

ORDINANCE 13-28

AN ORDINANCE AMENDING TITLE 16, CHAPTER 16.04, SECTION 16.04.010 OF THE LAYTON MUNICIPAL CODE; ADOPTING THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE; PROVIDING FOR AMENDMENTS TO THE 2012 EDITION OF THE INTERNATIONAL FIRE CODE; LIMITING THE SIZE OF LIQUEFIED PETROLEUM GAS (LPG) TANKS IN CERTAIN ZONES IN THE CITY; MAKING OTHER GRAMMATICAL AND STYLISTIC CHANGES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Layton City has provided a Fire Department for the purpose of protecting life and property within Layton City from fires and other dangers; and

WHEREAS, Layton City has previously adopted and utilized the 2006 edition of the International Fire Code with amendments and now desires to adopt the 2012 edition thereof with authorized amendments; and

WHEREAS, Layton City recognizes the needs of residents to prepare for emergency disasters and having the ability to provide emergency power generation for their homes in times when the electric utility is unavailable, allowing for the installation of limited quantity, Liquefied Petroleum Gas storage tanks as an alternative fuel source; and

WHEREAS, Layton City recognizes that it is necessary to allow for the installation of Liquefied Petroleum Gas Storage Tanks in Zone R-MH as a primary fuel source; and

WHEREAS, the proposed ordinance addresses these objectives and furthers the mission of the Layton Fire Department.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION I: Repealer. If any provisions of the City's Code heretofore adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. Title 16, Chapter 16.04, Section 16.04.010 of the Layton Municipal Code is hereby amended by adopting the 2012 edition of the International Fire Code amended as follows:

16.04.010 Adopted

The 2012 International Fire Code and Appendices B - Fire-Flow Requirements for Buildings, C - Fire Hydrant Locations And Distribution, D - Fire Apparatus Access Roads are adopted as amended, by reference and are made a part of this Code. Appendices A - Board of Appeals, E - Hazard Categories, F - Hazard Ranking, G - Cryogenic Fluids-Weight and Volume Equivalent are included as guides. The language hereinafter is in addition to the language in the published codes and Appendices.

SECTION 108.4 Alternative-Appeal Process

Notwithstanding Sections 108.1, 108.2, and 108.3, a person may seek a review of the application and interpretation of this Code, first to the Fire Chief and then the City Manager. A written appeal shall be filed with the Fire Chief, who shall render a determination within fourteen (14) days from the receipt of the appeal. If the written appeal fails to contain the necessary specificity to make a determination, this time period may be extended. If no decision is made by the Fire Chief within the time period, or if the appellant desires further review, a written appeal may be made to the City Manager. The City Manager shall render a decision within twenty-one (21) days of receiving the written appeal. The Fire Chief and City Manager have the authority to interpret this Code and shall, with reasonable diligence, determine whether the requirements imposed constitute a fair administration of this Code.

SECTION 503.2.1 Fire Apparatus Access Roads Dimensions of Fire Access Roads

Fire apparatus access roads in all developments shall have a minimum unobstructed width of 26 feet and a minimum unobstructed vertical clearance of 13 feet 6 inches and shall meet the requirements in Appendix D Fire Apparatus Access Roads and as amended in this chapter.

SECTION 503.6 Security Gates

When gates are to be installed across required fire apparatus access roads, they shall be provided with an approved opening device. All gates and opening devices across access roads shall be approved by the Fire Department and shall be maintained or removed from the access road.

SECTION 506.1 Key Boxes

Key boxes shall be installed on all buildings that are equipped with automatic fire suppression or automatic fire detection systems. The key box shall be of an approved type and shall contain keys and/or other devices necessary to gain access to all doors and rooms throughout the building. Key boxes shall be installed in an approved location within 10 feet of the main entrance doors.

SECTION 507.3 Fire-Flow

Appendix B and Table B105.1 as amended in this chapter are to be used along with requirements listed in Chapter 13.10 of the Layton Municipal Code in determining fire flow requirements within Layton City.

SECTION 507.5 Fire Hydrant Systems

(1) Scope. Appendix C and Table C105.1 shall be used for determining the required number and distribution of fire hydrants. The number and distribution of fire hydrants may be altered when special conditions exist and approved by the Fire Chief. Fire hydrant locations shall be as determined by the Fire Chief and City Engineer.

(2) Location. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. In order to provide a safe operating distance, fire hydrants shall be located at a minimum, a distance from the nearest building that is equal to one and a half times the building height, or as determined by the Fire Chief based on special conditions.

(3) All fire hydrants are to be installed so as to be fully accessible for Fire Department use with the 4-1/2 inch connection facing the point of fire apparatus access as approved by the Fire Chief.

SECTION 507.5.3 Private Fire Service Mains and Water Tanks

Testing, inspection, maintenance and repair of private fire hydrants shall be the responsibility of the property owner. Private fire hydrants shall be maintained in an operable condition at all times. Testing inspection and maintenance of private fire hydrants shall be conducted on an annual basis and after each use. The annual maintenance shall include steps as promulgated in the Private Fire Hydrant Testing, Inspection and Maintenance Policy.

If a private fire hydrant is defective, has been damaged or otherwise been rendered inoperable repairs or other necessary efforts must be made to render the hydrant fully operational within 10 working days. All repair work shall be preapproved by the Layton City Public Works Department and inspected and approved by Layton City Public Works Department after repairs have been made. If the property owner fails to comply within the 10 working days a fine of not more than \$100.00 will be levied against the property owner each day the hydrant remains out of service.

Every five years, a fire flow test of the fire service main piping shall be conducted as outlined in National Fire Protection Association (NFPA) Standard 291 Recommended Practice for Fire Flow Testing and Marking of Hydrants. Fire flow tests shall be conducted by a person trained in the procedures specified in NFPA 291 and the conducting of the test shall be coordinated with Layton City Public Works Department.

Written documentation of each of the above mentioned annual testing, inspection and maintenance and the five year flow tests shall be provided to the Fire Department upon the completion.

SECTION 903.3 Fire Extinguishing Systems Installation Requirements

Control valves, wall mount O.S. & Y and P.I.V. valves for automatic sprinklers shall not be located more than five feet above finished floor or grade level.

(2) When an automatic fire sprinkler system serves two or more occupancies, the automatic fire sprinkler system or a smoke/heat detection system shall be designed and installed so as to indicate on the main alarm panel and remote annunciator the location of a fire within the building.

SECTION 907.9 Zones

Fire Alarm systems shall be divided into alarm zones when required by the Fire Chief.

SECTION 907.9.1 Remote Annunciator

When two or more alarm zones/addresses are required, or the system installed is an addressable system, visible annunciation shall be provided in an area near the front main entrance. Visible annunciation shall be located where it can be read from outside of the front main entrance or it may be located on the exterior of the building in a location within 10 feet of the front main entrance. A key map shall be located next to the main fire alarm panel and/or the annunciator panels. The key map shall include a floor plan of the building and be color-coded to coordinate separate notification zones or in an addressable system, the separate types of notification devices. The information that is indicated on the remote annunciator panel(s) is to match the information that is provided on the main fire alarm panel. This map shall be covered with a protective covering. The main fire alarm panel shall be located in an area which is deemed the most constantly attended location, such as the main office, reception desk/area or the main corridor shared by separate occupancies. The main fire alarm panel may be installed elsewhere in the building as approved by the Fire Chief with the installation of a fully functioning remote annunciator in the areas listed above.

SECTION 912.2. FDC Location

The required Fire Department Connection (FDC) of automatic fire sprinkler systems shall be of the Freestanding Fire Department Connection type and when practicable, shall be located at the front of the building at a minimum distance that is equal to 1 ½ times the height of the building. Freestanding FDC's are to be installed as per Layton City Fire Department FDC Installation Policy. A fire hydrant shall be located within 100 feet of the FDC. The alarm indicating device shall be installed on the street side of the building. In the event that the front main entrance of the building is located on other than the street side of the building, an additional alarm bell shall also be located on the front side of the building. The Fire Chief shall approve the location of the FDC and the alarm indicating device.

SECTION 912.3.1 Locking Fire Department Connection Caps/Plugs

KNOX Locking FDC Plugs shall be provided for all newly constructed FDCs. Existing FDC's shall be provided with KNOX Locking FDC Plugs upon required replacement of the break-away type FDC caps due to breakage or removal, or as deemed necessary by the Fire Chief. Both inlets on Siamese FDC's are to be provided with KNOX Locking FDC plugs albeit one FDC cap is in need of replacement.

SECTION 5704.2.9.6 Stationary Above-Ground Tanks Outside of Buildings

Prior to locating or installing above-ground tanks for Class I and Class II liquids, conditional use approval must be received from the Planning Commission. Above-ground bare steel tanks shall only be permitted in zones M-1, M-2, and A.

SECTION 5704.2.9.6.1.1 Location of Tanks With Pressures 2.5 psig (17.2 kPa) Or Less.

Above-ground tanks operating at pressures not exceeding 2.5 psig (17.2 kPa) for storage of Class I, II or III-A liquids, which are designed with a weak roof-to-shell seam or equipped with emergency venting devices limiting pressures to 2.5 psig (17.2 kPa), shall only be permitted in M-1 and M-2 zones and prior to installation must receive conditional use approval from the Planning Commission.

SECTION 5704.2.9.6.1.5 Location of Tanks for Class III-B Liquids.

Lubricating oil which has been drained from motor vehicles shall be stored and handled as a Class III-B liquid. Aboveground tanks for the storage of Class III-B liquids, excluding unstable liquids, shall not exceed 1,000 gallons. They shall only be allowed in zones CP3, CH, M-1, M-2, and shall be considered a conditional use and prior to installation must receive conditional use approval from the Planning Commission.

SECTION 5704.4 Outside Storage of Containers and Portable Tanks

Storage of flammable and combustible liquids in closed containers and portable tanks outside of buildings shall only be installed in A, CH, CP3, M-1, and M-2 zones. These shall be considered a conditional use and require approval from the Planning Commission.

SECTION 5706.4.4 Locations Where Above-ground Tanks are Prohibited.

The storage of Class I and Class II liquids in above-ground tanks shall only be permitted in zones A, M-1, and M-2, zones. During construction, in areas outside of these zones, above-ground tanks shall also be authorized upon written permit by the Fire Department.

SECTION 6104.2 Maximum capacity within established limits.

On line 5 of this section, change 2000 gallons to 250 gallons. Add the following at the end of this section: Tanks with an aggregate water capacity greater than 250 gallons shall only be permitted in Zones A, CH, CP3, M-1, and M-2.

APPENDIX B

SECTION B105.1 One- and Two-Family Dwellings. Exception

A reduction in required fire flow of 50 percent, as approved, is allowed where the building is equipped throughout with an approved automatic fire sprinkler system in accordance with Chapter 9 of the International Fire Code. The resulting fire flow shall not be less than 1,000 gallons per minute.

SECTION B105.2 Buildings Other Than One- and Two-Family Dwellings. Exception

A reduction in required fire flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic fire sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Fire Code. The resulting fire flow shall not be less than 1,500 gallons per minute.

APPENDIX C

SECTION C102.1 Fire Hydrant Locations.

Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. In areas of one- and two-family dwellings. The maximum travel distance a dwelling shall be from the nearest fire hydrant is 250 feet. In areas other than one and two-family dwellings, all buildings shall be a maximum travel distance of 125 feet from all required fire hydrants. Fire hydrants shall be placed a minimum distance from buildings the equivalent of one and a half times the height of the building.

APPENDIX D

SECTION D103.1 Access road width with a hydrant.

Where a fire hydrant is located on a fire apparatus access road that has an approved width of 20 feet, the minimum road width shall be 26 feet. See Layton City Standard Drawing FH-Clearance, Minimum Clearance Around A Fire Hydrant.

SECTION D103.2 Grade.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade for a minimum of 500 continuous feet.

Exception: Grades of 10 percent that exceed 500 continuous feet as approved by the Fire Chief, City Engineer, and all residential, commercial and industrial buildings are to be provided with an approved automatic fire sprinkler system.

Exception: Grades steeper than 10 percent as approved by the Fire Chief, City Engineer, and all residential, commercial and industrial buildings are to be provided with an approved automatic fire sprinkler system.

SECTION D103.4 Dead ends

Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Layton City Development Guidelines and Design Standards, Street Improvement, Section IX. Cul-de-sac/Turn-around Requirements.

SECTION D103.6 Signs

Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Layton City Fire Department Standard Rules & Regulations, Fire Lane /Access Road Marking. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

SECTION D103.6.1 Private Roads 20 to 26 feet in width

Private Fire apparatus access roads 20 to 26 feet wide shall be posted on both sides as a fire lane.

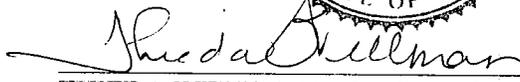
SECTION D103.6.2 Private Roads more than 26 feet in width

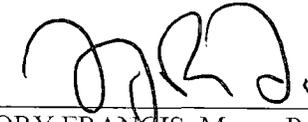
Private fire apparatus access roads more than 26 feet wide to 32 feet wide shall be posted on one side of the road as a fire lane.

PASSED AND ADOPTED by the City Council of Layton City, Utah, this **19th day of December, 2013**.



ATTEST:


THIEDA WELLMAN, City Recorder


JORY FRANCIS, Mayor Pro Tem