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**ORDINANCE 2020-03 APPROVED BY RESOLUTION 2020-03**

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**MANATEE COUNTY, FLORIDA**

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**2021 FIRE PREVENTION CODE FOR THE  
TRAILER ESTATES FIRE CONTROL DISTRICT**

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**ADOPTED:  
October 8, 2020 First Reading  
November 12, 2020 Second Reading**

**WHEREAS**, the Board of Fire Commissioners seeks to adopt by Resolution Ordinance 2020-03 "2021 Fire Prevention Code for Trailer Estates Fire Control District" as the rules and regulations for fire safety within the Trailer Estates Fire Control District and repeal all prior versions of a fire prevention code that may have been previously adopted by prior Fire Commissioners; and,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Fire Commissioners of the Trailer Estates Fire Control District of Manatee County, Florida, that:

1. The above recitals are true and correct and are hereby incorporated fully herein.
2. The "2021 Fire Prevention Code for Trailer Estates Fire Control District", attached hereto as Exhibit 1, is hereby adopted as rules and regulations for the Trailer Estates Fire Control District.
3. Resolution 2020-03: Ordinance 2020-03 – "2021 Fire Prevention Code for Trailer Estates Fire Control District" shall be recorded with the Manatee County Clerk of Court.
4. All prior ordinances in conflict with Ordinance 2020-03 – "2021 Fire Prevention Code for Trailer Estates Fire Control District", including by not limited to Ordinance 2017-01, are hereby repealed.
5. In the event any part of Ordinance 2020-03 – "2021 Fire Prevention Code for Trailer Estates Fire Control District" is invalidated or deemed unconstitutional, such determination shall not affect the validity of the remainder of this Ordinance.
6. Ordinance 2020-03 – "2021 Fire Prevention Code for Trailer Estates Fire Control District" shall take effect January 2, 2021.

**DULY ADOPTED** on the first reading and public hearing on the 8<sup>th</sup> day of October, 2020.

**DULY ADOPTED** on the second reading and public hearing on the 12<sup>th</sup> day of November, 2020.

**TRAILER ESTATES FIRE CONTROL DISTRICT  
BOARD OF FIRE COMMISSIONERS**

  
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Nancy McMill, Chairman

**ATTEST:**

  
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Lori Dalton, Secretary

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**4.1.4 NFPA.** The National Fire Protection Association as referenced in the Florida Building Code. NFPA Standards or NFPA Codes # shall mean the referenced code or standard as compiled and published by the National Fire Protection Association.

**4.1.5 National Fire Code.** The compilation of the National Fire Protection Association codes, standards, guides, recommended practices and manuals published by the National Fire Protection Association and as adopted by Southern Manatee Fire Rescue District.

**4.1.6 Path of Egress.** A path of travel from any point within a building, including but not limited to, the exit access, exit and exit discharge as delineated on the life safety plan and/or as determined by the AHJ.

**4.1.7 Story.** That portion of a building located between the upper surface of a floor and the upper surface of the floor or roof next above. A parking area beneath a building is considered a story.

**4.1.8 Substantially Altered.** A structural alteration increasing the square footage of an existing building by 50% or more, or increasing the square footage of an existing building such that the square footage of the entire building exceeds the table limits of Table 1 shall be considered a substantial alteration. Any substantial structural alteration in, or addition to, the supporting or structural members of a building, such as bearing walls, bearing columns, bearing beams, or bearing girders, or elimination, moving, or construction of new partitions within 50% or more of the square footage of an existing building, may be considered a substantial alteration. Substantial alterations shall not include inter-alia, repairs to roofs or walls, interior or exterior painting or redecoration, air conditioning or heating systems repairs or replacement, modernization of kitchens or bathrooms, gas, water, sewer and electrical systems.

## **Section 5: Recognition**

**5.1 Florida Fire Prevention Code (FFPC).** This Code recognizes the Florida Fire Prevention Code as adopted by the State of Florida pursuant to Section 633.202 FS, as amended from time to time. The same is hereby adopted and incorporated as fully as if set out at length herein. Not less than one copy of the adopted issue of NFPA 1, Florida Fire Prevention Code of the National Fire Protection Association and the adopted standards and code of the National Fire Codes shall be filed in the office of Southern Manatee Fire Rescue District and the provisions thereof shall be controlling within the limits of the District. Whenever the Florida Fire Prevention Code as referenced herein and this Fire Prevention Code address an identical issue, the more stringent fire protection provisions shall apply unless otherwise prohibited by applicable Florida law.

**5.2 Florida Building Code (FBC).** The Code recognizes and references the Florida Building Code as identified in Section 5.1.3 of this Code. Whenever the Florida Building Code as referenced herein, and this Fire Prevention Code addresses an identical issue, the more stringent fire protection provisions shall apply unless otherwise prohibited by applicable Florida law.

**5.3 Manatee County Land Development Code (LDC).** This Code recognizes and references the Manatee County Land Development Code, as adopted and amended, by the Manatee County Board of Commissioners. Whenever the Manatee County Land Development Code and this Code address an identical issue, the more stringent fire protection provisions shall apply unless otherwise prohibited by applicable Florida law.

**5.4 Manatee County Utilities Standards.** The Code recognizes and references the Manatee County Utilities Standards, as adopted and amended by the Manatee County Board of Commissioners. Whenever the Manatee County Utilities Standards and this Code address an



## **ADMINISTRATION**

### **Section 7: Authority**

**7.1** This Code shall be administered and enforced by the Fire Official designated by the governing authority of this jurisdiction as having this responsibility. They shall meet those qualifications as may be set forth by the jurisdiction as being necessary to effectively administer this Code.

**7.2** This act shall be deemed an exercise of the enforcement power of Southern Manatee Fire Rescue District for the preservation and protection of the public health, peace, safety and welfare, and all provisions of the Southern Manatee Fire Rescue District Code shall be liberally construed for that purpose.

## **FIRE PREVENTION REGULATIONS**

### **Section 8: Unnecessary/False Alarms**

**8.1** The purpose of this section shall be to regulate and control the malfunctioning, negligence, or unintentional act resulting in the unnecessary response of emergency vehicles. In the case of unnecessary/false alarms, the AHJ shall cause an investigation to be made and keep a record of the number of unnecessary/false alarms on file.

**8.1.1** For the purpose of this Section, the definition of "twelve month period" shall mean the twelve months immediately prior to the most recent fire alarm activation this department responded to which has been determined to be a nuisance or false alarm.

**8.2** Persons owning, managing or otherwise being in charge of the premises shall be responsible for regulating and controlling the use and maintenance of an automatic fire alarm system for those premises. The transmission of an excessive number of unnecessary/false alarms, as defined herein as the result of malfunctions, negligence or unintentional acts resulting in the unnecessary response of emergency vehicles shall constitute a violation of this Code. The owner, manager, or person in charge shall, after the performance of an investigation by the AHJ as to the causes for each such unnecessary/false alarm, be responsible for such violation and may be assessed a service fee pursuant to this section. An excessive number of unnecessary/false alarms for any premises within the District is defined as four (4) or more such unnecessary/false alarms within any given twelve (12) month period.

**8.2.1** For the first (1) through third (3) unnecessary/false alarms, inclusive, as set forth in Section 8 of this Code, occurring in any given twelve (12) month period, a warning shall be issued in writing.

**8.2.2** For the fourth (4) and fifth (5) unnecessary/false alarms in the same twelve (12) month period, a fee of \$100.00 shall be assessed.

**8.2.3** For the sixth (6) and seventh (7) unnecessary/false alarms in the same twelve (12) month period, a fee of \$250.00 shall be assessed.

**8.2.4** All unnecessary/false alarms in excess of seven (7) in the same twelve (12) month period shall be assessed a fee of \$500.00 for each alarm.

**9.2.5** In the event the gate becomes non-operational, the gate(s) shall be secured in the fully opened position until such time as the minimum requirements as outline above have been restored to a fully operational condition.

**9.2.6** Upon initial acceptance of the automatic gate(s), fire department personnel shall mark the entry gate(s) with reflective tape markings. These markings shall be maintained by the property owner or management.

**9.2.7** Where any vehicle access gate is installed expressly for emergency access, the gate shall be set back from the roadway a distance sufficient to allow emergency vehicles using said gate to be fully off the roadway while opening a manual gate or allowing an automatic gate to open.

**9.2.8** No automatic vehicle access gate or cross bar used for entry control shall be placed in service until such time as the operating features have been inspected, tested and approved by this District.

**9.3** Penalty. Section 16.

### **Section 10: Key Box / Lock Systems**

**10.1** Where a structure is equipped with a fire alarm system, sprinkler or standpipe system, or when required by the AHJ, an approved key box shall be required. The tumbler shall match the fire department key. The location of the key box shall be approved by the Bureau. Keys shall be provided to gain access to fire alarm panels, electrical room, sprinkler room, and any other area to which this department may require access. Where required, keys and locks shall be "mastered". Applications for the key box may be obtained from the District.

**10.1.1** Installation height of the key box shall be a maximum of six (6) feet above finished grade or as approved by the AHJ.

**10.1.2** New buildings requiring a key box shall have a recessed style box installed, unless otherwise approved by the AHJ.

**10.2** In the event manual vehicle gates are installed which would impede access to a building, or complex of buildings, the gate shall meet the minimum requirements for access and clearances as specified in Section 11.2.2 of this Code.

**10.2.1** If determined by the AHJ that any installed gate would impede the access to a building, complex or a fire hydrant, the owner, occupant or property management shall supply an approved lock box or pad lock keyed to the Fire District in which it is installed in order to facilitate access to the building, complex or hydrant.

**10.2.2** Penalty, see Section 16.

### **Section 11: Storage and/or Use of Appliances Prohibited**

**11.1** No person shall place or maintain gas or propane cylinders on porches, breezeways or balconies or attached garages in multi-unit, multi-story buildings.

**11.2** No person shall store or use any charcoal, gas or wood fired heaters, grills, barbecues, or any other cooking appliance on porches, balconies, or breezeway of any multi-unit, multi-story buildings.

**11.3** No person shall store or use any other heat producing device or appliance which is determined by the AHJ to be unsafe due to its application or use.

**11.4** Penalty, See Section 16.

**13.5.2** The AHJ shall be notified by the building/property owner, occupant, the impairment coordinator or the licensed contractor conducting the work which will cause the scheduled impairment, no less than three (3) business days prior to the scheduled impairment. This will allow the building owner, agent, contractor or other responsible parties to notify the AHJ of all arrangements to ensure life safety is upheld.

### **13.6 Standpipes and/or Hose Connections**

**13.6.1** Standpipes and/or hose connections shall be required for building three (3) or more stories in height.

**13.6.2** Locations for standpipes and/or hose connections shall be required at each level and shall be approved by the AHJ.

**13.6.3** Hose connections shall be a 2½ inch connections with a 2½ inch to 1½ inch reducer.

**13.6.4** Installations shall be in compliance with NFPA 14.

**13.6.5** The AHJ may waive this requirement when firefighting access can be accomplished with pre-connected hose to remote locations from firefighting apparatus.

**13.6.5.1** Any such waiver as outlined in 13.6.5 shall be in writing from the AHJ and shall be acquired prior to initiation of any construction.

### **Section 14: Cease and Desist Order or Stop Work Order**

**14.1** Whenever the violation of any provision of this Code presents an immediate danger to life, safety or property or when any new construction or existing building is occupied in whole or in part in violation of the provisions of this Code, or when any fire, explosion or other such disaster occurs and presents an immediate danger to life or property, the AHJ shall immediately post, or cause to be posted a Cease and Desist Order, Stop Work Order or other approved signage or documentation on the premises and shall suspend any and all use of the building, marine vessel, structure, or premises until such time that the danger to life or property has been removed or correction of the violation has been made.

**14.2** If it is determined by the AHJ that a violation specified in this subsection exists, the AHJ or their designee may issue and deliver the person committing the violation an order to cease and desist from such violation, to correct any hazardous condition, to preclude occupancy of the affected building or structure, or to vacate the premises of the affected building or structure. Such violations are:

- (1) Except as set forth in paragraph 14.2(2), a violation of any provision of this section, of any rule adopted pursuant thereto, of any applicable Uniform Fire Safety standard adopted pursuant to Florida Law, which is not adequately addressed by an alternative requirement adopted on a local level.
- (2) A substantial violation of an applicable minimum Fire Safety standard adopted pursuant to Florida Law, which is not reasonably addressed by any alternative requirement imposed at the local level, or an unreasonable interpretation of any applicable minimum fire safety standard, and which violation or interpretation clearly constitutes a danger to life, safety, or property.
- (3) A building or structure which is in a dilapidated condition and as a result thereof creates a danger to life, safety or property.



All formal rules and regulations or parts thereof conflicting or inconsistent with the provisions of these rules and regulations or of the Code hereby adopted are hereby repealed.

### **Section 19: Board of Appeals**

Whenever any person, firm or corporation is of the opinion that they have been aggrieved, pursuant to Chapter 69A-60, Florida Fire Prevention Code, they may seek relief from such decision(s) as interpreted by the Fire Marshal from the Manatee County Fire Prevention Code Board of Appeals.

### **Section 20: Rural Water Supply**

**20.1** In all developments, the adequacy of fire protection services, water capacity, hydrant locations, fire lanes and maneuvering area are subject to the approval of the Fire Marshal with the requirements set forth herein determined as a minimum provision.

**20.2** All dry hydrants shall be installed in accordance with the requirements of NFPA 1142 as referenced in the FFPC.

**20.3** Dry hydrants shall be installed in all new developments which meet any of the following criteria:

- (1) All developments which cannot have the water distribution system extended.
- (2) Any property either commercial or residential buildings as determined by the AHJ.
- (3) When, in the opinion of the AHJ, access to or distance from other dry hydrants would hamper or impair firefighting operations.

**20.4 Approved Fire Hydrant:** An approved fire hydrant under this section shall mean a fire hydrant connected to an approved rural static water supply. Dry hydrants shall meet the construction requirements of NFPA 1142 and shall meet the performance standards established therein. In addition, exposed piping shall be made of iron and painted red. Dry hydrant connections shall have one (1) 4 ½ inch hose connection. All hydrant installations shall be approved by the District as pertaining to the availability of water capacity, volume and reliability of water service.

**20.5** Rural water supplies shall meet or exceed the requirements of NFPA 1142.

- (1) Such supplies shall be engineered and certified by a licensed engineer. For private water supply a written water use agreement shall be entered with the District to use of such supply both on and off premises.
- (2) Cisterns or ground storage vessels shall have a capacity as determined by NFPA 1142. Such vessels shall have the capability to be refilled or topped off automatically at a rate of not less than 50 gallons per minute from a reliable water supply. Dry hydrants for cisterns shall be painted orange and the capacity of the tank stenciled on the barrel in black to indicate a limited water supply.

**20.6 Other Water Supplies.** Those water supplies approved for use with a fire protection system and standard fire hydrants are as follows:



Mercantile	10,000 square feet or more or 2 stories or more, or as required by the FBC.	Manual pull stations at required exits; Flow switch; area type smoke detection in all spaces where commodity may be stored over 12 feet above finish floor level, as determined by the AHJ, or as required by the FBC.	As outlined in NFPA 101**
Business	15,000 square feet or more or 2 stories and 10,000 square feet or more, or as required by the FBC.	Manual pull stations at required exits; Flow switch, or as required by the FBC.	As outlined in NFPA 101**
Industrial	10,000 square feet or more or 2 stories or more, or as required by the FBC.	Manual pull stations at required exits; Flow Switch and/or suppression systems; area type smoke detection in all area of air conditioned controlled space, or as required by the FBC.	As outlined in NFPA 101**
Storage	10,000 square feet or more or 2 stories or more, or as required by the FBC.	Manual pull stations at required exits; Flow switch, or as required by the FBC.	As outlined in NFPA 101**
High Hazard/Special	All buildings regardless of size	As required by the AHJ	As required by the AHJ

\*Section 903 of the Florida Building Code may also apply

\*\* Per currently adopted edition of the Florida Fire Prevention Code (FFPC).