

O-38-20

Building Code Updates

Amendments 1-2 - Buckley

Amendment 1:

Rational:

The Plumbing Code clearly states when backflow preventers are required on new construction. Guidance for how to protect the City water distribution system from existing sprinkler systems that do not have backflow preventers is found in the American Water Works Association M14 document. By adding this language to the City Code, business owners and contractors can plan for potential construction costs while in the planning process.

On page 1 after line 36, insert
“17.28.030
17.28.040”

and on page 25, after line 39 insert

**“CHAPTER 17.28 PLUMBING CODE
17.28.030 – MODIFICATION OF EXISTING FIRE SPRINKLER SYSTEMS**

EXISTING FIRE SPRINKLER SYSTEMS PRESENTING A LOW HAZARD ONLY, AS DEFINED BY THE AMERICAN WATER WORKS ASSOCIATION M14 DOCUMENT, AND HAVING A MODERN UNDERWRITERS’ LABORATORIES (UL)-LISTED ALARM CHECK VALVE THAT CONTAINS NO LEAD; WHEN THE EXISTING SPRINKLER SYSTEM IS EXPANDED OR MODIFIED, REQUIRING A HYDRAULIC ANALYSIS, A UL-CLASSIFIED DOUBLE CHECK VALVE ASSEMBLY SHALL BE INSTALLED.

EXISTING FIRE SPRINKLER SYSTEMS THAT PRESENT A LOW HAZARD AND THAT HAVE AN ALARM CHECK VALVE CONTAINING LEAD, WHEN THE SYSTEM IS EXPANDED OR MODIFIED, A UL-CLASSIFIED DOUBLE CHECK VALVE ASSEMBLY SHALL BE INSTALLED.

17.28.040 - Conflicting provisions.

In the event of any inconsistencies between the provisions of the International Plumbing Code, ~~2015~~ 2018 Edition and the City Code, the more stringent shall govern.”

Amendment 2:

Rational:

Amendment 2 brings the City Code into conformance with nationally adopted building and fire codes as well as the requirements of the State Fire Marshal's Office. This amendment updates smoke alarm requirements in specific existing construction where the City Code has become outdated by the advance of long life battery technology.

On page 1, after line 42 insert "17.40.440" and on page 27, after line 42 insert

"17.40.440 - Smoke alarms.

- A. Smoke Alarms and Smoke Detectors. For the purposes of this section, the term "smoke alarm" shall be construed to mean smoke alarms, smoke detectors, and alternative detection devices and systems approved by the Department of Planning and Zoning and the Fire Department.
- B. Required. It is the responsibility of the owner of each rental dwelling unit to install smoke alarms in accordance with this section in each rental dwelling unit intended to be used, or originally built or designed to be used for residential purposes, not to include any dwelling unit within any structure which has been converted entirely to a nonresidential use. The smoke alarms shall be capable of sensing visible or invisible particles of combustion and providing a suitable audible alarm of the combustion. Where fuel fired appliances are used one smoke detector is required to be a combination smoke and carbon monoxide detector. The smoke alarms shall be installed by July 1, 1980, in the manner provided in this section, unless any other provision of State or Federal law requires installation before that date. For the purposes of this section, "multifamily dwelling" means a building containing three or more dwelling units.

~~Exception: Existing approved smoke alarm installations in residential structures with fewer than three dwelling units where:~~

- ~~1) The smoke alarm installation is existing and approved; and~~
- ~~2) The smoke alarms have been maintained in operating condition.~~
- C. Location.
 - 1) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - 2) In each room used for sleeping purposes.
 - 3) In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- D. Equipment. All devices, combinations of devices and equipment required in this section shall be approved by the Fire Department, and are to be installed in conformance with the provisions of Title 17 of the Code of the City of Annapolis and the manufacturer's Requirements for Installation.
- E. Power Source. ~~Smoke alarms shall primarily operate on an AC electric power supply. Each smoke alarm shall be wired into the circuit serving the area in which it is located. No smoke alarm, shall be connected directly (permanently wired) to the electrical system of the structure~~

~~unless an electrical permit first has been obtained.~~ THE SMOKE ALARM POWER SOURCE SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS: NFPA 72 AS WELL AS THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, AND THE INTERNATIONAL EXISTING BUILDING CODE AS APPLICABLE.

- F. Maintenance. It is the responsibility of the property owner or agent to inspect annually and maintain any smoke alarm, in accordance with the manufacturer's warranty and suggested maintenance. In addition, the property owner shall provide any tenant access to a copy of the maintenance schedule, operating manual, and any other instructional or precautionary literature which the manufacturer may supply with the unit.
- G. ~~Connection to Fire Alarm System. In new multifamily dwellings provided with a fire alarm system, all required alarms shall be connected to the fire alarm system.~~
- H. Certification at Change in Occupancy. At every change of occupancy or tenancy of every rental dwelling unit occasioned by or incidental to a sale, lease, sublease, or change in tenancy, it is the duty of the grantor to certify to the tenant, at the time of conveyance and before occupancy, that all smoke alarms as required by this section (or other applicable laws) are installed and in proper working condition.
- H. ~~I.~~ NFPA Standards Supplemented. This section is intended to be used with and supplemented by the applicable provisions of the following National Fire Protection Association standards: NFPA 72, National Fire Alarm and Signaling Code, and NFPA 70, National Electrical Code; however, if there is any conflict between this section and the NFPA standards or any rules and regulations adopted pursuant to them, the provisions of this section shall prevail.”