

ORDINANCE NO. 03-40

**AN ORDINANCE AMENDING THE MUNICIPAL CODE TO
REQUIRE THAT CERTAIN COMMERCIAL STRUCTURES AND
MULTI-FAMILY RESIDENTIAL STRUCTURES HAVE
SPRINKLER SYSTEMS INSTALLED**

WHEREAS, it is proven technology that automatic fire sprinkler systems reduce the loss of life and property from fire, and are therefore reasonably necessary to protect the Public Health, Safety and Welfare; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, that the Municipal Code is hereby amended as follows;

That Title 7, Chapter 2, Section 205, is hereby amended to add Subsection (b) as follows;

(b) Automatic Fire Sprinkler System.

- (1.) An automatic Fire Sprinkler System shall be installed throughout all new or remodeled buildings under the following conditions:
- (2.) A. All multi-family residential structures and all residential structures having a zero foot (0') building setback line.
B. All commercial buildings of 10,000 gross square feet or larger.
- (3.) Automatic Fire Sprinkler Systems required by this code shall be designed and installed in accordance with the scope and purpose of the latest edition of the following standards as published by the National Fire Protection Association.
A. NFPA 13, Standard for the Installation of Sprinkler Systems.
B. NFPA 13R Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and including four (4) stories in height.
- (4.) In existing buildings which are substantially remodeled, or rehabilitated, an automatic fire sprinkler system shall be required if the subsequent building meets any of the conditions for new

buildings in subsection (1) of this ordinance. “Substantially remodeled, or rehabilitated” means any structural alteration or restoration of a building for which cost or value exceeds fifty (50) percent of the current replacement cost of the particular building, or where more than fifty (50) percent of the gross square footage has been structurally altered, such building shall conform to the requirements for new buildings.

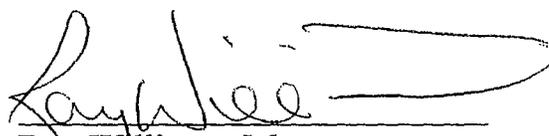
- (5.) Any addition to an existing commercial building, which brings the area to 10,000 gross square feet, or more, shall cause the entire building to conform to the requirements for new buildings, or otherwise the addition shall be separated from the existing building by a four (4) hour fire wall with opening protectives in accordance with the Standard Building Code.
- (6.) Where automatic fire sprinkler systems are determined to increase the hazard to the property or occupants to be protected, other automatic fire extinguishing systems appropriate for the hazard shall be designed, installed, tested, inspected, and maintained in accordance with the National Fire Protection standards.
- (7.) An automatic fire sprinkler system or automatic fire extinguishing system provided as a requirement of this code, or otherwise installed shall be supervised in accordance with the Standard Fire Prevention Code, Standard Building Code, and NFPA 101, Life Safety Code. Automatic fire sprinkler systems shall be equipped with an audible alarm located on the address side of the building exterior as approved by the Fire Chief.
- (8.) Every new fire department connection for an automatic sprinkler system shall be located on the address side of the building not more than one hundred (100) feet from the fire hydrant riser connected to an approved water supply. Fire department connections shall be provided with a locking cap or caps of type approved by the Fire Chief.
- (9.) Occupancies shall be classified in accordance with Chapter 3 of the Standard Building Code, 1997 edition.

(10.) Where these requirements conflict with the Standard Building Code, Standard Fire Prevention Code, NFPA 101, Life Safety Code, or any state, or federal requirement, the more stringent requirement shall apply. (2002 Code S0-000)

BE IT FURTHER RESOLVED, that any ordinance or parts of ordinances in conflict herewith are hereby changed or repealed whatever the case may be.

This Ordinance shall take effect from and after its adoption, the public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 20th day of January, 2004.


Ray Williams, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


M. Andrew Hoover, City Attorney