



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley
From: David Jarrell, City Manager
Date: February 5, 2020
Subject: O-3-20: Fire Prevention Code

This legislation will serve a number of objectives, including incentivizing the installation of fire sprinkler systems through identification of loan eligibility requirements and loan amounts available, setting dates for sprinkler system installation, identifying the appeals process, and correcting terminology and cross-references in the Code, and making other stylistic changes.

In 2018, water pipes were installed from the water main to the curb for properties on Main Street that did not have dedicated fire sprinkler lines. This work was done expressly in anticipation of the upcoming Main Street re-bricking project in order to protect the new brick surface from street cuts required to install the water pipes for sprinklers. A total of 23 new water lines were installed to Main Street properties.

This ordinance sets a requirement that all 23 properties at which the sprinkler lines were installed shall have a fully functioning interior fire sprinkler system by December 31, 2025. Furthermore, the responsibility for the installation of the fire sprinkler system is assigned to the property owner, and cannot be assigned to the building tenant(s). Failure to install a sprinkler system within the time is a municipal infraction of the Fire Prevention Code subject to a civil fine, with each day that the violation continues constituting a separate offense.

The ordinance sets a requirement that sprinkler contractors shall have a license from the State Fire Marshal's Office. Furthermore, property owners are encouraged to solicit bids from licensed minority business enterprises for the sprinkler installation work.

Finally, the ordinance clarifies the purpose and requirements for the Sprinkler Assistance Revolving Fund. The loans shall be used for existing buildings with sprinkler systems, and may not be used for new buildings. The loan may be used only for the costs directly related to the installation of sprinklers, less any City property tax credits for which the property owner may be eligible. The Director of the Department of Finance, in consultation with the Fire Chief, is the approval authority for the loans. The default provisions for the loans are set out in the ordinance.

Prepared by David Jarrell, City Manager