

ORDINANCE NO. 1984

AMENDING SOME OF THE UNIFORM BUILDING CODE PROVISIONS CONCERNING FIRE SAFETY DEVICES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the following sections of the Uniform Building Code 1979 Edition, the Building Code for the City of Grand Junction, be amended in the following particulars:

1. Section 602 be amended by the addition of a subsection (d) reading:

(d) A-1; A-2 AND A-2.1 WITH OCCUPANT LOAD OF 300 OR MORE (EXCEPT CHURCHES AND SCHOOLS) SHALL BE EQUIPPED WITH FIRE ALARMS AS SPECIFIED BY THE FIRE CODE.

2. Section 1202(b) amended to read:

(b) Special Provisions. Group R, division 1 Occupancies more than two stories in height or having more than 3000 square feet of floor area above the first story, shall be not less than one-hour fire-resistive construction throughout.

Exception. Dwelling units within an apartment house not over two stories in height may have non-bearing walls of unprotected construction, provided the units are separated from each other and from corridors by construction having a fire-resistance rating of not less than one hour. Openings to such corridors shall be equipped with doors conforming to Section 3304(h) regardless of the occupancy load served.

Every apartment house three FLOORS or more in height, INCLUDING GARDEN LEVELS and containing more than 15 apartments, and every hotel three FLOORS or more in height containing 20 or more guest rooms, shall have an approved fire alarm system as specified in the Fire Code.

For Group R, Division 1 Occupancies with Group B, Division 1 parking garage in the basement or first floor, see Section 702(a).

For attic space partitions and draft stops, see Section 3205.

3. Section 1210(a) be amended to read:

(a) Fire-warning Systems. Every dwelling unit and every guest room in a hotel or lodging house used for sleeping purposes shall be provided with smoke detectors conforming to U.B.C. Standard No. 43-6. In dwelling units, detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes. In an efficiency dwelling unit, hotel sleeping room and in hotel suites, the detector shall be centrally located on the ceiling of the main

room or hotel sleeping room. Where sleeping rooms are on an upper level, the detector shall be placed at the center of the ceiling directly above the stairway. All detectors shall be located in accordance with approved manufacturer's instructions. When actuated, the detector shall provide an alarm in the dwelling unit or guest room. APARTMENT HOUSES AND HOTELS OR MOTELS BEING SERVED BY COMMON INTERIOR CORRIDOR SHALL BE PROVIDED WITH SMOKE DETECTORS CONFORMING TO U.B.C. STANDARD NO. 43-6. DETECTORS SHALL BE PLACED NO MORE THAN FIFTEEN FEET FROM EACH END OF CORRIDORS AND NOT MORE THAN THIRTY FEET APART, SPACED IN THE INTERIOR OF CORRIDOR. SMOKE DETECTORS SHALL BE WIRED TO ACTIVATE BUILT-IN HORN IN ALL SMOKE DETECTORS IN THE CORRIDOR. EXCEPTION: IF APARTMENT, DWELLING UNIT OR GUEST ROOM HAS EXIT DIRECTLY TO THE OUTSIDE, ALLOWING ACCESS TO GROUND LEVEL - SMOKE DETECTORS IN CORRIDOR MAY BE OMITTED.

When one or more sleeping rooms are added or created in existing Group R, Division 3 occupancies, the entire building shall be provided with smoke detectors located as required for new Group R, Division 3 Occupancies.

In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke detectors may be battery operated when installed in existing buildings, or in buildings without commercial power, or in buildings without commercial power or in buildings which undergo alterations, repairs or additions regulated by the second paragraph of this section.

4. Section 1807(a) be amended to read:

(a) Scope. This section shall apply to all Group B, Division 2 office buildings and Group R, Division 1 Occupancies, each having floors used for human occupancy located more than 75 feet above the lowest level of fire department access. Such buildings shall be provided with an approved automatic sprinkler system in accordance with Section 1807 (c).

5. Section 1807(1) be repealed.

6. Section 1807 be amended by the addition of a subsection (n) to read as follows:

(n) ALL BUILDINGS DESIGNED FOR HUMAN OCCUPANCY MORE THAN 75 FEET IN HEIGHT SHALL HAVE HELIPORT FOR EMERGENCY RESCUE CONSTRUCTED IN ACCORDANCE WITH SECTION 1715 AND THE FOLLOWING:

EMERGENCY HELICOPTER LANDING FACILITY: EACH BUILDING SHALL HAVE AN EMERGENCY HELICOPTER LANDING FACILITY LOCATED ON THE ROOF OF THE BUILDING IN AN AREA APPROVED BY THE DEPARTMENT. THE LANDING FACILITY SHALL BE INSTALLED UNDER PERMIT OF THE DEPARTMENT OF BUILDING. A LANDING FACILITY FOR FIRE DEPARTMENT EMERGENCY USE ONLY TO BE INSTALLED AS FOLLOWS:

A. A LANDING GLIDE SLOPE ANGLE DETERMINED BY A RATIO OF EIGHT FEET HORIZONTAL DISTANCE FOR EVERY ONE FOOT OF VERTICAL CLEARANCE REQUIRED. TWO SUCH APPROACHES SHALL BE AVAILABLE AT LEAST 90 DEGREES REMOVED FROM EACH OTHER.

B. A CLEAR, UNOBSTRUCTED LANDING AND TAKEOFF AREA WITH A MINIMUM DIMENSION OF 50 FEET BY 50 FEET.

C. IF THE ROOF HAS NO PARAPET WALL, A SUBSTANTIAL FENCE OR SAFETY NET SHALL BE PROVIDED AROUND THE PERIMETER OF THE ROOF IN SUCH A MANNER THAT IT WILL NOT RESTRICT OR REDUCE THE REQUIRED LANDING AND TAKEOFF AREA.

D. A WIND INDICATING DEVICE SHALL BE PROVIDED.

E. A WET STANDPIPE AND OUTLET SHALL BE PROVIDED HAVING ONE AND ONE-HALF INCH STANDARD PIPE THREAD AND LOCATED IN SUCH A MANNER THAT IT WILL NOT RESTRICT OR REDUCE THE REQUIRED LANDING AND TAKEOFF AREA. SUFFICIENT PRESSURE SHALL BE AVAILABLE TO AFFORD A GOOD FOG PATTERN.

7. Section 3801(c) be amended by the addition of the following definition:

(c) STORY - FOR THE PURPOSE OF REQUIREMENT OF INSTALLATION OF FIRE PROTECTION SPRINKLERS, FIRE ALARMS AND STANDPIPES, STORY IS DEFINED AS ANY HABITABLE LEVEL USED OR OCCUPIED BY HUMANS.

8. Section 3802(b)(1) be amended by the addition of a subsection E, reading as follows:

E. ANY BUILDING FOUR STORIES OR MORE IN HEIGHT OR HAVING FOUR LEVELS ABOVE THE LOWEST FIRE DEPARTMENT ACCESS.

9. Section 3802(b)(2) be amended by the addition of a subsection E. reading as follows:

E. A-1; A-2 AND A-2.1 WITH OCCUPANT LOAD OF 300 OR MORE (EXCEPT CHURCHES AND SCHOOLS). EXIT PASSAGEWAYS SERVING ABOVE OCCUPANCIES THROUGH ANOTHER OCCUPANCY SHALL BE SPRINKLED.

10. Section 3802(b)4, subsection 1, be amended to read:

4. Group I Occupancies.

Exceptions: 1. In hospitals of types I, II fire-resistive and II one-hour construction, the automatic sprinkler system may be omitted from operating, delivery, cardiac, X-ray, and intensive care rooms. Increases for area and height specified in Sections 506 (c) and 507 shall not apply when this exception is used.

PASSED and ADOPTED this 15th day of July, 1981.

Louis R. Brach

President of the Council

Attest:

Neva B. Lockhart, CMC

City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 1984, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 1st day of July, 1981, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said city this 16th day of July, 1981.

Neva B. Lockhart, CMC

Neva B. Lockhart
City Clerk

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