

**CITY OF BALTIMORE
COUNCIL BILL 10-0437
(First Reader)**

Introduced by: Councilmembers Clarke, Branch, Young, Henry, Middleton, Conaway, Spector
Introduced and read first time: January 11, 2010

Assigned to: Judiciary and Legislative Investigations Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Public Works, Fire Department, Department of Housing and Community Development, Baltimore Development Corporation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Residential Code – Automatic Fire Sprinkler Systems**

3 FOR the purpose of requiring automatic fire sprinkler systems in certain newly constructed or
4 substantially rehabbed townhouses and other dwellings; providing certain exceptions;
5 repealing superceded provisions; and generally relating to sprinkler systems in residences.

6 BY repealing and reordaining, with amendments
7 Article - Building, Fire, and Related Codes
8 Section(s) 10-102 (IRC § 102.5)
9 Baltimore City Revised Code
10 (Edition 2000)

11 BY adding
12 Article - Building, Fire, and Related Codes
13 Section(s) 10-102 (IRC § 313A)
14 Baltimore City Revised Code
15 (Edition 2000)

16 BY repealing
17 Article - Building, Fire, and Related Codes
18 Section(s) 10-102 (IRC Appendix P)
19 Baltimore City Revised Code
20 (Edition 2000)

21 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
22 Laws of Baltimore City read as follows:

23 **Baltimore City Revised Code**

24 **Article – Building, Fire, and Related Codes**

25 **Part X. International Residential Code**

26 **§ 10-102. City modifications.**

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 10-0437

1 The additions, deletions, amendments, and other modifications adopted by the City are
2 as follows:

3 Chapter 1. Administration

4 SECTION 102 APPLICABILITY

5 **102.5 Appendices adopted.** The provisions of the following appendices are adopted as part
6 of this Code:

- 7 1. Appendix E: “Manufactured Housing Used as Dwellings”.
- 8 2. Appendix F: “Radon Control Methods”.
- 9 3. Appendix G: “Swimming Pools, Spas, and Hot Tubs”.
- 10 4. Appendix H: “Patio Covers”.
- 11 5. Appendix I: “Private Sewage Disposal”.
- 12 6. Appendix K: “Sound Transmission”.
- 13 7. Appendix M: “Home Day Care – R-3 Occupancy”.
- 14 8. Appendix O: “Gray Water Recycling Systems”.
- 15 [9. Appendix P: “Sprinkling”.]

16 Chapter 3. Building Planning

17 SECTION 313A AUTOMATIC FIRE SPRINKLER SYSTEMS

18 **313A.1 AUTOMATIC FIRE SPRINKLER SYSTEMS REQUIRED.** AN APPROVED AUTOMATIC
19 RESIDENTIAL FIRE SPRINKLER SYSTEM MUST BE INSTALLED IN ANY NEW OR RENOVATED:

- 20 1. TOWNHOUSE, OR
- 21 2. 1- OR 2-FAMILY DWELLING.

22 **EXCEPTIONS:** AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS NOT REQUIRED
23 WHEN WORK IS DONE ON AN EXISTING RESIDENCE THAT DOES NOT HAVE AN AUTOMATIC
24 RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IF:

- 25 1. THE WORK IS AN ADDITION THAT ADDS LESS THAN 30% TO THE GROSS FLOOR AREA
26 (AS DEFINED IN ZONING CODE § 1-304) OF THE RESIDENCE, OR
- 27 2. THE WORK IS AN ALTERATION THAT AFFECTS LESS THAN 30% OF THE GROSS FLOOR
28 AREA (AS DEFINED IN ZONING CODE § 1-304) OF THE RESIDENCE.

Council Bill 10-0437

1 **313A.1.1 DESIGN AND INSTALLATION.** AUTOMATIC RESIDENTIAL FIRE SPRINKLER
2 SYSTEMS FOR TOWNHOUSES AND 1- AND 2-FAMILY DWELLINGS MUST BE DESIGNED AND
3 INSTALLED IN ACCORDANCE WITH BUILDING CODE § 903.3.

4 **313A.2 DPW REGULATIONS.** IN ACCORDANCE WITH ITS REGULATIONS, THE DEPARTMENT
5 OF PUBLIC WORKS MUST REQUIRE MINIMUM SERVICE SIZES FOR WATER LINES AND METERS
6 FOR BUILDINGS WITH SPRINKLERS.

7 **Appendix P. Sprinkling**
8 *{NOT ADOPTED}*

9 **[Section 101 Fire Sprinklers**

10 **101.1 General.** An approved automatic fire sprinkler system must be installed in
11 townhouses, as required by State law. In accordance with its regulations, the Department of
12 Public works must require minimum service sizes for water lines and meters for buildings
13 with sprinklers.]

14 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance
15 are not law and may not be considered to have been enacted as a part of this or any prior
16 Ordinance.

17 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance does not apply to work
18 done under a permit issued on or before the effective date of this Ordinance.

19 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
20 after the date it is enacted.