



Albemarle County

Legislation Text

File #: 18-342, **Version:** 1

AGENDA DATE: 6/6/2018

TITLE:

Ordinance to amend County Code Chapter 5, Building Regulations, Article 4, Smoke Detectors

SUBJECT/PROPOSAL/REQUEST: Public hearing to consider an ordinance to amend County Code Chapter 5, Building Regulations, Article 4, Smoke Detectors

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Richardson, Walker, Kamptner, Herrick, Dellinger

PRESENTER (S): Greg Kamptner

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: The 2018 General Assembly amended Virginia Code § 15.2-922 to create a statewide standard for the installation and maintenance of smoke and carbon monoxide alarms in rental property and to require localities that have enacted a fire and carbon monoxide alarm ordinance to conform their ordinances with these state standards.

STRATEGIC PLAN:

Mission: To enhance the well-being and quality of life for all citizens through the provision of the highest level of public service consistent with the prudent use of public funds; and

Quality Government Operations: Ensure County government's capacity to provide high quality service that achieves community priorities

DISCUSSION: The County has enacted a fire alarm ordinance in County Code Chapter 5 (Building Regulations), Article 4 (Smoke Detectors). The attached proposed ordinance (Attachment A) would amend County Code §§ 5-400 through 5-403 to incorporate the amendments to Virginia Code § 15.2-922. Specifically, the ordinance would:

-Require smoke alarms to be installed in the following structures or buildings if smoke alarms have not been installed in accordance with the Uniform Statewide Building Code (Virginia Code § 36-97 et seq.):

--(i) any building containing one or more dwelling units,

--(ii) any hotel or motel regularly used, offered for, or intended to be used to provide overnight sleeping accommodations for one or more persons, and

--(iii) any rooming houses regularly used, offered for, or intended to be used to provide overnight sleeping accommodations.

-Require that smoke alarms be installed only in conformance with the provisions of the Uniform Statewide Building Code.

-Provide that the installation not require new or additional wiring.

-Require that installed alarms be maintained in accordance with the Statewide Fire Prevention Code and the Uniform Statewide Building Code.

-Require that the owner of a rental unit provide the tenant a certificate that all smoke alarms are present, have been inspected by the owner, his employee, or an independent contractor, and are in good working order.

-Provide that except for smoke alarms located in public or common areas of multifamily buildings, interim testing, repair, and maintenance of smoke alarms in rented or leased dwelling units shall be the responsibility of the tenant.

BUDGET IMPACT: Adoption of the attached ordinance is not expected to have a budget impact. Existing staff should be able to handle the enforcement of the revised provisions.

RECOMMENDATION:

Staff recommends that the Board adopt the attached proposed ordinance (Attachment A).

ATTACHMENTS:

A - Proposed Ordinance