

## Ordinance 487

AN ORDINANCE BY THE CITY MAYOR AND COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE TO AMEND TITLE 12, CHAPTER 2 OF THE MUNICIPAL CODE REGULATING AUTOMATIC SPRINKLER SYSTEMS.

**WHEREAS** the City Mayor and Council of the Town of Ashland City, Tennessee find that enforcement fees and details need to be updated;

**NOW THEREFORE BE IT THEREFORE ORDAINED** by the Mayor and Council of the Town of Ashland City that Title 12, Chapter 2, 12-201 and Chapter 2, 12-203 should be amended, replaced, and added as follows:

### 12-201. New building construction.

An approved automatic sprinkler system shall be installed in all areas of all new buildings according to the applicable code of NFPA 13, 13R, or 13D. For the purpose of this chapter, the term "building" shall mean any structure (excluding any barn, stable, or other building used exclusively for agricultural purposes) having a roof supported by columns or walls and intended for the shelter, storage, housing use, or enclosure of persons, animals or property. The term "building" shall also include any garage, out building or other accessory building used for any commercial or industrial purposes. The term "building" also includes one family, two family dwellings, and townhouses.

Exceptions:

- (1) Existing lots in existing subdivisions (single family detached dwelling only) that have been approved before passage of the ordinance comprising this chapter.
- (2) Any detached accessory structure containing no life hazards upon review and written justification and approval by the fire chief and building official.
- (3) Open bay car wash.

### 12-203. Definitions.

- (1) "An approved automatic sprinkler system" means a system installed in accordance with National Fire Protections Association Standards or a system approved by the state fire marshal's office.
- (2) "Approved supervisory alarm system" means it must be connected to an AUL listed and approved central station facility meeting the requirements of NFPA 72.
- (3) "Building" means any structure (excluding any barn or stable used exclusively for agricultural purposes) having a roof supported by columns or walls and intended for the shelter, storage, housing use, or enclosure of persons, animals or property. The term "building" shall also include any garage, out building or other accessory building used for any commercial or industrial purposes. The term "building" also includes one family and two family dwellings and townhouse. For purposes of determining when an approved automatic sprinkler system is required by this chapter, portions of buildings separated from other portions by a fire wall shall not be considered separate buildings.
- (4) "Unit of occupancy" means any interior space with defined boundaries described in a deed, lease, license or agreement in which a discreet activity is conducted and which is separated from any other business, commercial, office, service, professional, institutional or industrial activity by interior or exterior walls.

- (5) "Townhouse" means a single family dwelling unit constructed in a group of three (3) or more attached units that extends from foundation to roof, not more than three (3) stories in height, with a separate means of egress, and an open space or public way on at least two (2) sides.

This Ordinance shall take effect twenty days after its passage.

1<sup>st</sup> reading 12-12-17

Public hearing 12-19-17

2<sup>nd</sup> reading 12-19-17

  
Rick Johnson, Mayor

  
Kellie Reed, City Recorder