31, 2008.

Passed on the first reading this 17th day of November, 2008.

PASSED AND ADOPTED on the second reading this 1st day of December, 2008.



Samuel J. Ferreri
Mayor



Norman W. Rose
Deputy Mayor

Voted

(YES)

Attest:

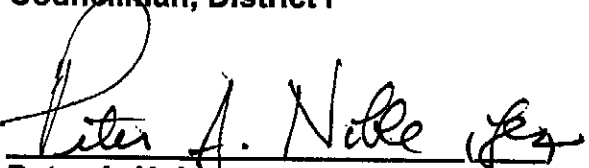


Sondra K. Hill
City Clerk



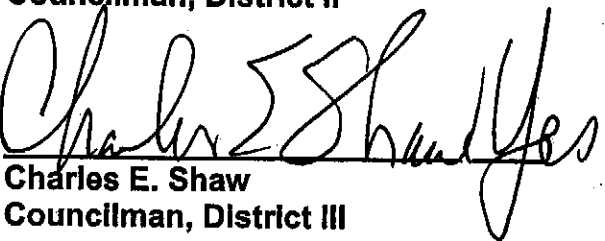
Richard C. Radcliffe
Councilman, District I

(yes)




Peter A. Noble
Councilman, District II

(yes)

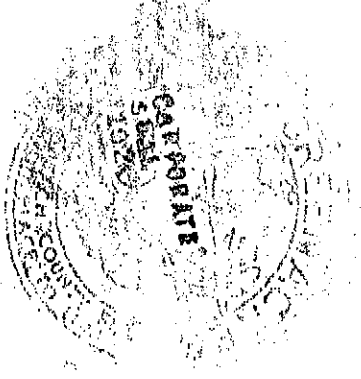


Charles E. Shaw
Councilman, District III

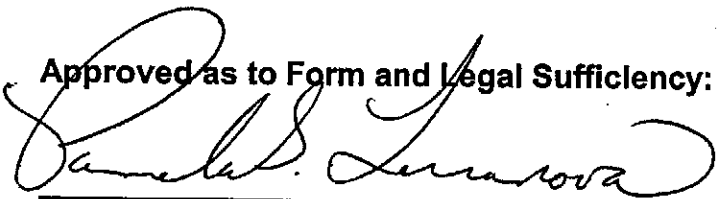


Doris A. Fouts
Councilwoman, District IV

(YES)



Approved as to Form and Legal Sufficiency:



Pamela S. Terranova
City Attorney

EXHIBIT "A"

**CITY OF GREENACRES
AMENDMENTS TO THE 2007 FLORIDA FIRE PREVENTION CODE**

PREAMBLE

Amendments to the 2007 Edition of the Florida Fire Prevention Code include the following changes, additions and deletions to NFPA 1, Uniform Fire Code, Florida 2007 Edition as adopted in the City of Greenacres Code section 5-3, pursuant to Ordinance No. 2008-17.

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CHAPTER 1

ADMINISTRATION

Section 1.1, entitled Scope, is amended by adding the following:

15. The prevention of fires
16. The means and adequacy of exiting from a structure in the event of a fire
17. The regulation and control of open burning
18. The making and amending of such orders as deemed necessary for the safeguarding of life and property

Exception No. 1: The scope of this code for detached one (1) and two (2) family dwellings shall not include (3), (5), (9), (10), and (11).

Section 1.3, entitled Application, is amended by adding the following:

1.3.1.1 The provisions of this code shall be in effect and apply to the City of Greenacres and within any municipality that has entered into an agreement for fire protection services from the City of Greenacres.

1.3.2.4 This code is intended to be used in conjunction with existing laws and nothing in this code shall be construed as rendering other applicable laws invalid.

Section 1.7, entitled Authority, is amended by adding the following:

1.7.7.1 Such unsafe buildings shall be referred to the Building Official for abatement by repair and rehabilitation or by demolition in accordance with the City of Greenacres Building Code.

Section 1.10, entitled Board of Appeals, is hereby deleted in its entirety and replaced with the following:

1.10 Board of Appeals

1.10.1 The Building Board of Adjustments and Appeals as established in the City of Greenacres amendments to latest edition of the Florida Building Code adopted in Section 4-2 of the City Code will consider matters concerning this code and its enforcement, and rule on appeals from decisions of the Authority Having Jurisdiction.

Section 1.12, entitled Permits and Approvals, is amended by adding the following:

1.12.2.2.1 Before a permit may be issued by the Building Department for new construction, demolition, or renovation of an existing structure, a complete set of plans and/or specifications shall be examined by the Fire Marshal, as specified in section 1.14.

Exception: This shall not apply to one (1) and two (2) family dwellings.

Section 1.14, entitled Plan Review, is amended by deleting Subsections 1.14.1 through 1.14.3 and adding the following:

1.14.1 Any owner or authorized agent who desires to construct, modify, rehabilitate, or change the occupancy type of a building or structure, including the installation or modification of fire protection equipment, shall first make application to the Building Department. The Fire Marshal shall examine or cause to be examined all plans for construction, alteration, or remodeling of any structure, except one (1) and two (2) family dwellings.

1.14.2 The Fire Marshal shall have the authority to require shop drawings, construction plans, specifications, computations, or any other documents that may be necessary to provide a thorough review of the proposed work to be done.

1.14.3 All shop drawings and documents submitted with each application shall be reviewed for code compliance. The Fire Marshal may reject said documents for non-compliance until such time as appropriate corrections have been made.

Section 1.15, entitled Technical Assistance, is amended by adding the following subsections:

1.15.2.1 The Fire Marshal may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the requirements of this code. Where the Fire Marshal relies on such affidavit, the architect or engineer shall assume full responsibility for the compliance with all provisions of this code and other pertinent laws or ordinances.

1.15.5 Where provisions of this code do not address specific situations involving protection of life and property from the hazards of fire, smoke, and explosion, compliance with nationally accepted standards of good practice shall be evidence of compliance with the intent of this code.

Section 1.16, entitled Notice of Violations and Penalties, is amended by adding the following:

1.16.1.1 It shall be unlawful for any person to violate this article or provision of the codes adopted in this article. Proof of such unlawful act or failure shall be deemed prima facie evidence that such act is that of the owner or other person in control of the premises. Prosecution or lack thereof, of either the owner, occupant, or the person in charge shall not be deemed to relieve any other person.

1.16.1.2 Violators of this code shall severally be subject to code enforcement proceedings for each and every violation and non-compliance in accordance with City of Greenacres Code chapter 2, article III. The imposition of a penalty for any violation shall not excuse the violation nor shall the violation be permitted to continue. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions. Once notified of the violation of the code

by the Fire Marshal, all such persons shall be required to correct or remedy such violations or defects within ten (10) days, unless a hazard to health and safety exist, then the correction time frame will be determined by the Fire Marshal. If the Fire Marshal determines that an imminent danger exists due to violations of the code, the Fire Marshal may order the temporary prohibition of occupancy and use of any building until such time as the violations have been corrected.

CHAPTER 3

DEFINITIONS

Section 3.3, entitled General Definitions, is amended by adding the following definitions:

3.2.2.1 Authority Having Jurisdiction (AHJ). The AHJ shall be the City of Greenacres Fire Marshal, or designee.

3.3.8.1 Alarm User. An alarm user shall mean that person who is responsible for contracting with a qualified alarm company for the proper maintenance and operation of an alarm system.

3.3.208.5 False Alarm Signal. Shall mean the transmission of a fire alarm signal indicating a fire emergency requiring the immediate response of the Department of Public Safety when a fire emergency does not exist and when no justifiable cause for the alarm could be found by responding personnel.

3.3.257 Fire Wall. A four-hour fire resistive wall which restricts the spread of fire and smoke, with any openings therein protected by a minimum of three hour protection rating, extending continuously from the foundation to or through the roof.

3.3.165.19.1 Multi-family dwelling. Three or more attached residential units.

CHAPTER 10

GENERAL FIRE SAFETY

Section 10.1, entitled Fundamental Requirements, is amended by adding the following:

10.1.6 Overcrowding. The number of occupants of any building or portion thereof shall not be permitted to exceed the maximum allowed or posted capacity, determined in accordance with this code.

Section 10.3, entitled Occupancy, is amended by adding the following:

10.3.1.1 No business tax receipt shall be issued by the City unless applicable provisions of this code are complied with prior to issuance.

10.3.1.2 No newly constructed buildings or portions of buildings that have been newly constructed or undergone significant structural renovation can be furnished or

stocked with materials or inventory prior to all life safety systems being inspected, approved, and functioning or an approved fire watch is provided by the owner/builder.

Section 10.11, entitled Open Fires, Incinerators, and Commercial Fireplaces, is amended by deleting subsections 10.11.1 through 10.11.3 and adding the following:

10.11.1 Open burning of any material within the corporate limits of the City is hereby prohibited except as follows:

- 1) Fires sanctioned by and for the instruction of Department of Public Safety personnel in firefighting methods in accordance with applicable NFPA codes and standards.
- 2) Small fires kindled in barbecue pits, exterior fireplaces, cookout devices or similar outdoor cooking devices for cooking purposes only.
- 3) Fires kindled for the purposes of removal of land clearing debris by the use of an air curtain incinerator system as approved by the Florida Department of Environmental Protection (D.E.P).

10.11.2 Any owner, authorized agent, or contractor proposing to utilize "open burning", as permitted in section 10.11.1(3), must comply with the following procedures:

- 1) Obtain approval from the Palm Beach County Public Health Unit; copy of said approval shall be presented with application to the Fire Marshal's office.
- 2) Make application to the Fire Marshal's office.
- 3) Schedule an inspection of the proposed burn site with the Fire Marshal.

10.11.3 Fees for "open burning" permits and renewals shall be levied in accordance with a schedule established by resolution of the City Council.

Section 10.19, entitled Combustible Materials, is amended by adding the following:

10.19.7.1 The storage of motorcycles, motorized bicycles, mopeds, lawn mowers, or other gasoline powered equipment inside a dwelling unit (except in a garage), or in the enclosed or unenclosed patio areas of any multi-family residential unit is prohibited.

CHAPTER 11

BUILDING SERVICES

Section 11.1, entitled Electrical Fire Safety, is amended by adding the following:

11.1.1.2 When any electrical hazards are identified, they shall be referred to the attention of the City of Greenacres Building Department for abatement in accordance with the City of Greenacres Code requirements.

11.1.1.3 A minimum of thirty (30) inches of clearance shall be provided in front of all electrical control panels.

CHAPTER 12

FEATURES OF FIRE PROTECTION

Chapter 12, entitled Features of Fire Protection, is amended by adding the following:

12.10. Roofs

12.10.1 The use of untreated wood shakes or shingles as a roofing, siding, or decorative material shall be prohibited.

CHAPTER 13

FIRE PROTECTION SYSTEMS

Section 13.3, entitled Automatic Sprinklers, is amended by deleting subsection 13.3.2 in its entirety and replacing it with the following:

13.3.2 Where Required

13.3.2.1 Automatic fire sprinkler systems shall be required to be installed in all structures with a gross floor area of five thousand (5000) square feet or more, regardless of occupancy type or type of construction. Such systems shall be installed in accordance with all pertinent provisions of NFPA codes and standards and shall be required to be monitored by an approved central station, proprietary, or remote station signaling service.

Exception: Residential structures that are exempt from the state requirements for such systems, and those occupancies and structures exempt from this requirement under Florida State Statute 633.022, Uniform Fire safety Standards.

13.3.2.2 Existing structures that do not comply with 13.3.2.1 shall be permitted to continue in use as is, unless one of the following occurs:

- 1) The structure undergoes a partial or total renovation or repair which involves major structural assemblies where the total dollar value of the renovations or repairs exceeds thirty (30) percent of the structure's assessed valuation based on the most current available valuation.
- 2) The Fire Marshal determines that the lack of conformity with this provision presents as imminent danger to occupants.

Section 13.7, entitled Detection, Alarm, and Communication Systems, is amended by deleting subsection 13.7.2 in its entirety and replacing it with the following:

13.7.2 Where Required

13.7.2.1 A fire alarm system shall be required to be installed in all structures with a

gross floor area of two thousand, five hundred (2,500) square feet or more regardless of occupancy type, or type of construction. Such systems shall also be installed in structures with a gross floor area less than two thousand five hundred (2500) square feet when required by NFPA 101, Life Safety Code. Such systems shall be installed per all pertinent provisions of NFPA codes and standards and shall be required to be monitored by an approved central station, proprietary, or remote station signaling service.

Exception (1): Those structures that are completely protected in accordance with the provisions of 13.3.2.1, with the approval of the Fire Marshal.

Exception (2): Those occupancies and structures exempt from this requirement under F.S. 633.022, Uniform Fire safety Standards.

CHAPTER 18

FIRE DEPARTMENT ACCESS AND WATER SUPPLY

Section 18.2, entitled Fire Department Access, is amended by adding the following:

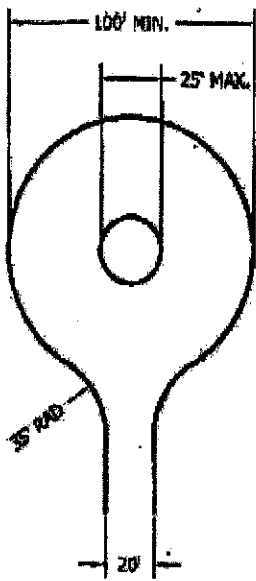
18.2.2.4 When a property within the City is protected by an automatic fire detection and alarm system or a fire sprinkler system, an approved key box shall be installed on the property in a location approved by the Fire Marshal. One and two family dwelling units shall be exempt from this requirement. Such key boxes shall contain the following:

- 1) Keys to all locked points of egress, interior and exterior of such buildings, necessary to gain access to fire prevention and protection equipment and/or controls.
- 2) Keys to locked mechanical and/or equipment rooms.
- 3) Keys to locked electrical rooms.
- 4) Keys to elevator rooms.
- 5) Keys to all other areas as deemed necessary by the Fire Marshal.

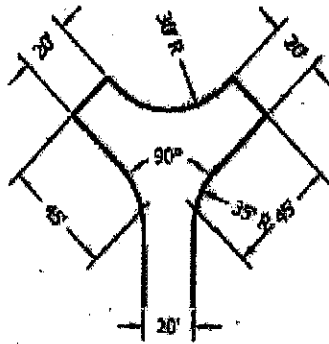
18.2.3.4.4.1 Dead-end access roads in excess of 150 feet in length shall be provided with approved means for the turnaround of fire apparatus as specified in table 18.2.3.4.4.1

**Table 18.2.3.4.4.1
 Dead-end Access Road Turnaround**

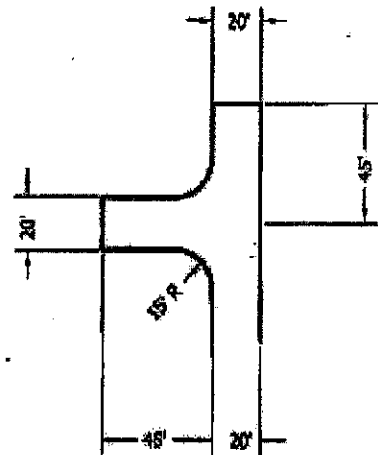
Dead End Length	Number of Dwelling Units Accessed	Width	Turnaround Configuration
0-150'	Any	20'	None
Over 150'	More than 25'	20'	100' Cul-De-Sac
Over 150'	Less than 25'	20'	90' Wye, or 45' Shunt



100' CUL DE SAC



90° WYE



45° SHUNT

Subsection 18.2.3.5.3 is deleted and replaced with the following:

18.2.3.5.3 The designation and maintenance of fire lanes on private property shall be accomplished by the owner and/or the property representative. Methods of identification shall be approved by the Fire Marshal, in which the following guidelines will be observed:

- 1) Fire lanes shall be identified with "NO PARKING – FIRE LANE" signs and pavement markings.
- 2) A maximum distance of 50' alternating between signs and pavement markings shall be required along the entire length of the fire lane.
- 3) Signs shall have red lettering, not less than 2" or more than 3" in height, on a white background. Each sign shall be 12" wide by 18" in height, and shall comply with the Department of Transportation Manual on Uniform Traffic Control Devices.
- 4) Pavement markings shall be painted in yellow with minimum letter sizes of 24" high, using a 4" wide brush stroke.

18.2.3.5.4 Portions of the fire lane may coexist with loading zones. Each loading zone shall not exceed 25' in length nor shall the combined loading zone footage exceed 20 percent of the building footage. Multiple loading zones shall be located no closer than 75' apart.

18.2.3.5.4.1 A maximum 15-minute time limit will be imposed on unattended or inactive vehicles in a loading zone, as described in 18.2.3.5.4 above. Time limit signs shall be posted accordingly.

Section 18.3, entitled Water Supplies and Fire Hydrants, is amended by deleting subsection 18.3.3 and replacing it with the following:

18.3.3 The location and number of fire hydrants shall be approved by the Fire Marshal.

18.3.3.1 The distance between hydrants shall not exceed three hundred (300) feet or as determined by the Fire Marshal. Hydrants shall be within three hundred (300) feet of the most remote portion of the building. Spacing shall be measured along the actual route fire apparatus will travel.

18.3.3.2 Unobstructed access to fire hydrants to accommodate fire fighting apparatus shall be maintained at all times. It shall be a violation of this code for any person to keep or place any fence, growth, trash, or other obstruction within five (5) feet (in any direction) of any hydrant.

18.3.3.3 Fire flow requirements shall be approved by the Fire Marshal.