

Chapter 30 - EMERGENCY SERVICES

ARTICLE I. - IN GENERAL

ARTICLE II. - ALARM SYSTEMS^[1]

Sec. 30-36. Alarm permit required.

- (a) It shall be unlawful, with the exception of a single-family residence, for any person or entity to install or maintain an alarm in operational order unless that person or entity first obtains an alarm registration from the city's business services division.
- (b) In addition to satisfactory completion of the application required in section 30-37, an alarm permit for an installation at a non-single-family residential location may be issued to an applicant only if it is demonstrated that the alarm is installed by an alarm business under current alarm code standards, and only if the installation of equipment which is approved by UL (Underwriters Laboratories), FM (Factory Mutual), or an approved testing laboratory for its intended usage.
- (c) Alarm registrations must be renewed each year and shall be in effect from October 1 to September 30 of the next year.

(Ord. No. 27, 2009, § 1, 9-24-2009)

Chapter 38 FIRE PREVENTION AND PROTECTION¹

ARTICLE III. CITY OF PALM BEACH GARDENS FIRE CODE²

Sec. 38-86. Purpose and intent.

- (a) The purpose of this article is to provide for the prevention of fire and explosion through the regulation of conditions which cause fire or explosion and panic of persons resulting therefrom.
- (b) It is the intent of this article to identify, adopt and use as minimum standards specific standards in effect on a state-wide basis, together with standards adopted by the city.

Sec. 38-87. Codes and standards adopted.

- (a) In accordance with F.S. §§ 633.0215 and 633.025, the Florida Fire Prevention Code adopted by the State Fire Marshall, as may be amended, including NFPA 1 Fire Prevention Code, NFPA 101 Life Safety Code and the National Fire Protection Association, NFPA 1, Uniform Fire Code, Annexes H & I, is hereby incorporated by reference and adopted as the fire prevention and life safety code for the City of Palm Beach Gardens. The Florida Fire Prevention Code, as amended by local amendments, may be hereinafter referred to as "this Code" or the "Fire Prevention Code." The local amendments to this Code are set forth in sections 38-89 and 38-91 of this article.
- (b) Not less than three (3) copies of the current edition of the Florida Fire Prevention Code specifically referenced above shall be on file at the office of the Fire Rescue Department. The provisions of this Code shall be controlling within the City of Palm Beach Gardens, save and except those portions such as are hereinafter deleted, modified, or amended by other sections of this article.

(Ord. No. 12-2002, § 2, 4-4-02; Ord. No. 17, 2009, § 1, 5-21-09)

Sec. 38-88. Alternatives to code requirements; appeals to fire code board of adjustment.

- (a) Whenever this Code requires a particular system, condition, arrangement, material, equipment or any other particular provision, the fire marshal may accept alternatives provided that such alternatives shall afford a substantially equivalent level of safety.
- (b) Each application for an alternative shall be filed with the fire marshal and shall be accompanied by such evidence, letters, statements, results or tests or other supporting information as may be required to justify the request. All applications shall bear the seal of the architect and/or engineer of record for the project. The fire marshal shall keep a record of any final decision on such applications and a signed copy thereof shall be furnished to the applicant. The decision of the fire marshal may be appealed to the Fire Code Board of Adjustments and Appeals.
- (c) There shall be established a board to be called the Fire Code Board of Adjustment and Appeals. The members of the planning, zoning, and appeals board shall sit as the Fire Code Board of Adjustment and Appeals. The board may establish its own rules and regulations and a simple majority shall constitute a quorum.
 - (1) A notice of appeal to the Fire Code Board of Adjustment and Appeals shall be filed within 30 days after the decision is rendered by the fire marshal. Appeals regarding local amendments to the Florida Fire

Prevention Code or the application of this Code to existing buildings shall be pursuant to F.S. § 633.025, as amended.

- (2) The board shall have the power to hear appeals of decisions and interpretations of the fire marshal and to consider alternatives to this Code.
- (3) The board shall consider and base its decisions on whether the alternatives or interpretations being appealed provide for:
 - a. Special situations arising from historic, geographic or unusual conditions; or
 - b. If the alternative requirements result in a level of protection to life, safety or property equal to or greater than the applicable minimum fire safety standards.
- (4) The decision of the board shall be rendered at the hearing and should include the reasons for such decision. Such decision shall be final, but subject to such remedy as may be available at law or in equity. All appeals must be exercised within six months of the order of the board or they shall be automatically be deemed null and void. One six-month extension may be granted by the board if a written request for same has been submitted to the city in writing prior to the expiration of the six-month period.

(Ord. No. 12-2002, § 2, 4-4-02; Ord. No. 17-2004, § 5, 6-3-04)

Sec. 38-89. Sprinklers.

- (a) A complete approved automatic sprinkler system shall be installed in all building structures with the following occupational usages as defined in the Florida Building Code, with the following provisions governing:
 - (1) Places of assembly, seating capacity of 250 or more persons, or over one story in height.
 - (2) Places of worship, seating capacity of 475 or more persons, or over one story in height; a balcony with a capacity of 75 or more persons shall be considered a second floor.
 - (3) Office buildings, three or more stories or over 30 feet in height or over 10,000 square feet per floor.
 - (4) Educational, in accordance with the Fire Prevention Code.
 - (5) Institutional, entire structure provided that certain areas of the structure may be exempted or alternative systems may be substituted in accordance with section 38-88 of this article.
 - (6) Penal, automatic system in administrative areas and manual system in custodial areas.

- (7) Mercantile, 7,500 square feet or more.
 - (8) Residential, hotels and motels, entire structure except for one-story structure with one exit to the outside per room.
 - (9) Residential, apartment (nontransient) including condominiums which are three stories or more in height or over 30 feet in height.
 - (10) Residential, single-family dwellings with over 4,999 square feet of living space (i.e., space under air). This requirement applies to new construction only.
 - (11) Storage, over 7,500 square feet or over 12 feet in height.
 - (12) Mini storage, entire structure.
 - (13) Marina, inside boat storage, entire structure.
 - (14) Underground parking, entire structure.
 - (15) Combined occupancies, the most stringent requirements shall apply.
- (b) Any building in excess of 7,500 square feet not enumerated above, which will be used by members of the public or by private membership.
- (c) All fire alarm systems shall have protective signaling supervision and shall conform to all applicable codes. Supervision shall include, but not be limited to, sprinkler flow, valve tamper, system trouble, pull station activation, and smoke detection. The system shall be electronically connected through an approved central station facility. Exception: Alarm systems which are activated only by manual pull stations need not have central station monitoring.

(Ord. No. 12-2002, § 2, 4-4-02; Ord. No. 17, 2009, § 1, 5-21-09; Ord. No. 17, 2023, § 2, 9-19-23)

Editor's note(s)—Ord. No. 17, 2009, § 1, adopted May 21, 2009, repealed former § 38-89, and renumbered §§ 38-90—38-92 as §§ 38-89—38-91 as set out herein. The former § 38-89 pertained to water service for fire protection; fire hydrants. See the Code Comparative Table for complete derivation.

Sec. 38-91. Approval required for construction plans, fire suppression and detection systems.

- (a) All construction plans relating to this article and all fire suppression systems, smoke detection, floor plans (for life safety requirements), fire alarm systems, and the like, or any alterations or remodeling of any new or existing building where the above systems are affected, shall be submitted to the fire marshal for approval,

and if the plans comply with the provisions of this Code, same shall be approved. If the plans are not approved, applicant shall be advised of the reason for the rejection. A copy of construction plans shall be delivered by the building department to the fire marshal at least five days prior to issuance of a building permit, and the fire marshal shall have three days to approve or not approve as set forth above. The fire marshal shall inspect all new structures prior to occupancy to ensure that the provisions of this Code have been met, and the fire marshal shall submit his or her findings to the building official.

- (b) The fire marshal shall conduct a fire safety inspection of all commercial premises operating within the city, excluding home occupations, on at least an annual basis.

(Ord. No. 12-2002, § 2, 4-4-02; Ord. No. 17, 2009, § 1, 5-21-09)

Sec. 38-92. Reporting requirements.

All fire alarm, fire sprinkler, and fixed and portable fire protection system and equipment inspection, testing, maintenance, and repair reports shall be electronically submitted to the fire-rescue department through a web-based software system approved by the city.

(Ord. No. 17, 2023, § 3, 9-19-23)

Chapter 86 BUILDINGS AND BUILDING REGULATIONS

Section 105 Permits.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department for that purpose. Permit application forms shall be in the format prescribed by a local administrative board, if applicable, and must comply with the requirements of Sections 713.135(5) and (6), Florida Statutes. Each application shall be inscribed with the date of application, and the code in effect as of that date. For a building permit for which an application is submitted prior to the effective date of the Florida Building Code, the state minimum building code in effect in the permitting jurisdiction on the date of the application governs the permitted work for the life of the permit and any extension granted to the permit.

- 2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. A Contractor I, Contractor II or Contractor IV, certified under Section 633.521, Florida Statutes, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the

relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.

3. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than \$5,000.

Subdivision VII. Potable Water Supply

Sec. 78-541. General requirements.

(a) *Potable water.*

- (1) Public water supply not available. When a public water supply main is not accessible to a subdivision, the responsible party shall take necessary action to extend the main or create a private entity for the purpose of providing a water supply system capable of providing for domestic water supply use and fire protection. Extension of the main and connection to the public water system shall be required consistent with standards of the Palm Beach County Health Department or Seacoast Utilities Authority, as may be applicable.
- (2) Public water supply available. When a public water supply main is accessible, the applicant shall install adequate water supply facilities, including fire hydrants, subject to the specifications of Seacoast Utilities and the Palm Beach County Health Department.

(b) *Extensions.* Water supply main extensions shall be consistent with the extension policy of Seacoast Utilities Authority.

(c) *Location of improvements.* The location of all fire hydrants and all water supply improvements shall be shown on the utilities construction plans.

(d) *Cost of installation.* The cost of installing fire hydrants and water supply improvements shall be borne by the responsible party. The estimated costs of installation shall be included in the surety to be furnished by the responsible party.

(Ord. No. 17-2000, § 274, 7-20-00)

Sec. 78-543. Fire protection water supply.

(a) *Fire protection water supply.* The water supply system of the subdivision shall be designed and constructed to satisfy both the domestic potable requirements and the fire protection requirements in effect at the time of subdivision plan or plat review.

(b) *Residential fire hydrants.*

- (1) Connections. Hydrants located within single-family and duplex or two-family residential subdivisions shall be connected to water mains at least eight inches in diameter. Connection to dead-end stubs may be acceptable, providing the required fire flow can be achieved.
- (2) Spacing. In no case shall residential hydrant spacing exceed 500 feet, measured along the roadway. Buildings intended for occupancy shall not be located more than 250 feet in distance from the nearest hydrant.

(c) *Nonresidential and multifamily residential requirements.*

- (1) Connections. The hydrant shall connect to water mains of adequate size, as determined by the city engineer, to meet the design flow demand.
- (2) Spacing. Hydrants located in commercial, multifamily, industrial, or other nonresidential areas shall be spaced no further than 300 feet apart as measured along the roadway.

(Ord. No. 17-2000, § 276, 7-20-00)