

TITLE

AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 2, TITLED "BUILDING CODE," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12-201, TITLED "BUILDING CODE ADOPTED," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 12-201, TITLED "BUILDING CODE ADOPTED," TO ADOPT THE 2018 EDITION INTERNATIONAL BUILDING CODE; AND TO AMEND SECTION 12-202, TITLED "AMENDMENTS," SUBSECTION (12), TITLED "SECTION 903, AUTOMATIC SPRINKLER SYSTEMS," TO CHANGE THE SQUARE FOOTAGE REQUIREMENTS.

WHEREAS, the City of Oak Ridge has adopted by reference the International Building Code, 2012 edition; and

WHEREAS, the current version of the International Building Code is now the 2018 edition; and

WHEREAS, the City desires to adopt the current edition of the International Building Code along with any necessary amendments thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Title 12, titled "Building, Utility, Etc. Codes," Chapter 2, titled "Building Code," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 12-201, titled "Building Code Adopted," in its entirety and substituting therefor a new Section 12-201, titled "Building Code Adopted," which new section shall read as follows:

Sec. 12-201. Building Code adopted.

The International Building Code, 2018 edition, including Appendices A, C, F, G, H and K, are hereby adopted by reference and shall become a part of this chapter as if copied herein verbatim, except as such code may be in conflict with other provisions of this chapter, in which event such other provisions of this chapter shall prevail.

Section 2. Title 12, titled "Building, Utility, Etc. Codes," Chapter 2, titled "Building Code," Section 12-202, titled "Amendments," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Subsection (12), titled "Section 903, Automatic Sprinkler Systems," in its entirety and substituting therefor a new Subsection (12), titled "Section 903, Automatic Sprinkler Systems," which new subsection shall read as follows:

Sec. 12-202. Amendments.

(12) Section 903, Automatic Sprinkler Systems. This section is hereby amended as follows:

(a) The square footage amounts referred to in certain sections of Section 903 are hereby deleted and replaced as follows:

(1) In Sections 903.2.1.1, 903.2.1.3, 903.2.1.4, 903.2.9.1, and 903.2.9.2 (requiring sprinkler systems to be installed at a square footage threshold), replace the number 12,000 with the number 7,500.

(2) In Sections 903.2.4, 903.2.7, and 903.2.9 (requiring sprinkler systems to be installed at a square footage threshold), replace the number 12,000 with the number 7,500, and replace the number 24,000 with the number 7,500.

- (3) In Section 903.2.3 (requiring sprinkler systems to be installed at a square footage threshold in Educational Occupancies), replace the number 12,000 with the number 7,500.

(b) Section 903.2.13, Additional Sprinkler Requirements.

- (1) Sprinkler system in new construction. Except where more stringent requirements are stipulated elsewhere in the building code, all new commercial and residential buildings of seventy-five hundred (7,500) square feet or more shall be equipped with an approved automatic sprinkler system.
- (2) Sprinkler system in large additions to buildings. Any new addition, which is more than seventy-five hundred (7,500) square feet, connected to an existing building of any size, shall be equipped with an approved automatic fire sprinkler system. The new addition shall either:
  - (a) Be separated from the existing building by two-hour or greater construction, or
  - (b) Have the sprinkler system extend to cover the existing construction as well as the new addition
- (3) Sprinkler system in additions to unsprinklered buildings. Any new addition that will increase the size of the complete facility (existing building plus new addition) to more than seventy-five hundred (7,500) square feet shall either:
  - (a) Be separated from the existing construction by a non-penetrated, four-hour fire wall and have an automatic fire detection system installed in the new addition and the existing building; or
  - (b) Be separated from the existing construction by a two-hour or greater fire wall, and have an automatic fire sprinkler system installed in the new addition; or
  - (c) Have an automatic fire sprinkler system installed in the entire facility, both the new addition and the existing building.

The term "automatic fire sprinkler system" means a system meeting the requirements of the latest edition of the applicable National Fire Protection Association standard for the installation of sprinkler systems.

- (4) Fire sprinkler systems shall be installed when required by the City of Oak Ridge Standard Construction Requirements and Details, specifically Section 602(2), Adequate Fire Protection, which is reprinted here:

In any one or more of the conditions listed below, the developer or builder shall provide a means for adequate fire protection including but not limited to the installation of a domestic sprinkler system complying with applicable codes, the installation of an additional fire hydrant capable of supplying adequate flow, or the installation of a booster pump to increase flow to an acceptable level at the structure.

- (a) Any part of the building is more than five hundred (500) feet from a hydrant measured along an accessible roadway; or
- (b) The nearest hydrant provides a water supply of less than five hundred (500) gpm in residential areas or one-thousand (1000) gpm in non-residential areas at twenty pounds per square inch residual pressure at periods of peak demand.
- (c) The elevation difference between the highest floor of the referenced structure and the nearest hydrant prevents adequate water flow and pressure for fire protection at that structure.

(5) Detection system or sprinkler system for smaller buildings. Except where more stringent requirements are stipulated in the building code, all buildings of greater than five thousand (5,000) square feet hereafter constructed shall be equipped with an automatic fire detection system, approved by the fire chief, using UL listed equipment, and monitored through an approved central station facility, or an approved automatic sprinkler system monitored as outlined above, except where four-hour non-penetrated fire walls divide the building into units of less than five thousand (5,000) square feet.

(6) Open parking garages, exception to sprinkler requirement.

- (a) Open parking garage shall mean a structure, or portion thereof, that is used for the parking or storage of private motor vehicles with openings described as follows:
  - (i) For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two (2) or more sides. The area of such openings in exterior walls on a tier must be at least twenty percent (20%) of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall constitute a minimum of forty percent (40%) of the perimeter of the tier. Interior walls shall be at least twenty percent (20%) open with uniformly distributed openings.
  - (ii) Exception. Openings are not required to be distributed over forty percent (40%) of the building perimeter where the required openings are uniformly distributed over two opposing sides of the building.
- (b) An open parking garage shall not be required to be equipped with an approved automatic fire sprinkler system provided the following requirements are met:
  - (i) The open parking garage is above ground;
  - (ii) No space for human occupancy shall be located below, within or above the open parking garage except as ancillary to the operation of the open parking garage;

- (iii) Two (2) or more sides of the open parking garage shall be open and accessible to aerial fire apparatus;
  - (iv) Attached structure(s) shall be separated from the open parking garage by a wall with a minimum of a two-hour fire rating certified by a competent engineer;
  - (v) A standpipe system, meeting the requirements of NFPA 14, shall be provided with outlets no more than one hundred and thirty (130) feet from any point within the open parking garage;
  - (vi) A fire hydrant shall be provided within one hundred (100) feet of the fire department supply connection to the standpipe system; and
  - (vii) The open parking garage shall comply with all applicable requirements of the model codes adopted by the city.
- (c) Exception. If a model code adopted by the city requires the open parking garage to be equipped with an approved automatic sprinkler system, the provisions of this section shall not apply and the open parking garage shall be equipped with an approved automatic sprinkler system.

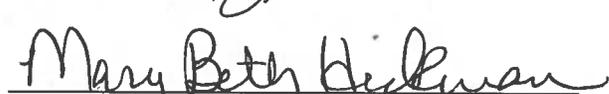
Section 3. There shall be a ninety (90) day grace period from the effective date of the ordinance to allow City Staff time to educate the development community and local contractors on the changes.

Section 4. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:

  
Kenneth R. Krushenski, City Attorney

  
Warren L. Gooch, Mayor

  
Mary Beth Hickman, City Clerk

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