CITY OF WILLOW PARK

ORDINANCE NO. 441-99

SPRINKLER INSTALLATION

AN ORDINANCE AMENDING CHAPTER 3, BUILDING AND CONSTRUCTION, ARTICLE 3.100, Section 3.104, SUBPARAGRAPH (g) OF THE CODE OF ORDINANCES, CITY OF WILLOW PARK, TEXAS, REQUIRING FIRE EXTINGUISHING SYSTEMS IN COMMERCIAL AND NON-SINGLE FAMILY RESIDENTIAL OCCUPANCIES; AND, PROVIDING FOR AN EFFECTIVE DATE AND REPEALER

WHEREAS, it is the intent of the City of Willow Park, to provide for the public health, safety and general welfare of citizens and their property; and

WHEREAS, the City of Willow Park wishes to provide certain uniform standards for the protection of life and property,

WHEREAS, the purpose of these standards is to provide a reasonable degree of protection for life and property through standardization of design installation and testing requirements for fire protection systems; and

WHEREAS, the standards chosen are from the National Fire Protection Association (NFPA) which develops and publishes nationally accepted minimum requirements for the design and installation of automatic fire sprinkler systems.

NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:

SECTION 1. AUTHORIZATION

The Mayor, or appropriate City Official or Mayor's designee is hereby authorized and directed to implement the applicable provisions of this Ordinance.

SECTION 2. APPLICATIONS

The provisions of this Ordinance shad apply to all persons, property, buildings or structures, existing or new, within the jurisdiction of the City of Willow Park, Texas. No person, corporation or entity of any kind shall negligently or knowingly make, cause, use or permit a building or structure to be built modified, expanded, altered, or changed in a manner, contrary to any provision of this or other previously enacted ordinances.

SECTION 3. AMENDMENT

Chapter 3, Article 3.100, Section 3.104, subparagraph (g) of the Code of Ordinances of the City of Willow Park, Texas shall be amended by deleting subparagraph (g) and inserting the following:

(g) Fire Extinguishing System.

(1) GENERAL. Sprinkler systems shall comply with the provisions of this section and the publication National Fire Protection Association (NFPA), 13 “Standard for the Installation of Sprinkler Systems”, 1996 Edition.

(a) Prior to installation, automatic sprinkler system or special fire extinguishing system drawings and specifications, prepared in accordance with the above NFPA standards, shall be submitted to the fire marshal.

(b) The installation of the automatic sprinkler systems, including special fire extinguishing systems, shall meet the standards as provided in NFPA and are subject to final approval by the fire marshal.

(2) WHERE REQUIRED.

(a) Automatic sprinkler systems shall be installed and maintained in operable condition in all: (i) new commercial; and, (ii) in other than single family residential occupancies, where the total floor area of the building exceeds 3,500 square feet.

(b) When additions to existing occupancies, as defined, cause the structure to exceed 5,000 square feet and the addition exceeds 50% of the original building square footage, the entire structure shall be equipped with an automatic sprinkler system throughout.

(c) When additions cause the structure to exceed 5,000 square feet, and such additions are less than 50% of the original building square footage, the addition shall be equipped with an automatic sprinkler system.

(d) In addition to, and not limited by (b) and (c) above, when the cost of the addition exceeds 50% of the value of the original structure, notwithstanding the square footage of the addition, the entire structure shall be equipped with an automatic sprinkler system throughout.

(3) DEFINITIONS.

(a) *Special Fire Extinguishing Systems*. Are systems utilizing a non-city pressurized water system or agents other than water such as dry chemical foam, carbon monoxide, halogenated gas or other chemical agents. These systems may be used in lien of automatic sprinklers when automatic sprinkler systems are not practical or feasible.

(b) *Automatic Sprinkler System*. For fire protection purposes, an automatic sprinkler system is an integrated system with underground and overhead piping designed in accordance with National Fire Protection Association and NFPA Engineering Standards and connected to a reliable water supply. The portion of the sprinkler system above ground is a network of specially sized or hydraulically designed piping installed in a building structure or area, generally overhead, and to which sprinklers are connected in a systematic pattern. The system includes a controlling valve or device for actuating an alarm when the system is in operation. The system is usually activated by heat from a fire and discharges water over the fire area.

(4) SEPARATION. In partially sprinklered buildings, sprinklered areas shall be separated from non-sprinklered areas with appropriate fire resistant construction.

(5) WATER SUPPLY.

(a) Automatic sprinkler systems may be connected to the domestic water supply when approved by the building official. The sprinkler system connection shall be made between the public water main or meter and the building shutoff valve and there shall not be intervening valves or connections.

(b) If domestic water supply is not available or is not of adequate pressure, a special fire extinguishing system may be installed. A special fire extinguishing system is subject to the same review and inspection approval by the fire marshal and building official as an automatic sprinkler system.

(6) ENFORCEMENT.

(a) A separate permit shall be required for fire extinguishing systems.

(b) Inspection of fire extinguishing systems required by this section shall be conducted by the fire marshal and reports of such inspection shall be forwarded to the building official for posting to occupancy records.

(c) No building or structure requiring a fire extinguishing system shall be permanently occupied without first obtaining fee marshal approval.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

All Ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict; and, Ordinance No. 362-94, as passed and approved by the City Council on June 21, 1994 is particularly repealed.

SECTION 5. SEVERABILITY

If for any reason any section, paragraph, subdivision, clause, phrase or provision of this Ordinance shall be held invalid, it shall not affect any valid provisions of this or any other Ordinance of the City of Willow Park to which these rules and regulations relate.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect from and after its publication one time in the official publication of the City of Willow Park, Texas which publication shall contain the captions stating in substance the purpose of the ordinance and reciting the penalty provision of the ordinance.

PASSED AND APPROVED this 20 day of April, 1999.

/s/ Les Cooley

Mayor

ATTEST:

/s/ Hetty Haggard

City Secretary

APPROVED AS TO FORM:

/s/ Rider Scott

City Attorney

The Willow Park City Council in acting on Ordinance No. 441-99 did on the 20th day of April 1999 vote as follows:

	FOR	AGAINST
Les Cooley, Mayor	____	_____
Gene Martin, Place 1	_X__	_____
Sam Bertling, Place 2	____	_____
Jim Davis, Place 3	_X__	_____
Doral Risch Place 4	_X__	_____
Gerald Liepert Place 5	_X__	_____