



City of North Port

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA; AMENDING THE CODE OF THE CITY OF NORTH PORT, FLORIDA, SECTION 26-3 AND 26-7 RELATING TO FIRE SPRINKLERS AND EXCEPTIONS TO FIRE SPRINKLERS; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Code of the City of North Port, Florida (“City Code”), Chapter 26 – Fire Prevention and Protection, was adopted and last updated on June 18, 1990, through Ordinance No. 90-13; and

WHEREAS, City Code Chapter 26 contains the City’s fire prevention and protection regulations, providing standards for fire prevention, fire suppression, and life safety for the community and environment of the City; and

WHEREAS, On August 6, 2024, the City Commission for the City of North Port, Florida adopted Ordinance No. 2024-19 which amended the City Code with new fire safety regulations, in conjunction with the Florida Fire Prevention Code, Florida Statutes Chapter 633, National Fire Protection Association and Fire and Life Safety Codes; and

WHEREAS, the City Commission desires to establish exceptions to the fire sprinkler and alarm systems in order to improve and minimize the economic burden while not compromising the life safety of emergency response personnel and its citizens; and

WHEREAS, the City Commission finds that these amendments serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

- 1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.
- 1.02 Pursuant to Florida Statutes Section 166.041(4)(c), a business impact estimate was not required because this ordinance is enacted to implement Florida Statutes Section 633.202, relating to the Florida Fire Prevention Code.

SECTION 2 – ADOPTION

2.01 Chapter 26 of the Code of the City of North Port, Florida is hereby amended as follows:

“Chapter 26 – FIRESAFETY AND PREVENTION CODE

...

Sec. 26-3. - Fire sprinkler systems in commercial and multifamily residential buildings.

- (a) All commercial buildings must be designed and constructed with a complete fire sprinkler system in accordance with NFPA 13, Standard for Installation of Fire Sprinkler Systems.

Exception: Commercial buildings not more than 2,000 gross square feet, without commercial cooking, and an occupant load of less than 10 persons shall be excluded from this requirement. Examples: Guard House, Bathhouse, Restroom, Mail Kiosk, Maintenance Building, Garage, Construction Trailer with a valid Temporary Use Permit, Amenity Center or other similar type of commercial building approved by the Authority Having Jurisdiction.

...

Sec. 26-7. -Fire alarms in buildings.

- (a) All commercial and multifamily residential buildings containing three or more attached residential units (apartments, dwelling units, or townhouses) must be designed and constructed with a commercial fire alarm system that complies with NFPA 70 -National Electrical Code, and NFPA 72 --National Fire Alarm and Signaling Code.

Exception: Commercial buildings not more than 2,000 gross square feet, without commercial cooking, and an occupant load of less than 10 persons shall be excluded from this requirement. Examples: Guard House, Bathhouse, Restroom, Mail Kiosk, Maintenance Building, Garage, Construction Trailer with a valid Temporary Use Permit, Amenity Center or other similar type of commercial building approved by the Authority Having Jurisdiction.

...”

SECTION 3 – CONFLICTS

3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

SECTION 4 – SEVERABILITY

4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

SECTION 5 – CODIFICATION

5.01 In this ordinance, additions are shown as underlined and deletions as ~~striethrough~~. Any additional codification information and notations appear in *italics*. These editorial notations are not intended to appear in the codified text.

SECTION 6 – EFFECTIVE DATE

6.01 This ordinance takes effect immediately upon adoption.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on March 18, 2025.

ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in public session on April 8, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY