

ORDINANCE 2017 – 42

AN ORDINANCE OF THE CITY OF MT. JULIET TO AMEND THE MT. JULIET CITY CODES CHAPTER 12 FIRE PREVENTION AND PROTECTION TO REQUIRE MONITORED FIRE ALARM SYSTEMS IN NEW COMMERCIAL CONSTRUCTION AND EXISTING RENOVATED STRUCTURES TO HELP PROTECT THE OCCUPANTS AND PREVENTING LOSS OF PROPERTY

Whereas, the Board of Commissioners of the City of Mt. Juliet desire to amend Chapter 12 Fire Prevention and Protection to make changes to support the 2012 International Building Code & International Fire Code that have been adopted by the City of Mt. Juliet;

Whereas, currently monitored fire alarm systems are not required during construction or renovation of a Commercial structure; and

Whereas, the City of Mt. Juliet Board of Commissioners, the City of Mt. Juliet Fire Marshal and Chief Building Official desire to require that monitored fire alarm systems be required in all new commercial construction and when an existing commercial structure is renovated located inside the City of Mt. Juliet in addition to the other Fire Prevention / Protection currently being required;

Now, therefore, be it ORDAINED by the City of Mt Juliet Board of Commissioners the City of Mt. Juliet City Code Chapter 12, Article 1 is amended by adding a new ***Section 12-2 Monitored Fire Alarms Required in new Commercial Construction and when existing Commercial structures are renovated***

Section 1.

Chapter 12, Article 1, Section 12-2 Monitored Fire Alarms Required in new Commercial Construction and when existing commercial structures are renovated

For all Commercial structures located inside the City of Mt. Juliet shall be required to have a monitored fire alarm systems. All existing commercial structures when renovated will be required to have a monitored fire alarm system. These requirements are in addition to the other Fire Prevention / Protection currently being required

It is required that the system be monitored by an approved National Fire Protection Association (NFPA) 72 Chapter 3 Off-Site Alarm Monitored/Transmitted Company.

BE IT FURTHER ORDAINED

Section 2. In case of conflict between this ordinance or any part hereof, and the whole or part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 3. If any section, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance.

Section 4. That this ordinance shall take effect at the earliest date allowed by law, the public welfare requiring it.

PASSED: 7/10/2017

FIRST READING: 6/12/2017

SECOND READING: 7/10/2017

ATTEST:


Sheila S. Luckett, MMC
City Recorder

APPROVED AS TO FORM:


L. Gino Marchetti, Jr.
City Attorney


Kenny Martin, City Manager



Fire Department For the City of Mt. Juliet Mt. Juliet, Tennessee



Executive Summary

Executive Summary: An ordinance supported by the 2012 International Building Code, International Fire Code, and National Fire Protection Association 101 Life Safety Code, both adopted by the City of Mt. Juliet, that would require monitored fire alarm systems in new commercial construction and existing renovated structures (as they occur) in the City of Mt. Juliet for the purpose of safely protecting the occupants and preventing loss of property.

Who: Mt. Juliet Board of Commissioners

When: MJBOD Mtg.

Where: Mt. Juliet City Hall

Why: For the purpose of protecting the lives of occupants in a commercial structure and to provide for the most efficient notification for the fire department and emergency personnel resulting in most optimum outcome for loss prevention. This ordinance would allow the Fire Code Official & the Chief Building Code Official to warrant the installation of a monitored fire alarm system in new commercial construction and existing renovated structures as they occur. This action would provide for the highest level of life safety for the occupants (customers, employees, etc.) in the event of a fire related emergency both during normal business hours and non-operating or closed hours. This early, automated notification would also yield the Fire Department the best probability for success in fire suppression efforts to minimize loss for the business/building owner. Consideration for executing the intent of this ordinance will be during fire plans review performed by the Fire Code Official & the Chief Building Code Official.

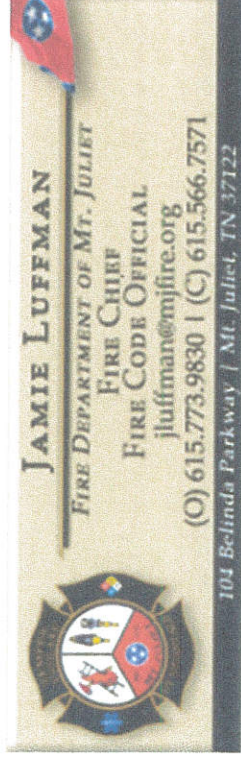
Referenced by the following:

- 2012 edition NFPA 101 Life Safety Code
- 1.3.1 New and Existing Buildings and Structures
- 9.6.3 Occupancy Notification
- 9.6.3.3 Signal Automatically Transmitted to Municipal Fire Department
- 9.6.3.5 Audible/Visible Alarms

2012 International Fire Code
Chapter 9 Fire Protection Systems
901.4.4 Fire Protection Systems
903.1 Automatic Sprinkler Systems
906.1 Fire Extinguishers
907.1 Fire Alarm & Detection Systems
907.5 Occupancy Notification Appliances (Audible/Visual)

Staff Recommendation: Approve the above ordinance and allow enforcement through the Fire Plans Review of the Fire Marshal & Chief Building Code Official.

Prepared by: Mark Kirk, Chief Building Code Official
Jamie Luffman, Fire Chief/Fire Code Official





MEMORANDUM

Date: May 18, 2017

To: Luke Winchester, Chairman
and Planning Commission

From: Bo Logan,
Planning Director

Re: Amendment to Zoning Ordinance
Residential Design Guidelines

HISTORY: For nearly six years the City's residential design guidelines have established an excellent baseline for new construction within the City of Mt. Juliet. From time to time they need updating or amended according to industry changes and City preferences. Staff believes a change to the residential guidelines is necessary to address the design of traffic signs.

ANALYSIS: As certain residential developments have come into being in Mt. Juliet, the need for a streamlined and updated design of the streetscape and streetscape elements that protects and improves aesthetics has received attention. The City Manager and City staff have agreed to present language to the Regional Planning Commission for adoption. This language will address the type and composition of materials related to street and traffic signs. New language will be added to read as follows:

17. *Regarding certain streetscape elements, all traffic poles and traffic sign posts shall be black or dark green in color. All street signs shall be erected with a decorative sign post, a decorative base and a decorative finial that extends beyond the top of the standard sign. All traffic signs shall be of a pedestrian-scale ornamental design. Exposed metal poles are strictly prohibited unless entirely enclosed with a brick or stone veneer.*

SUMMARY: The above changes and wording seek to create a higher standard of development in the City of Mt. Juliet. The result is a set of criteria that will be beneficial to future residents and a positive step forward for all involved parties.

RECOMMENDATION: Staff recommends approval of the aforementioned revisions and additions to the Residential Design Standards in the Mt. Juliet Zoning Ordinance.