

## Chapter 60 - FIRE SAFETY REGULATIONS

### Sec. 60-1. - Title.

This chapter shall be known and may be cited as the "Fire Safety Regulations" of the City of North Port, Florida.

### Sec. 60-2. - Relationship to Comprehensive Plan.

The Fire and Life Safety Regulations in this chapter implement Goal 1 of the Capital Improvement Element which states: "The City of North Port shall undertake actions to adequately provide needed public facilities for both existing and future residents in a timely and efficient manner consistent with available resources that will promote orderly growth."

It also implements Goal 1 of the Future Land Use Element which states, "Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation."

### Sec. 60-3. - Intent.

It is the intent of this chapter to establish high standards of fire and life safety for the built environment of the City.

### Sec. 60-4. - Findings.

To properly protect residents from the effects of fire; provide for the life safety of citizens in public places and reduce the likelihood of economic loss to the community, it is important to establish codes and standards for new development within the City of North Port. This can best be accomplished by building fire prevention and fire suppression features into our community environment. Having uniform and consistent code reference and compliance is important to build a better, safe, clean, pretty, fun community. This chapter contains several sections dedicated to the vertical construction of buildings, including uniformity in design, installation and labeling of building safety features. This includes emergency services notification, fire suppression systems, signage, elevators and generators, among other things.

Building fire and life safety features into our environment, both in the buildings themselves as well as the infrastructure, can greatly reduce the response time and manpower required to respond to emergencies in the city. This can be a direct benefit to our citizens and businesses in reduced fire assessments and fire

insurance premiums. Devastating loss of life and property can be minimized by designing into our infrastructure the roads, fire hydrants and other elements necessary for fire and rescue personnel and apparatus to safely and rapidly gain access to buildings, communities and centers of commerce.

There are now several sections on standardization of infrastructure construction. This code now includes such items as road and parking lot stabilization requirements, driveway sizes and fire hydrant and Fire Department Connection (FDC) placement. Provisions have also been added for the protection of lives and property during and after construction, including access to and safety of construction sites.

The standards in this chapter are to be used in conjunction with the Florida Fire Prevention Code, as adopted by City Ordinance.

**Sec. 60-5. - Fire sprinkler systems in commercial and multi-family residential buildings.**

- A. All commercial structures erected in the City shall be designed and constructed with a complete fire sprinkler system in accordance with NFPA 13, Standard for Installation of Fire Sprinkler Systems.
- B. All multi-family residential structures erected in the City containing three (3) or more attached residential units (apartments or townhouses) shall be designed and constructed with a complete fire sprinkler system, in accordance with NFPA 13, Standard for Installation of Fire Sprinkler Systems, or NFPA 13R, Standard for Installation of Fire Sprinkler Systems in Residential Occupancies up to and Including Four Stories.
- C. Prior to release of a building permit, a professional engineer shall submit, with the construction documents, or on the final "Master Utility Plan," Fire Protection specifications as required in Florida Administrative Code 61G15-32.004 containing:
  - (1) Characteristics of water supply (main size and location).
  - (2) Flow test data, not more than six (6) months old, including date, time and who performed the test.
  - (3) Point of water service.
  - (4) Applicable NFPA standard.
  - (5) Classification of hazard.
  - (6) Design approach including system type, densities, device spacing and temperature rating.
- D. Engineered fire sprinkler layout drawings, hydraulic calculations and product information sheets are due for review and approval with, or immediately following, building permit application.
- E. The fire sprinkler system shall be installed by a fire sprinkler contractor, licensed in the State of Florida, under a separate permit application, submitted by that contractor. Shop drawings must be included with that application.

**Sec. 60-6. - Fire Department standpipes.**

- A. In all structures, commercial or residential, three (3) stories or more in height, a Class 1 manual wet pipe standpipe system shall be required to be installed, in addition to the fire sprinkler system.
- (1) The standpipe may be made a part of the sprinkler riser system with the approval of the Fire Official, or can be a freestanding system, with its own appropriately labeled Fire Department Connection (FDC).
  - (2) The standpipe shall be installed in accordance with NFPA 14 Standard for the Installation of Standpipe Systems.
  - (3) The fire standpipe system shall be installed by a fire sprinkler contractor, licensed in the State of Florida, under a separate permit application, submitted by that contractor.

Sec. 60-7. - Underground fire lines.

Underground Fire Lines shall be installed in accordance with NFPA 24, Installation of Private Fire Service Mains and Their Appurtenances.

- A. All underground fire lines subject to pressure shall be C-900/DR14, and shall be installed by a Class I, II or V fire system contractor, licensed in the State of Florida, under a separate permit application, submitted by that contractor.
- B. The fire line to the building shall extend to one (1) foot above finished floor (aff) or one (1) foot above finished grade (afg) at the building.
- C. All restraining rods and bolts securing fire lines shall have a coat of bituminous material applied prior to backfilling of trench. A minimum of thirty-six (36) inch tamped clean dirt cover is required.
- D. All fire lines shall have a continuous number twelve (12) wire, color coded blue, attached securely to the pipe. The wire shall be laid on top of the pipe, secured to restrainer bolts, and taped at a minimum of ten (10) foot intervals.
- E. Three (3) inch metallic location tape identifying "FIRE LINE BELOW" shall be located eighteen (18) inches above all fire lines.
- F. Post indicator valves (PIV) shall be used only where valves in dedicated fire lines are deemed necessary, and only with the approval of the Fire Official. No other valves are permitted in fire lines.
- G. After installation, inspection and testing, all double detector check valve assemblies shall be chained and padlocked, shall be maintained (including painting) on an annual basis, per NFPA 25, by the owner(s) or association and test certificates shall be forwarded promptly to the City of North Port Fire Rescue District.

Sec. 60-8. - Fire Department Connections (FDC).

- A. Placement of Fire Department Connections (FDC) shall be determined with the Fire Marshal prior to installation. Five (5) inch Storz connections shall be used, and shall be located no closer than twenty-five (25) feet, and no further than one hundred (100) feet from a fire hydrant, and shall be located no further than ten (10) feet from the curb line, unless pre-approved by the Authority Having Jurisdiction (AHJ).
  - (1) All FDC's shall be yard posts, or affixed to the system side of the back-flow preventer, and shall not be wall mounted.
  - (2) FDC's shall be installed at an eighteen (18) inch minimum and forty-two (42) inch maximum height from finished grade to the center of the opening, and shall be painted "fire engine red."
- B. The minimum clearance around all fire department appliances (FDC's and fire hydrants) shall be seven and one-half (7½) feet on each side, seven and one-half (7½) feet in the front and four (4) feet at the rear.
- C. Marking of FDC's shall follow the requirements of Sec. 60-12(D), Fire lanes and fire department accessibility to buildings.

Sec. 60-9. - Fire hydrants.

- A. Fire hydrants in commercial and multi-family (three (3) or more attached units) residential subdivisions shall be spaced no greater than four hundred (400) feet apart, as measured by hose lay along the street.
  - (1) In commercial and multi-family residential subdivisions, isolation valves shall be installed at intervals so that no break or repair shall necessitate shutting down a length of pipe greater than four hundred (400) feet.
- B. Fire hydrants in single family or single family attached (two (2) units) residential subdivisions shall be spaced no more than eight hundred (800) feet apart, as measured by hose lay along the street.
  - (1) In single-family residential subdivisions isolation valves shall be installed at intervals so that no break or repair shall necessitate shutting down a length of pipe greater than eight hundred (800) feet.
- C. All effort shall be made to locate fire hydrants at intersections.
- D. The cost of fire hydrant installation shall be borne by the developer. After installation, inspection and testing, fire hydrants shall be dedicated to the City of North Port Utilities Department for maintenance.
- E.

Privately owned fire hydrants shall be installed only with the approval of the Fire Rescue District and North Port Utilities Department.

- (1) Hydrants shall be installed per NFPA 14 and North Port Utilities Department specifications, and maintained (including painting) on an annual basis per NFPA 25 by the owner or association. Test certificates shall be forwarded promptly to the City of North Port Utilities Dept.
- F. The minimum clearance around all fire hydrants shall be seven and one-half (7½) feet on each side, seven and one-half (7½) feet in front and four (4) feet in the rear.
- (1) There shall be a minimum of eighteen (18) inches clear height from the finished grade to the center of the pumper nozzle nut.
- G. For all new fire hydrants, the developer shall affix a blue traffic delineator in the middle of the driving lane nearest the hydrant.
- H. Dry hydrants. Where required by the Fire Rescue District, subdivisions and commercial development projects without a central water system shall conform to the following standards:
- (1) When bodies of water are available, drafting points consisting of a dry hydrant assembly shall be provided. Dry hydrant placement shall be with the approval of the Fire Marshal, and shall be designed by a Florida registered engineer in accordance with NFPA 1231, Standard on Water Supplies for Suburban and Rural Fire Fighting.
  - (2) The Engineer shall certify the water availability.

Sec. 60-10. - Fire rescue access during construction.

- A. Prior to commencement of any construction, the developer/contractor shall have approved by the City of North Port Fire Rescue District, an Emergency Access Plan showing primary and secondary access roads and entry points.
- (1) The primary access road shall generally extend to within one hundred (100) feet of the areas of construction and as such construction progresses, shall extend so as to consistently provide emergency access. The entry roadways shall be a minimum of twenty (20) feet wide, stabilized base compacted to ninety percent (90%) density with a Lime Rock Bearing ratio (LBR) of eighty (80). The access road is intended to support the weight of fire apparatus of up to thirty-two (32) tons.
  - (2) The fire hydrant system shall be activated to within four hundred (400) feet, as measured along the road, (eight hundred (800) feet in single family home developments) of any and all construction prior to combustibles arriving on site, and as such construction progresses, shall be extended so as to provide a consistent water supply for firefighting purposes.
- B.

The secondary and all other access roadways, shall also be maintained throughout construction and be readily accessible to the property at all times. The secondary access roadways shall be constructed to the same criteria as the primary access and is also intended to support the weight of the fire apparatus of up to thirty-two (32) tons.

- (1) The entry point shall be designated by a sign with six (6) inch letters "FIRE RESCUE ACCESS POINT."
  - (2) The sign must be of contrasting colors and be visible from the nearest major road leading to the project.
  - (3) If the roadway is greater than one hundred (100) feet long, red survey stakes shall be used to delineate the roadway. Stakes shall be located every thirty (30) feet, offset on both sides of the roadway.
  - (4) If required by the Authority Having Jurisdiction (AHJ), at the secondary access road, a water source shall be provided within four hundred (400) feet (as measured by road) of any and all construction, so as to provide a consistent water supply for firefighting purposes.
  - (5) The water supply shall be approved by the AHJ.
  - (6) On all access drives (paved or unpaved), all construction traffic shall park on one (1) side of the street to maintain a minimum twelve (12) foot wide clearance for emergency vehicles.
- C. A mandatory pre-construction meeting shall be held prior to any site construction taking place. At this meeting, the applicant/engineer shall submit an Emergency Access Plan (EAP) clearly showing all access roads throughout the construction phases, and the progression of fire hydrant activation and secondary water source location(s).

Sec. 60-11. - Roadways, parking lots and driveways.

- A. All new subdivisions and/or developments shall have a minimum of two (2) fully functional access drives.
- (1) A minimum vertical clearance of thirteen (13) feet, six (6) inches is required.
  - (2) Roadway, parking lot and driveway turning radii shall be designed to standards listed in Sec. 37-38 of this ULDC.
  - (3) Gated entrance driveways shall accommodate pre-entry vehicular stacking of at least three (3) cars, provide a turn-around area, and be designed such that emergency vehicles do not have to leave the travel-way to negotiate any roads, turns or gates.
  - (4) The Engineer of Record shall submit drawings clearly indicating vehicle stacking and turning radii of all roads, entrances, cul-de-sacs, and parking lots.
- B. Dead-end fire department access roads in excess of one hundred fifty (150) feet in length shall be provided with approved provisions for turning around of fire apparatus.

- (1) Acceptable turnarounds include cul-de-sac, T-turn or Y-turn.
  - (2) The cul-de-sac turnaround shall have a minimum centerline radius of fifty (50) feet and the T and Y turns shall have a minimum depth of forty (40) feet.
- C. Dead end roads shall have a maximum length of twelve hundred (1,200) feet, and shall be provided with approved provisions for turning around of fire apparatus.
- (1) Acceptable turnarounds include cul-de-sac, T-turn or Y-turn.
  - (2) The cul-de-sac turnaround shall have a minimum centerline radius of fifty (50) feet and the T and Y turns shall have a minimum depth of forty (40) feet.

Sec. 60-12. - Fire lanes and fire department accessibility to buildings.

- A. Required fire lanes shall be provided, with the inner edge of the roadway no closer than ten (10) feet and no farther than thirty (30) feet from the building, and shall extend a minimum of thirty (30) feet on each side of the major public entrance to a building, or unit of a building.
- (1) Fire lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of thirty-two (32) tons.
  - (2) Buildings having ramps or other elevated roadways shall have posted weight limit signs.
- B. All fire lanes shall have a minimum width of twelve (12) feet.
- (1) All fire lanes shall be completely outlined with yellow traffic paint, by a stripe of eight (8) inches minimum width: also diagonal striping a minimum of four (4) inches wide, at least four (4) feet on center, to the curb line.
  - (2) The curb, or the line of the curb, shall be painted yellow for the entire length of the fire lane. Within the stripes shall be the words "FIRE LANE - NO PARKING" in block letters of no less than twelve (12) inches in height with a minimum three (3) inch stroke, directly in front of the entry/exit doors.
  - (3) All pavement lettering shall be ninety (90) mil thick thermoplastic.
- C. Fire lanes shall also be marked with freestanding signs with the wording "NO PARKING - FIRE LANE - BY ORDER OF THE FIRE DEPARTMENT."
- (1) Such signs shall be twelve (12) inches by eighteen (18) inches with a white background and red letters and shall be a maximum of seven (7) feet in height from the roadway to the bottom of the sign.
  - (2) The signs shall be within sight of the traffic flow, shall be readable from both directions and shall be a maximum of fifty (50) feet apart.
- D. Areas around FDC's shall be considered fire lanes.
- (1)

This area shall have a minimum width of fifteen (15) feet (seven and one-half (7½) feet on each side of the FDC), and shall be completely outlined with yellow traffic paint, by a stripe of eight (8) inches minimum width; also diagonal striping a minimum of four (4) inches wide, at least four (4) feet on center, to the curb line.

- (2) The curb, or the line of the curb, shall be painted yellow for the entire length of the FDC fire lane. Within the stripes shall be the words "FDC - NO PARKING" in block letters of no less than twelve (12) inches in height with a minimum three (3) inch stroke.
- (3) All pavement lettering shall be ninety (90) mil thermoplastic.
- (4) All FDC's shall have a sign posted eighteen (18) to twenty-four (24) inches above the appliance and up to four (4) feet directly behind the FDC with the letters "FDC" in six (6) inch red letters on a white background.

E. In buildings up to two (2) stories, with fire sprinklers and alarms installed, at least one (1) elevation (side) of each building shall be accessible to the fire department.

- (1) In buildings two (2) stories to four (4) stories, up to a maximum height of fifty (50) feet, with fire sprinklers and alarms installed, at least two (2) elevations (sides) of each building shall be accessible to the fire department.
- (2) In buildings greater than four (4) stories, over fifty (50) feet in height, with fire sprinklers and alarms installed, at least three (3) elevations (sides) of each building shall be accessible to the fire department.
- (3) With the approval of the AHJ, access roads of stabilized base covered with turf or decorative pavers, clearly delineated and with approved signage, may be permitted.

#### Sec. 60-13. - Fire alarms in buildings.

A. A complete fire alarm system, with manual pull stations and Americans with Disabilities Act (ADA) compliant audio-visual devices, shall be required in all buildings with fire sprinkler systems and all assembly occupancies, and shall be electronically monitored twenty-four (24) hours a day by a Underwriters Laboratories Inc. (UL) listed central station.

- (1) Heat and/or smoke detectors shall be installed where required by the Florida Fire Prevention Code or the Authority Having Jurisdiction (AHJ).
- (2) All systems shall have a waterproof exterior horn-strobe installed so as to be visible to responding emergency vehicles, with exact location determined with the AHJ.
- (3) The fire alarm control panel (FACP) shall be installed in an environment protected from the Florida climate.
- (4) All installations shall be in accordance with NFPA 72, National Fire Alarm Code, and NFPA 70, National Electrical Code. Shop drawings, battery calculations and product cut sheets shall be



included with the application.

- (5) The fire alarm system shall be installed by a Florida licensed fire alarm contractor, under a separate permit application, submitted by that contractor.

Sec. 60-14. - Fire department key box, entry gate accessibility and standardized identification requirements.

- A. In all commercial and multi-family structures in the City of North Port a fire department key box, approved by the AHJ, shall be installed.
  - (1) Current keys to the fire alarm control panel, fire sprinkler riser, elevator doors and operating equipment rooms, mechanical and electrical equipment rooms, roof accesses, as well as all common areas shall be maintained inside the box for Fire Department use.
  - (2) The purchase and installation of the key box is the developer/ owner responsibility.
  - (3) Applications for the approved box can be obtained from the Fire Rescue District Administration Office.
- B. All fire sprinkler riser rooms, fire alarm control panel (FACP) rooms, elevator equipment rooms and interior roof accesses shall be labeled, with three (3) inch letters in a color contrasting its background.
- C. Gated subdivisions or buildings shall provide emergency gate access to conform to the City of North Port Fire-Rescue District requirements (ten (10) digit/three hundred (300) mega-hertz/multi-code frequency with receiver).
  - (1) Coding information will be provided by the City of North Port Fire Rescue District upon request by the developer and/or gate contractor.
  - (2) All new installations shall include two (2) remote control units to be donated to the Fire Rescue District.
  - (3) At the point that a building, subdivision or community has reached an occupancy requiring gate access, as determined by the Authority Having Jurisdiction (AHJ), the primary and secondary exit electronic gates shall be fully operational, utilizing the required method of activation, and shall be inspected by the AHJ.
- D. All commercial and multi-family buildings shall have address numbers posted so as to be clearly visible to incoming emergency responders.
  - (1) The address numbers shall be a minimum of six (6) inches in the front and three (3) inches in the rear of the structure and shall be in a contrasting color to its background.
  - (2) Any addressed structure greater than one hundred twenty (120) feet from the road shall have six (6) inch numbers visibly placed at the road.

Sec. 60-15. - Alternative power sources.

A. In all structures with an alternative power source, such as solar or generator, a sign shall be placed at the electric meter identifying the alternative source, and its location.

- (1) The sign shall be permanently affixed and shall have red lettering of no less than one-half (½) inch in height on a white background.

Sec. 60-16. - Elevators.

A. In all structures, commercial or residential, greater than twenty-five (25) feet in height requiring an elevator accessible for public use, at least one (1) elevator car shall be of sufficient size to accommodate an ambulance stretcher seventy-six (76) inches long and twenty-four (24) inches wide in the horizontal position.

- (1) Buildings greater than three (3) stories in height, or with two (2) or more elevators, shall be required to have at least one (1) of the elevators served by an emergency generator.
- (2) A single generator may serve a complex of buildings.
- (3) All public elevator cars shall have emergency communications as required in the National Elevator Code, ASME A17.
- (4) Elevator operation and door keys shall be maintained in the Fire Department key box.

Sec. 60-17. - Gasoline stations.

A. All gasoline stations permitted for construction after the adoption of this code shall have an emergency generator installed, or shall have connections installed, as approved by the Fire Marshal and a City Electrical Inspector, to accommodate a generator.

- (1) In the event of an emergency and/or catastrophic event, gasoline can continue to be pumped to emergency vehicles (for compensation), and/or to the public, as the owner desires.

Sec. 60-18. - Interpretation.

Interpretation of this section shall be made by the Fire Chief or designee. This chapter shall be liberally construed in order to effectively carry out its purpose. Where any provisions of this chapter refers to or incorporates another provision, ordinance, statute, rule, regulation, policy, official publication, or other authority, it refers to the current adopted version.

Sec. 60-19. - Conflicts.

In the event of conflict between this code and the Florida Fire Prevention Code, the more stringent code shall apply. [Amended 9-25-18 by Ord. 2018-32, § 2.01]

Sec. 60-20. - Appeals.

Any person aggrieved by the Fire Marshal's interpretation of these codes and standards may appeal to the Fire Chief. The Fire Chief's decision may be appealed to the City Manager. The criteria for granting an appeal shall be based upon substantial competent evidence proving that the interpretation renders the property without reasonable use or unusable for its intended purpose. The granting of any appeal shall not be in conflict with the Florida Fire Prevention Code or State Statutes. The City Manager's decision may be appealed to the City Commission. The City Commission's decision, based upon the evidence submitted to the Fire Chief and City Manager and their finding(s), may be appealed to the Circuit Court of Sarasota County within thirty (30) days of such decision.

(1) Applications for an appeal shall be filed pursuant to Sec. 1-10.

Sec. 60-21. - Severability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent, and such holding shall not affect the validity of the remaining portions thereof.