

## CHAPTER 159

### FIRE CODE

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**159.01 PURPOSE.** The purpose of this chapter is to prescribe regulations governing conditions hazardous to life and property from fire and explosion, handling or use of hazardous materials and the use and occupancy of buildings and premises.

**159.02 WARNING - RELIANCE UPON CHAPTER.** No person shall place reliance upon this chapter, any inspections performed or certificates issued pursuant to this chapter, as indicating the safety of or quality of construction of any particular premises. Neither this chapter nor inspections made pursuant thereto nor certificates issued are intended to assume the duty of any person to adequately construct and maintain a premises or provide a safe premises or to, in any way, indicate a decrease in the risk associated with the use or occupancy on any premises. A certification that a premises has been inspected pursuant to this chapter shall not, in any way, constitute a warranty or guarantee of the safety or quality of that premises.

**159.03 INTERPRETATION.** The statements of legislative intent made in Section 159.02 shall govern and take precedence over any other language contained in this chapter or the *International Fire Code*, 2003 Edition, adopted in this chapter.

**159.04 ADOPTION OF INTERNATIONAL FIRE CODE.** The *International Fire Code*, 2003 Edition, published by the International Code Council, commencing with Chapter 1, except those provisions thereof which are, in this chapter, deleted, modified or amended, is adopted as and shall constitute the Fire Code of the City, prescribing regulations governing conditions hazardous to the general welfare of the City and the same is, by this reference, incorporated in this chapter as fully and completely as if set forth in full in this chapter subject to the foregoing. The Fire Code of the City may also be known, referred to and cited as the "Fire Code".

**159.05 ENFORCEMENT.** The Fire Code shall be enforced by the Fire Chief of the fire department and the Building Official.

**159.06 DEPARTMENT OF FIRE PREVENTION.** The Department of Fire Prevention is established within the City under the direction of the Fire Chief which shall consist of such fire department personnel as may be assigned thereto by the Fire Chief and who shall be designated by the Fire Chief. The function of the Department of Fire Prevention shall be to assist the Fire Chief in the performance of his/her duties and to assist the Building Official in the performance of the inspection duties. It is the intent that the inspection assistance rendered

to the Building Official shall be in the form of technical assistance and advice upon request and the inspection herein prescribed as designated by the Council.

**159.07 DEFINITIONS.** For use in this chapter the following terms are defined:

1. Wherever the word “jurisdiction” is used in the *International Fire Code*, it shall be held to mean the City of Johnston, Iowa.
2. Wherever the term “Fire Code Official” is used it shall be held to mean “Fire Chief” or a duly authorized representative.

**159.08 STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN OUTSIDE ABOVEGROUND TANKS.**

1. The limits that are placed on Chapter 34 (IFC), in which outside aboveground storage of flammable or combustible liquids is restricted, are hereby established as the entire City of Johnston, Iowa, with the following exceptions:

A. An aggregate amount of one thousand (1000) gallons or less may be stored above ground on a premises if used exclusively for heating of such premises. A permit is required and the proposed installation must be approved by the Fire Code Official prior to issuance of a permit.

B. Any new outside installation of a generator that is not fueled by natural gas shall be limited to a maximum of 1,500 gallons of Class II fuel in a NFPA/UL compliant sub-base tank. Quantities greater than 1,500 gallons but less than 5,001 gallons of a Class II fuel shall be stored in an approved vaulted tank, if the application and installation is otherwise authorized. A permit is required and the proposed installation must be approved by the Fire Code Official prior to issuance of a permit.

C. Approved bulk storage facility for the sale or storage of fuels as permitted by the Zoning Ordinance.

2. The limits that are placed on Chapter 34 (IFC), in which new bulk plants of flammable or combustible liquids are prohibited, are hereby established as all zoning districts in the City except M-2 Heavy Industrial.

**159.09 BULK STORAGE OF LIQUEFIED PETROLEUM GAS.** The limits that are placed on Section 3804.2 (IFC), in which storage of liquefied petroleum gases is to be restricted to, are hereby established as the entire City of Johnston, Iowa.

**159.10 STORAGE OF EXPLOSIVES AND BLASTING AGENTS.** The limits that are placed on Section 3301.1 (IFC), in which storage of explosives and blasting agents is to be restricted to, are hereby established as all zoning districts in the City except M-2 Heavy Industrial.

**159.11 ADDITIONS, DELETIONS, MODIFICATIONS AND AMENDMENTS.** The following additions, deletions, modifications and amendments are made to the *International Fire Code (IFC)*, 2003 Edition:

1. Section 102.6, Referenced Code, of the IFC is amended by adding a new section as follows:

1. NFPA 101, Life Safety Code, 2003 Edition is adopted by reference as part of this fire code as though set forth herein in full.

2. Section 105.1.1, Permits Required, of the IFC is amended by adding the following sentence:

The types of permits that may be required and the rates for such permits shall be established by the City Council in the form of an ordinance and/or resolution.

3. Section 112, General (additions to existing structures). Chapter 1 of the IFC is amended by adding a new Section 112 as follows:

112 General. Additions to buildings or structures shall comply with all of the requirements of Section 903.2 of this Code for new buildings and structures. The entire building or structure, existing and proposed additions, shall comply with all of the requirements of the fire sprinkler Section 903.2 of the Fire Code for new buildings and structures, when the total of all the additions to the building or structure made after May 31<sup>st</sup>, 1993, exceeds twenty-five (25) percent of the original gross area of the building or structure.

4. Section 506, Key Boxes, of the IFC is amended by adding a new section as follows:

506.3 Key Box Installation Requirements. Buildings provided with a fire alarm system or a sprinkler system shall be provided with a key at the front of the building typically adjacent to the main entrance or at a location as directed by the Fire Code Official. Key boxes shall be acquired, at building owners expense, from the Knox Corporation, utilizing an application obtained through the building department.

5. Section 508.5.1, Fire Hydrant Systems – Where Required, of the IFC is amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

508.5.1 Where Required. Where any portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided when required by the Fire Code Official.

6. Section 903.2, Automatic Sprinkler Systems – Where Required, of the IFC is amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

903.2 Where Required. An approved automatic fire extinguishing system is required if the gross square footage of a building is equal to or greater than the following:

1. For the purposes of this section “fire separations” shall not be permitted to reduce the total gross square footage of a building or area for the purpose of calculating the fire sprinkler square footage requirements.

2. For the purposes of this section “story” is defined as any level of a structure, whether above or below grade capable of occupancy.
3. Exemption. To be exempt from meeting the requirements to have fire sprinklers systems installed, the buildings or structures per legal lot or contiguous lots under common ownership, must be separated by twenty (20) feet and have 1 hour rated exterior walls on both buildings or structures so as not to have the combined total of their gross square footage applied to this section of the code. Note: The square footage used for calculating total “gross square footage” of a building or structure shall be measured using the outside dimensions of the total building or structure to include attached or detached buildings or structures meeting the above requirement.
4. Open corridors/hallways shall be required to have fire sprinklers installed in them when the building they are constructed in is required by this code to have a fire sprinkler system.
5. An “approved automatic fire extinguishing system” includes but is not limited to a complete automatic fire sprinkler system. The following sections requiring complete automatic fire sprinkler systems shall install the fire sprinkler system following NFPA 13 standard unless otherwise noted. Alternative automatic extinguishing systems may be used if in the opinion of the code official the same life safety and property conservation measures are equivalent to the NFPA standard listed in this code.

7. Sections 903.2.1, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.2, 903.2.3, 903.2.3.1, 903.2.4, 903.2.4.1, 903.2.4.2, 903.2.4.3, 903.2.5, 903.2.6, 903.2.6.1, 903.2.7, 903.2.8, 903.2.8.1, 903.2.8.2, 903.2.9, 903.2.9.1, 903.2.10, of the IFC are hereby amended by deleting said sections, including exceptions, and inserting in lieu thereof the following:

Section 903.2.1 Group A.

Sprinklers  
Required At

NFPA 13 A-1. Buildings or structures, or portions thereof, having an assembly use, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures including but not limited to: See IFC Occupancy Classification definition A-1.

1. Occupant load of 299 or less.
2. Occupant load of 300 or more.

6,000 sq. ft.  
0 sq. ft.

- NFPA 13 A-2. Buildings or structures, or portion thereof, having an assembly use intended for food and/or drink consumption including but not limited to: See IFC Occupancy Classification definition A-2.
1. Occupant load of 50 or more. 0 sq. ft.
  2. Occupant load of 49 or less. 1,500 sq. ft.
- NFPA 13 A-3. Buildings or structures, or portions thereof, having an assembly use intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including but not limited to: See IFC Occupancy Classification definition A-3.
1. Occupant load of 299 or less. 6,000 sq. ft.
  2. Occupant load of 300 or more. 4,500 sq. ft.
- NFPA 13 A-4. Buildings or structures, or portions thereof, having an assembly use intended for viewing of indoor sporting events and activities with spectator seating including but not limited to: See IFC Occupancy Classification definition A-4.
1. Occupant load of 299 or less. 6,000 sq. ft.
  2. Occupant load of 300 or more. 4,500 sq. ft.
- NFPA 13 A-5. Buildings or structures, or portions thereof, having an assembly use intended for participation in or viewing of outdoor activities including but not limited to: See IFC Occupancy Classification definition A-5 and IFC Section 903.2.1.5 for areas to be provided with protection. 1,000 sq. ft.

Section 903.2.2 Group B.

- NFPA 13 Buildings or structures, or portions thereof, used for office, professional or service type transactions, including storage of records and accounts. Business occupancies shall include but not be limited to: See IFC Occupancy Classification definition B. 6,000 sq. ft.

Section 903.2.3 Group E.

- NFPA 13 Buildings or structures, or portions thereof, used by six or more persons at any one time for educational purposes. 0 sq. ft.
- NFPA 13 A Licensed Day Care is any building or structure, or portion thereof, used for educational, supervision or personal care services for more than five children older than 2 years of age and which shall be classified as an E occupancy. 0 sq. ft.

Section 903.2.4 Group F.

- NFPA 13 F-1. Moderate-hazard factory and industrial occupancies including factory and industrial uses not classified as Group F, Division 2 Occupancies shall include but not be limited to: See IFC Occupancy Classification definition F-1. 6,000 sq. ft.
- NFPA 13 F-1.1. Woodworking operations which generate finely divided combustible waste or uses finely divided combustible materials. 2,500 sq. ft.
- NFPA 13 F-2. Low-hazard factory and industrial uses that involve the fabrication or manufacturing of noncombustible materials which during finishing, packing or processing do not involve a significant fire hazard shall include but not be limited to: See IFC Occupancy Classification definition F-2. 15,000 sq. ft.

Section 903.2.5 Group H.

- NFPA 13 H-1. Buildings or structures, or portions thereof, that pose a detonation hazard in excess of those listed in Table 307.7(1) (See 2003 IBC) shall include but not be limited to: See IFC Occupancy Classification definition H-1. 0 sq. ft.
- NFPA 13 H-2. Buildings or structures, or portions thereof, which contain materials that pose a deflagration hazard or a hazard from accelerated burning in excess of those listed in Table 307.7(1) (See 2003 IBC) shall include but not be limited to: See IFC Occupancy Classification definition H-2. 0 sq. ft.
- NFPA 13 H-3. Buildings or structures, or portions thereof, which contain materials that readily support combustion or pose physical hazard in excess of those listed in Table 307.7(1) (See 2003 IBC) shall include but not be limited to: See IFC Occupancy Classification definition H-3. 0 sq. ft.
- NFPA 13 H-4. Buildings or structures, or portions thereof, which contain materials that are health hazards in excess of those listed in Table 307.7(1) (See 2003 IBC) shall include but not be limited to: See IFC Occupancy Classification definition H-4. 0 sq. ft.

NFPA 13 H-5. Semiconductors fabrication facilities and comparable research and development areas in which production materials are used and the aggregate quantity of material is in excess of those listed in Tables 307.7(1) and 307.7(2) (See 2003 IBC). Such facilities and areas shall be designed and constructed in accordance with Section 415.9 of the IBC. Design of the sprinkler system shall not be less than Table 903.2.4.2. 0 sq. ft.

NFPA 13 Pyroxylin plastics. Buildings or structures where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds. 0 sq. ft.

Section 903.2.6 Group I.

NFPA 13D I-1. Buildings or structures, or portions thereof, housing more than 16 persons, on a 24-hour basis, or  
NFPA 13R who because of age, mental disability or other reasons, live in a supervised residential environment but which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. A facility such as the above with five or fewer persons shall be classified as Group R-3. A facility such as the above with at least six and not more than 16 persons shall be classified as Group R-4. 0 sq. ft.

NFPA 13 I-2. Buildings or structures, or portions thereof, used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis of more than five persons who are not capable of self-preservation. A facility such as the above with five or fewer persons shall be classified as Group R-3. Child care facilities are any buildings or structures, or a portion thereof, which provide care on a 24-hour basis to more than five children 2 ½ years of age or less which shall be classified at Group I-2. 0 sq. ft.

NFPA 13 I-3. Buildings or structures, or portions thereof, which are inhabited by more than five persons who are under restraint or security. See IFC Occupancy Classification definition I-3 for type of condition. 0 sq. ft.

NFPA 13 I-4. Buildings or structures, or portions thereof, which are occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians, relatives by blood, marriage or adoption and in a place other than the home of the person cared for. A facility such as the above with five or fewer persons shall be classified as Group R-3. Places of worship during religious functions are not included. 0 sq. ft.

NFPA 13 Adult care facilities that provide accommodations for less than 24 hours for more than five unrelated adults and that provide supervision and personal care services. Child care facilities that provide supervision and personal care on less than a 24 hour basis for more than five children 2 ½ years of age or less. 0 sq. ft.

Section 903.2.7 Group M.

NFPA 13 Buildings or structures, or portions thereof, for the display and sale of merchandise, and involving stocks of goods, wares or merchandise, incidental to such purposes and accessible to the public shall include but not be limited to: See IFC Occupancy Classification definition Group M. (High-piled storage to refer to Chapter 23 IFC) 6,000 sq. ft.

Section 903.2.8 Group R.

NFPA 13R R-1. Hotels, motels, boarding houses (transient). in 4 stories or less. (Occupy less than 30 days)

NFPA 13 in more than 4 stories, both systems to include attic space as NFPA 13 0 sq. ft.

NFPA 13R R-2. Apartment houses, condominiums, boarding houses (non-transient), convents, dormitories, fraternities, sororities and monasteries.

NFPA 13 in more than 4 stories, both systems to include attic space as NFPA 13 0 sq. ft.

NFPA 13D	<u>R-3.</u> Dwellings	8,000 sq. ft.
NFPA 13D	<u>R-3.</u> Townhouse Townhouses that are not open on at least two sides are required to install fire sprinkler systems set forth in the IFC 2003 Edition.	Refer to IFC 2003
NFPA 13D or NFPA 13R	<u>R-4.</u> Residential care/assisted living facilities for more than five but not more than 16 occupants, excluding staff.	0 sq. ft.

Section 903.2.9 Group S.

NFPA 13	<u>S-1.</u> Moderate hazard storage occupancies including buildings or portions of buildings used for storage of combustible materials not classified as Group S, Division 2 or Group H occupancies shall include but not be limited to: See IFC Occupancy Classification definition S-1.	6,000 sq. ft.
NFPA 13	Repair garages/service stations	3,500 sq. ft.
NFPA 13	Bulk storage of tires	20,000 cu. ft.
NFPA 13	<u>S-2.</u> Low hazard storage occupancies including buildings or portions of buildings used for storage of noncombustible materials shall include but not be limited to: See IFC Occupancy Classification definition S-2.	15,000 sq. ft.

Section 903.2.10 Group U.

Private garages, carports, sheds and agricultural buildings. N/A

8. Section 903.3.6, Hose Threads (FD Connection), of the IFC is amended by deleting said section and inserting in lieu thereof the following:

903.3.6 Hose Threads. Fire hose threads used in connection with automatic sprinkler systems shall be approved and shall be compatible with 2 ½ inch fire department hose threads.

9. Section 903.3.7, Fire Department Connections, of the IFC is amended by deleting said section and inserting in lieu thereof the following:

903.3.7 Fire Department Connections. The location of fire department connections shall be approved by the Fire Code Official and be within 100 feet of a fire hydrant. A five (5) foot clear space on each side and in front of the fire department connection shall be maintained except as authorized by the Fire Code Official. No fences or barriers can be constructed in front of said connection and if the fire department connection is accessible from a designated parking area, the space in front of the connection shall be marked "No Parking".

10. Section 907.2, Fire Alarm and Detections Systems – Where Required, of the IFC is amended by deleting said section and inserting in lieu thereof the following:

907.2 Where Required General. An approved addressable fire alarm system meeting provisions of this code and NFPA 72 shall be installed when the gross square footage of a building is equal to or greater than the area as specified in Sections 903.2.1 through 903.2.10 inclusive, subject to the authority having jurisdiction or by Section 907 which ever shall be more restrictive.

Exceptions:

1. Buildings with 8 or less initiating devices may use zoned systems provided only one device is used per zone. Each device shall have a plain English LCD (liquid crystal display). This alpha/numeric descriptor location is required to be reported to the Polk County dispatch center upon activation of the fire alarm system.
2. R-3 dwellings are not required to meet Section 907.2 of this Code.
3. Townhouses are required to be monitored only if a single fire sprinkler system is used for multiple units.

11. Section 907.2, Fire Alarm and Detections Systems – Where Required, of the IFC is further amended by adding four new sections as follows:

907.2 (a) Manual Fire Alarm Pull Boxes. Manual fire alarm pull boxes (pull stations) shall be required where deemed necessary by the Fire Code Official.

907.2 (b) Monitoring. All fire alarm systems shall be monitored by an approved supervising station in accordance with NFPA 72.

907.2 (c) Location. Each address point ID shall have an alpha/numeric descriptor location for the fire alarm system. This alpha/numeric descriptor location is required to be reported to the Johnston Fire Department Dispatch Center (Polk County dispatch) upon activation of the fire alarm system.

907.2 (d) Where Required. Where corridors and/or hallways are protected by fire sprinkler systems they shall also be protected by smoke detection. Smoke detection shall be of the photoelectric type or as approved by the Fire Code Official.

**159.12 APPEALS.** Whenever the Building Official disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of this code do not apply or that the true intent and meaning of this code have been misconstrued or wrongly interpreted, the applicant may appeal from the Building or Fire Code Official to the Board of Appeals within thirty (30) days from the date of the decision appealed.

**159.13 NEW MATERIALS, PROCESSES OR OCCUPANCIES WHICH REQUIRE PERMITS.** The Building Official and the Fire Code Official shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those enumerated in either the Building Code or Fire Code. The Fire Code Official shall post such

list in a conspicuous place in the building department and distribute copies thereof to interested persons.

**159.14 OUTSTANDING PERMITS.** If a building permit is outstanding on the effective date of the ordinance codified in this chapter and the fire code adopted by this chapter, the provisions of this chapter and the fire code adopted by this chapter shall apply to the work authorized by such permit, except to the extent that the Fire Code Official and Building Official shall determine that the application of such provisions to such work would be unreasonable. The burden shall be upon the holder of such permit to show the unreasonableness of such provisions.

**159.15 RE-INSPECTION FEES.** Assessing a fee for second and subsequent fire re-inspections due to Fire Code violations not corrected. Fees for second and subsequent fire re-inspections by the Fire Department will be set by resolution and billed as appropriate by the City Finance Office, to property owners and/or occupants failing to correct safety issues or Fire Code violations identified during an initial fire inspection and a scheduled re-inspection for follow-up.

*(Ord. 765 – Sep-07 Supp.)*

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