

**Town of Warrenton Zoning Ordinance Addition  
Chapter Q, Fire-Sprinkler System Ordinance  
November 13, 2000**

Town Administrator introduced the following proposed ordinance amendment, which was read at length:

**AN ORDINANCE AMENDING CHAPTER Q, FIRE-SPRINKLER SYSTEM  
ORDINANCE DATED JULY 1, 1996.**

**BE IT ORDAINED** by the Board of Commissioners of the Town of Warrenton that Chapter Q, Fire-Sprinkler System Ordinance dated July 1, 1996 will have the following added to the beginning of the ordinance and following paragraphs will be renumbered:

**SPRINKLER REQUIREMENTS-MULTI-FAMILY RESIDENTIAL**

**Sec. 748. Application.**

This division shall apply to new construction, additions and renovations of buildings which are within the corporate limits of the Town of Warrenton and its extra territorial planning jurisdiction.

**Sec. 749. Reserved.**

**Sec. 740. Automatic fire sprinklers required.**

An automatic fire sprinkler system meeting the requirements of NFPA Standard #13 or #13R is required to be installed in new multi-family construction, renovations and additions as follows.

- (1) In all new multi-family residential structures of three (3) or more attached housing units if:
  - a. the building has more than 6,000 square feet of floor area;
  - b. Twenty (20) per cent or more of the total floor area is more than two hundred (200) feet of travel distance from the nearest access point for a fire truck; or
  - c. The building exceeds two (2) stories or twenty-four (24) feet in height from the average grade of the lot to the windows on the topmost occupied floor.
- (2) In any structural addition to a multi-family residential building exceeding six thousand (6,000) square feet of floor area where the cost of the addition is greater than fifty (50) per cent of the building's value. Sprinklers are required in the added area but not in the

original part of the building.

(3) In the entirety of a multi-family building which is:

- a. Renovated at a cost greater than fifty (50) per cent of value and exceeds six thousand (6,000) square feet of floor area;
- b. Damaged and rebuilt at a cost greater than fifty (50) per cent of value and exceeds six thousand (6,000) square feet of floor area.

In addition, all connections shall be located on the street side of each building, and activation of the sprinkler system shall activate both a local building alarm and a supervisory alarm at a twenty-four (24) hour certified and licensed alarm monitoring service.

**Sec. 7-51. Automatic sprinkler system not to be disabled.**

Upon the occupancy of any new, renovated or expanded structure subject to this division, no person shall shut off or disable such automatic fire sprinkler system and no owner or resident of such building shall fail to prevent the shutting off or disabling of such a system. Provided, however, that a sprinkler system may be shut off in order to perform maintenance work on the system during the time that qualified maintenance personnel are on the premises performing necessary maintenance work. Such maintenance work shall only be conducted after notice to and approval by the Warren County Fire Marshal.

**Sec. 7-52. Penalties.**

- (a) *Criminal penalties.* Violation of any provision of this division shall be a misdemeanor and shall be subject to a fine of five hundred dollars (\$500.00) or imprisonment for not more than thirty (30) days.
- (b) *Civil enforcement* This division may be enforced by civil penalty or appropriate equitable remedy as may be authorized by applicable N.C. General Statutes, including but not limited to G.S. Sec. 160A-175,0.3, Sec. 160A-432 and G.S. Sec. 143-139.

**Sec. 7-53. Reserved.**

**DIVISION 6. SPRINKLER REQUIREMENTS--NON-RESIDENTIAL**

**Sec. 7-54. Application.**

This division shall apply to new construction, additions and renovations of buildings which are within the corporate limits of the Town of Warrenton and its extra-territorial planning jurisdiction.

**Sec. 7-55. Reserved.**

**Sec. 7-56. Automatic fire sprinklers required.**

An automatic fire sprinkler system meeting the requirements of NFPA Standard #13 is required to be installed in non-residential construction, as follows.

- (1) In new non-residential structures if:
  - a. The building has more than 6,000 square feet of floor area;
  - b. Twenty (20) per cent or more of the total floor area is more than two hundred (200) feet of travel distance from the nearest access point for a fire truck; or
  - c. The building exceeds two (2) stories or twenty-four (24) feet in height from the average grade of the lot to the windows on the topmost occupied floor.
- (2) In a structural addition to a non-residential building of more than six thousand (6,000) square feet where the cost of the addition exceeds fifty (50) per cent of the value of the building. Sprinklers are required in the addition.
- (3) In a non-residential building of more than six thousand (6,000) square feet which is either renovated at a cost greater than fifty (50) per cent of value or which is damaged and rebuilt at a cost greater than fifty (50) per cent of value.

In addition, all connections shall be located on the street side of each building, and activation of the sprinkler system shall activate both a local building alarm and a supervisory alarm at a twenty-four (24) hour certified and licensed alarm monitoring service.

**Sec. 7-57. Automatic sprinkler system not to be disabled.**

Upon the occupancy of any new, renovated or expanded structure subject to this division, no person shall shut off or disable such automatic fire sprinkler system and no owner or resident of such building shall fail to prevent the shutting off or disabling of such a system. Provided, however, that a sprinkler system may be shut off in order to perform maintenance work on the system during the time that qualified maintenance personnel are on the premises performing necessary maintenance work. Such maintenance work shall only be conducted after notice to and approval by the Warren County Fire Marshal.

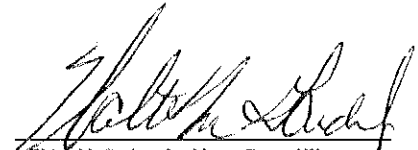
**Sec. 7-58. Penalties.**

- (a) *Criminal penalties.* Violation of any provision of this division shall be a misdemeanor and shall be subject to a fine of five hundred dollars (\$500.00) or imprisonment for not more than thirty (30) days.
- (b) *Civil enforcement* This ordinance may be enforced by civil penalty or appropriate

equitable remedy as may be authorized by applicable N.C. General Statutes, including but not limited to G.S. Sec. 160A-175, G.S. Sec. 160A-432 and G.S. Sec. 143-139.

This ordinance addition shall be in full force and effect upon its adoption.

Adopted this 13<sup>th</sup> day of November, 2000.



Walter M. Gardner, Jr., Mayor, Town of Warrenton

**TOWN OF WARRENTON ORDINANCE AMENDMENT # 1  
MARCH 12, 2001**

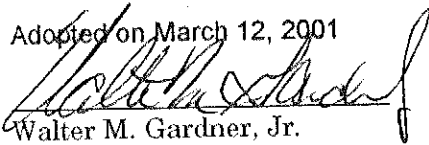
Commissioner Britt introduced the following proposed ordinance amendment, which was read at length.

**BE IT ORDAINED** by the Board of Commissioners of the Town of Warrenton that Chapter Q, Article 3, Section 7-56 will change to read as follows:

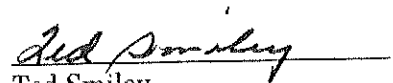
Section 7-56 Article 3, Automatic sprinkler system for non-residential building be increased from six thousand (6, 000) square feet to seven thousand (7,000) square feet.

This ordinance amendment supersedes the original ordinance sections and amendments and shall be in full force and effect upon its adoption.

Adopted on March 12, 2001

  
Walter M. Gardner, Jr.  
Mayor Town of Warrenton

Attest

  
Ted Smiley,  
Town Administrator