

ORDINANCE 2005-21

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY MAYOR AND CITY COUNCIL OF OCEAN CITY THAT CHAPTER 34, ENTITLED FIRE PREVENTION AND PROTECTION, OF THE CODE OF THE TOWN OF OCEAN CITY, MARYLAND BE, AND THE SAME IS HEREBY, AMENDED BY REPEALING AND REENACTING WITH AMENDMENT SUBSECTION 34-43(c) AND BY ADDING SUBSECTIONS 34-46(g) AND (h), AS FOLLOWS:

Sec. 34-43. Regulations; permits and fees.

(c ) All structures exceeding 50 feet in height measured from the lowest point of Fire Department access to the floor of the highest occupiable floor for which approved application was or is hereafter made subsequent July 1, 1973, except as amended by section 34-46(g) and (h), shall contain the fire prevention measures or systems, equipment and devices hereinafter required by this subsection.

Sec. 34-46. Multifamily dwelling units.

(g) All existing structures exceeding 75 feet in height measured from the lowest point of Fire Department access to the floor of the highest occupiable floor shall meet the following requirements:

(1) All piping for the fire department connections serving the building fire protection systems shall be interconnected with all building fire sprinkler and/or standpipe systems.

(2) Shall be subject to regular fire and life safety inspections by the authority having jurisdiction completed at a minimum every 48 months.

(3) Other than those buildings meeting the requirements of Section 34-46(h), shall be protected throughout by an approved, supervised automatic fire sprinkler system installed in accordance with NFPA 13.

a. Each building owner or condominium association shall, within 180 days of receiving notice, file an intent to comply with this regulation with the Fire Marshal for approval. The Fire Marshal shall review and respond to the intent to comply submittal within 60 days of receipt.

b. Within 36 months from receiving notice, the owner or condominium association shall submit working plans for approval to the Fire Marshal before any equipment is installed or altered. Working plans shall be drawn to an indicated scale, on sheets of uniform size, with a plan of each floor, and shall show those items outlined in NFPA 13 that pertain to the design of the system.

c. Within five years from receiving notice, the owner or condominium association shall have a set of working plans approved by the Fire Marshal.

d. Within 10 years from receiving notice, the owner or condominium association shall have at least twenty-five percent of the gross square footage of the building or structure equipped by and protected by an approved, supervised automatic fire sprinkler system.

e. The entire building or structure shall be equipped with and protected by an approved, supervised automatic fire sprinkler system within 12 years of receiving notice.

(4) Current levels of fire protection systems shall be maintained throughout the entire building unless removal is approved by the fire Marshall.

(h) All existing structures exceeding 75 feet in height measured from the lowest point of Fire Department access to the floor of the highest occupiable floor will not be required to provide an approved, supervised automatic sprinkler system throughout, provided the building or structure is in compliance with the following requirements:

(1) Where every dwelling has exterior exit access, or buildings having an approved engineered life safety system developed in accordance with 31.3.5.10.2 of NFPA 101, 2003 ed. By an approved Maryland registered fire protection engineer who is experienced in fire and life safety systems design.

(2) Approved automatic heat detection shall be installed in each dwelling unit in accordance with NFPA 72. When activated, the heat detector shall cause an alarm for the building fire alarm and shall also initiate an approved alarm to indicate the location of the activated heat sensor.

(3) Generated standby power shall be provided, installed in accordance with NFPA 70, National Electrical Code and NFPA 110 Standard of Emergency and Standby Power Systems, capable of the following requirements:

a. Provided with a fuel capacity to operate for a minimum of eight (8) hours, under full load without refueling.

b. Transfer power within 10 seconds.

c. The standby power shall be connected to and have a capacity and rating sufficient to simultaneously supply a building's, emergency lighting, exit lighting, not less than one elevator serving all floors, fire alarm system and any smoke control system.

d. New standby power systems shall be connected to and have a capacity and rating sufficient to supply the building's electrical fire pump.

(4) An approved fire alarm system shall be installed in accordance with NFPA 72 and include the following criteria:

a. Emergency voice/alarm evacuation, and

b. Provides direct and automatic notification of fire alarm activation to the emergency services dispatch center, and connected to an approved central station service unless the property is provided with continuous properly trained on-site security, or management and the fire alarm control panel are in a constantly attended location or checked at least once every hour by properly trained on-site personnel. Off-normal condition shall be reported immediately and repaired as necessary, or

c. Connection to an approved central station service.

(5) The building shall be equipped with an approved firefighter phone communications system or an approved radio repeater system, which enhances the fire departments communications system. This requirement shall not apply where the fire department radio system is approved as an equivalent system.

(6) The building shall be protected throughout by an approved Class I manual dry standpipe system in accordance with NFPA 14.

(7) Approved automatic smoke detection sensors, which are powered by the building's electrical system with battery back-up, shall be installed in all sleeping areas and living areas of all dwellings. The installation of the automatic smoke detection sensors shall be in accordance with NFPA 72.

a. Automatic smoke detection sensors, when activated, shall sound a clearly audible alarm within the unit, in which the sensor is located, and cause all other smoke sensors within that unit to sound.

b. Building owners or condominium associations shall test unit smoke alarms annually and provide the Fire Marshal with test results.

(8) Each building owner or condominium association shall, within 180 days of receiving notice, file an intent to comply with the regulations in this section with the Fire Marshal for approval. The fire Marshal shall review and respond to the intent to comply submittal within 60 days of receipt.

(9) Within 36 months from receiving notice, the owner or condominium association shall submit working plans for approval to the Fire Marshal before any equipment is installed or altered. Approved working plans shall be submitted to the Fire Marshal for review and approval.

(10) Within five years from receiving notice, the owner or condominium association shall have a set of working plans approved by the Fire Marshal.

(11) Within 10 years from receiving notice, the owner or condominium association shall have at least twenty-five percent of the gross square footage of the building or structure equipped with an protected by the requirements in this section.

(12) The entire building or structure shall be equipped with an protected by the requirements in this section within 12 years of receiving notice.