



MAYOR AND CITY COUNCIL MEMBERS

**Mayor John J. Lampl II
Councilwoman Van T. Tran
Councilwoman Dorothy Dean
Mayor Pro Tem Renee S. Knight
Councilman Khoa Vuong**

February 08, 2021

Work Session Agenda

6:30

1. Review of Meeting Agenda
 - a. Minutes January 25, 2022
 - b. Public Hearing-Amend Zoning Map
 - c. Awards and Presentations- Eloise Belle Isle
 - d. Bridge Accounting Services- SPLOST 2014 \$50,000
 - e. Local Maintenance and Improvement Grant difference-\$153,620.28
 - f. First reading of Ordinance 2022-03-Amending Zoning Map

2. Fire Department Code- Chief Swint

Highlighted text is proposed additions

~~Red cross through text is proposed deletions~~

Sec. 4-2-21. Fire prevention code.

The following rules and regulations affecting fire prevention are hereby adopted in their entirety as the fire prevention code of the city and incorporated as fully as if set out at length herein or complete length the following standard fire codes, including all amendments, appendices, updates and modifications of said publication as approved by the State of Georgia, shall automatically become a part of this Code without further action by the governing authority. Copies of all fire prevention regulations shall be maintained on file in the office of the city clerk where they shall be available for public inspection. In case of conflict between the codes, enforcement priority will be given to the regulation which contains the most stringent conditions, stipulations or requirements.

- (1) Rules and Regulations of the Office of Insurance and Safety Fire Commissioner, chapter 120-3-3 entitled ~~"Rules and Regulations for the Prevention of Loss of Life and Property from Fire, Panic from Fear of Fire, Explosions or Related Hazards" in its entirety; more specifically chapter 120-3-3 entitled~~ "Rules and Regulations for the State Minimum Fire Safety Standards" in Buildings, Structures, Occupancies and Facilities as specified in the ~~1949 Georgia Fire Act~~ Official Code of Georgia Annotated, (O.C.G.A.), as amended, by reference; ~~volumes 1 through 12 of the 2012 edition of the International Fire Codes, International Building Code;~~ the Official Code of Georgia Annotated, Title 30, ~~section 30-3-3, regarding accessibility to buildings and facilities by physically disabled persons~~ chapter 3 "Access To And Use Of Public Facilities By Persons With Disabilities"; and the Official Code of Georgia Annotated, Title 25, ~~concerning state fire laws~~ "Fire Protection And Safety".
- (2) Any other provisions of the City Code of Ordinances which do not adopt state law by reference and which are more restrictive than the rules of the Georgia Safety Fire Commissioner shall be controlling.
- (3) The fire prevention personnel shall be vested with the necessary power and authority to carry out all adopted codes and ordinances of the City of Morrow. Said persons shall be administered an oath of office to uphold the laws of the State of Georgia and the City of Morrow, Georgia. The fire prevention personnel may be vested with full authority and authorized to write citations; investigate fires; and appear in court for the purpose of providing sworn testimony.
- (4) National Fire Protection Association Codes and Standards, ~~2012 Edition,~~ shall include referenced publications and their appendices in their entirety.
- (5) Title 8, Chapter 2, Article 3 of O.C.G.A., "Application Of Building And Fire Related Codes To Existing Buildings" (sections 8-2-200 through 8-2-222) is hereby incorporated by reference and shall be used by the fire official whenever there exists the need to utilize compliance alternatives to any provisions of the rules, regulations, codes, or standards herein imposed or adopted.
- (6) To provide for the designation of fire lanes; for the manner, method and language for the posting of signs; to establish the penalty for violation of the same; to prohibit parking in designated fire lanes; and provide an alternative for emergency vehicle parking.
- (7) If there are any provisions of the City Code of Ordinances which are in conflict with this section, this section shall be controlling.

(Ord. No. 99-11, § 1, 4-27-99; Ord. No. 2007-01, 1-23-07; Ord. No. 2014-01, 4-22-14)

Commented [WP1]:

Commented [WP2]: This verbiage allows us to adapt to new state adopted code without having to change our code.

Commented [WP3]: This verbiage is outdated, and the proposed additions clarify the code sections applicable to Fire Prevention.

Commented [WP4]: Removing dates allows for smoother transitions to state minimum adopted code.

Commented [WP5]: Already adopted in our building code but a lot of this applies to fire safety protection. This title is crucial in existing buildings as it allows alternatives to stringent prescriptive codes that could save prospective businesses a lot of trouble when prescriptive codes are not technically or financially feasible.

Sec. 4-2-35. Standpipe systems.

(a) Buildings of two or more stories in height with more than 3,500 square feet per floor area or buildings with more than 5,000 total square feet shall be protected throughout by a Class I wet standpipe system in accordance with NFPA 14, Standard for the Installation of Standpipe and Hose Systems.

(b) Buildings of three or more stories in height, or greater than 30 feet in height, shall be protected throughout by a Class I wet standpipe system in accordance with NFPA 14.

(c) Buildings in which the nearest point of fire department vehicle access is 200 feet or more to the building entrance or which would otherwise prohibit the nozzle from reaching the seat of the fire shall be protected throughout by a Class I wet standpipe system in accordance with NFPA 14.

(d) Existing buildings, when required to have standpipe systems by subsections (a), (b), and (c) above, shall be retrofitted for standpipe systems as required by the fire official in accordance with NFPA 14, when the cost of renovation exceeds 35 percent of the latest approved assessed value of the building. These buildings shall be required to upgrade in the renovation to meet all current codes, standards, and ordinances as applicable to required fire protection and life safety systems. Historical buildings may require an equivalency concept and working through of the process in conjunction with the historical society.

(e) A standpipe system shall be installed in all new or renovated multi-tenant dwellings with or without multiple classification of occupancy(s) regardless of size and shall be installed per NFPA 14 guidelines as a minimal code. The fire official may modify these requirements as necessary for cause.

(Ord. No. 99-11, § 2, 4-27-99)

Commented [WP6]: Standpipe systems are already adequately covered in the adopted codes. This section is more stringent than current IFC and IBC codes and places an undue amount of financial mechanical burden with no justifiable reasoning.

Sec. 4-2-36. - Key boxes.

Key boxes shall be required on all new and existing building sites to allow the fire and police departments to enter a building quickly in case of an emergency. The key boxes shall be marked, conspicuous, and accessible. ~~Reference Standard Fire Prevention Code, Chapter 6 entitled Fire Protection, section 603.18.~~ The fire officials shall approve the key boxes used.

Commented [WP7]: Outdated, improper citation.

Sec. 4-2-37. Smoke exhaust devices.

~~Roof vents or other approved smoke/heat exhausting/ventilation devices or systems shall be required in commercial buildings and be installed to conform to the following codes and standards as determined by the fire official: NFPA 101, 204M, 92A, 92B, and 90A.~~

~~Existing buildings shall be retrofitted for roof vents or other approved smoke and heat venting devices as required by the fire official when the cost of renovation exceeds 35 percent of the latest approved assessed value of the building. These buildings shall be required to upgrade in the renovation to meet all current codes, standards, and ordinances as applicable to required fire protection and life safety systems. Historical buildings may require an equivalency concept and working through of the process in conjunction with the historical society.~~

~~(Ord. No. 99-11, § 2, 4-27-99)~~

Commented [WP8]: Please see comment about standpipes above.