

ORDINANCE 2020-14

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF SMYRNA, GEORGIA, BY ADDING A NEW SECTION, “THIRD-PARTY MAINTENANCE AND REPORTING OF RECORDS FOR FIRE AND LIFE SAFETY SYSTEMS” IN CHAPTER 50, “FIRE PREVENTION AND PROTECTION.”

WHEREAS, the City has adopted the state minimum fire safety standards as required by O.C.G.A. § 25-2-12, including all subsequent revisions thereof and has made the same applicable to all structures in the city except one- and two-family dwellings enforced by the Bureau of Fire Prevention; and

WHEREAS, the state minimum fire safety standards adopted in the rules and regulations promulgated pursuant to O.C.G.A. § title 25 and the referenced National Fire Protection Association Codes and Standards require periodic testing and maintenance of certain fire protection systems, alarms, devices, equipment and other features; and

WHEREAS, pursuant to Section 108.3 of the 2018 Fire Prevention Code, record of periodic testing and maintenance shall be made available for inspection by the fire code official, and a copy of the records shall be provided to the fire code official on request; and

WHEREAS, the fire code official is authorized by the 2018 International Fire Code to prescribe the form and format of such record keeping;

WHEREAS, the City of Smyrna desires to amend its Fire Prevention and Protection Ordinance to require inspection reports to be provided to the fire code official through a third-party inspection reporting system.

NOW BE IT ORDAINED AND IT IS HERBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SMYRNA, GEORGIA that the Code of Ordinances be amended by adding a section to Chapter 50, Fire Prevention and Protection and shall read as follows:

Sec. 50-82. Third-Party Maintenance and Reporting of Records for Fire and Life Safety Systems

The owner of the property where any device, equipment, alarm, system and any other feature is required for compliance of the provisions of Chapter 50 or is otherwise installed on the property shall cause periodic maintenance, testing and inspections of all such devices, equipment, alarms, systems and features in accordance with this code and applicable adopted standards at specified intervals. If following inspection and testing, any device, equipment, alarm, system and any other feature does not meet manufacture’s specifications or fails to perform as intended, then it shall be repaired or replaced in accordance with subsection (3) below.

Maintenance, testing and inspections shall include, without limitation, the following:

- Automatic Fire Sprinkler System, NFPA 25
- Commercial Hood Cleaning, NFPA 96
- Commercial Kitchen Hood, NFPA 17A
- Emergency Generator, NFPA 110 & 111
- Fire Alarm System, NFPA 72
- Fire Doors, NFPA 80
- Fire Pumps, NFPA 25
- Foam System (including 5 yr. test), NFPA 25
- Private Hydrant System, NFPA 25
- Smoke Control System, NFPA 90 & 92B
- Special Suppression System, NFPA 12 & 12A
- Spray Booth, NFPA 33
- Standpipe (including 5 yr.) NFPA 25

(1) Reporting of Inspections and Tests

- a. Records of all installations, inspections, tests and maintenance required by Chapter 50 shall be provided electronically to the City's designated electronic reporting system. Completed records shall be submitted no later than fifteen (15) days following the applicable installation, inspection, test and/or maintenance. The submitted report shall contain all information required by the City's designated electronic reporting system. The fee for any report filed using the electronic reporting system shall be fifteen dollars (\$15.00).

(2) Retention of Records

- a. A record of any device, equipment, alarm and/or system inspection, test and/or maintenance required by the state minimum fire safety standards adopted in the rules and regulations promulgated pursuant to O.C.G.A. § title 25 and the referenced National Fire Protection Association Codes and Standards, shall be maintained for not less than 3 years, or a different period of time where specified and shall be copied to the fire department and its contractors pursuant to either the provisions of the City Code or upon the request of the fire code official.

(3) Repairs

- a. If any device, equipment, alarm, system and any other feature fails its inspection or operational test, within thirty (30) days of such inspection or test, the property owner shall make all necessary repairs to make the item fully operational. Defective parts must be replaced with manufacturer approved parts. If repair is not possible, the item must be replaced with devices, equipment, alarms, systems and features in accordance with this Chapter and applicable referenced standards. Completed records shall be submitted no later than fifteen (15) days following the applicable maintenance, repair or replacement. The submitted report shall contain all information required by the City's designated electronic reporting system. The fee for any report filed using the electronic reporting system shall be fifteen dollars (\$15.00).
- b. Additional inspections and testing may be required of the repaired or replaced device, equipment, alarm, system or other feature upon the request of the fire code official.

Approved by Mayor and Council this 19th day of October 2020.

Derek Norton, Mayor

(CITY SEAL)

ATTEST:

Heather K. Peacon-Corn, City Clerk City of Smyrna

Approved as to form:

Scott Cochran, City Attorney City of Smyrna