

THE VILLAGE CITY CODE

CHAPTER 10

FIRE PREVENTION AND PROTECTION

Art. I.

Div. 1. In General, §§ 10-1--10-20

Div. 2. Emergency Access Systems.

Art. II. Fires, §§ 10-21--10-26

ARTICLE I. DIVISION 1.
IN GENERAL

Sec. 10-1. International Fire Code – Adopted.

- 1) That a certain document, a copy of which is on file in the office of the City Clerk of the City of The Village, being marked and designated as the *International Fire Code*, 2018 Edition, including Appendices B, C, D, E, F, G, I and K, as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of The Village in the State of Oklahoma regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of The Village are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Subsection 2 of this Section.
- 2) The International Fire Code, 2018 Edition is hereby revised as follows:

The official amendments and rules to the International Fire Code®, 2018 Edition (IFC®, 2018) 748:20-3-1 through 748:20-3-15 as adopted by the Oklahoma Uniform Building Code Commission are hereby adopted by reference.

Section 101.1. Insert: City of The Village, Oklahoma.

Section 110.4. Insert: [Any person found guilty of violating any provision of this Article shall be guilty of a Class A offense punishable by a fine of not more than \$750.00 dollars and/or up to sixty (60) days imprisonment. Each day that a violation exists shall be deemed a separate offense.]

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- 3) The geographic limits referred to in certain sections of the 2018 *International Fire Code* are hereby established as follows:

Section 5704.2.9.6.1 (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): The corporate limits of the City of The Village.

Section 5706.2.4.4 (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited): The corporate limits of the City of The Village.

Section 5806.2 (geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited): The corporate limits of the City of The Village.

Section 6104.2 (geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas): The corporate limits of the City of The Village.

(Ord. No. 303, 9-21-82; Ord. No. 448, 7-17-90; Ord. No. 490, § 5, 9-7-93, Ord. No. 544, §1, 12-1-98; 2002 Code; 2004 City Code; 2010 City Code; Ord. 662, §1, 09-06-2011; 2018 City Code)

Sec. 10-2. Unloading flammable or combustible liquids.

No tank vehicle or any other vehicle conveying flammable and combustible liquids shall unload such liquids between sunset and sunrise unless the owner of the property or the property owner's representative on which the same is unloaded is present.

(Ord. No. 227-B, § 8, 2-15-77; Ord. No. 448, 7-17-90; Ord. No. 492, § 1, 9-7-93)

Sec. 10-3. Fire lanes.

- (a) **Fire lanes required.** Fire lanes shall be required in accordance with the provisions of this ordinance on private property used for assembly, commercial, educational, institutional, multiple-family dwellings, and on private property containing two or more dwellings to which access is provided by private roads or driveways. No proposed subdivision shall be approved, and no proposed Planned Unit Development shall be approved without compliance with the terms of this ordinance, if any part of the area being subdivided contains any of the uses or conditions described in this section.

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- (b) **Definitions.** As used in this ordinance, the following words and phrases will have the following meanings unless the context clearly indicates a different meaning:

City means The City of The Village

Fire Chief means the Fire Chief of the City of The Village.

Fire lane means a part of a public parking lot or private driveway or private road, which is designed to provide access to fire trucks to any building or location.

- (c) **Subdivision plans to show compliance.** Each application for approval of a plat of subdivision shall contain sufficient information to show compliance with this ordinance unless there is no location where a fire lane is required under the terms of this ordinance.
- (d) **Duties of Fire Chief.** All plans submitted under this ordinance shall be referred to the fire chief, or his representative, for examination. The fire chief shall report to the planning commission, indicating whether or not the proposal complies with this ordinance. If the fire chief finds that the fire lanes in the proposal do not comply with the terms of this ordinance, the fire chief will specify the changes necessary to make the proposal comply with this ordinance. Any applicant may request and receive a conference with the fire chief concerning any matter under this ordinance. The fire chief shall inspect the construction of any fire lanes required by this ordinance, and no final approval shall be given to any construction of any driveway, road, or other facility required by this ordinance until the fire chief has inspected and approved the fire lanes.
- (e) **Location of lanes.** Fire lanes shall be located where necessary to provide fire protection to all buildings and premises, including not only buildings and premises on the parcel of land where the fire lane is located, but also any buildings or premises on adjacent land required to be served by the fire lanes.
- (f) **Specifications for fire lanes.** Fire lanes shall not be less than eighteen (18) feet wide at any point, and curves and corners shall be broad enough to permit passage by any fire equipment owned by the city and any fire equipment presently in use anywhere in the United States. The surface of the fire lanes shall be an all-weather surface and shall be of sufficient strength to support all fire fighting apparatus presently in use by the city fire department.
- (g) **Parking.** No parking shall be permitted at any time on any fire lane, and no parking shall be permitted at any location, which would prevent access to any fire lane, by any fire equipment. Lanes shall be marked by red-painted curbing or pavement markings with white lettering at least three (3) inches tall

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- containing the words "FIRE LANE NO PARKING" to be repeated at least every fifteen (15) feet to warn people against blocking the lane. No person shall park a vehicle or let a vehicle stand on any fire lane at any time, and no owner, manager or tenant of any premises shall permit any customer or visitor to park any vehicle or permit any vehicle to stand on any part of any fire lane at any time.
- (h) **Signs.** The owner of the area where a fire lane is required shall post appropriate signage indicating that the fire lane is a fire lane and indicating that no parking is permitted on the fire lane. Appropriate signage shall be building- or pole-mounted metal signs measuring at least eight (8) inches by ten (10) inches of a white reflective background with red reflective lettering containing the words "FIRE LANE NO PARKING". Signs shall be mounted a distance of five (5) feet from grade or bottom of the post to the bottom of the sign.
- (i) **Snow and ice removal.** The property owner shall remove all snow and ice from a fire lane forthwith as soon as snow and ice start to accumulate.
- (j) **Water.** Fire lanes shall be designed and built so that water shall not stand in the fire lane at any time.

(Ord. No. 293, §§ 2, 3, 1-19-82; Ord. No. 448, 7-17-90; Ord. No. 544, §2, 12-1-98)

Cross-references--Buildings and Building Regulations, Ch. 6; offenses against public authority, § 12-16 et seq.; fireworks, §12-124 et seq.

State law reference--Authority to prevent fire hazards, 11 O.S. §22-113.

Sec. 10-4. Fire Department Connections:

Fire Department Connections for sprinkler systems and standpipes shall be located within 50 feet of a fire hydrant. The connection shall be equipped with a 4-inch "Storz" fitting. Fire Department Connections must be marked with the address the connect serves.

Sec. 10-5. Emergency Access Systems.

(A) Section 501.1 of the International Fire Code 2018 Edition is hereby amended to read as follows:

- 1.0 Definitions.** For the purpose of this section the following terms will have the following definitions.
- 1.1 Security Gate.** Shall mean any vehicle access way from a public street to private property, which has an access gate that limits or controls vehicle access onto the property; or an access gate that limits or controls access

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to a primary structure or structures on private property from another area of private property.

- 1.2 System.** A gate system includes each drive gate, pedestrian gate, operating mechanism, receiver, electrical system, chain, belt, pulley, all hardware appliances and all other type equipment or items necessary for each gate to function as intended and herein described
- 1.3 Primary Drive Gate Type.** The primary drive gate type that may be installed across fire lanes shall be the sliding type. If the installation of a slide gate is not possible due to the layout of the property or building thereon, alternate types may be used with the approval of the Fire Chief.
- 1.4 Main Gate.** Shall mean the gate and entry gate way designed as the primary entrance for guests, residents, deliveries, employees, patrons, etc., regardless of whether or not said gate is situated between private and public properties, or between two areas of private property.
- 1.5 Owner.** Shall mean a person, corporation, partnership, or any other similar entity.
- 1.6 Primary Emergency Access.** Shall mean the drive or access point designed as the primary point or one of several primary points of ingress/egress for emergency vehicles.
- 1.7 Secondary Emergency Access.** Shall mean the drive or access point designed as a secondary or back-up means of ingress/egress for emergency vehicles.
- 2.0 General Requirements.** All limited access drives from public streets shall be designed to accommodate emergency service vehicles (fire, police, and EMS). All limited access drives will be designated as either a primary or secondary emergency access way, as determined by the fire chief. All primary emergency access gates shall be equipped to operate with the "Knox" key switch and a fail-safe manual back-up or automatic release in the event of a failure of the electrical or mechanical system. The Knox key switch shall be located on a keypad pedestal or call box as approved by the fire chief. All automated gates must also be equipped with one flasher unit and one external lamp assembly with a red globe and guard to be mounted separately from the enclosure. The light shall be visible from both sides of the gate; be mounted at the top of the fence within two (2) feet of the gate opening and flash upon the gate being activated by the key switch and continue to flash as long as the gate is being held by the emergency access system. All automated secondary emergency

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access gates shall be equipped to operate with the Knox key switch mounted on a key pedestal and have an electrical disconnect contained within an approved box secured by a Knox pad lock to allow manual opening of the gate by emergency personnel. All manual secondary access gates shall open by means of a Knox Padlock.

3.0 Specific Requirements. All primary access gates shall be located on private property a minimum of twenty (20) feet from the property line being crossed by the access drive or forty (40) feet from the nearest edge of the roadway, whichever is greater. The minimum clear opening width shall not be less than twenty-four (24) feet and a minimum unobstructed height of fourteen (14) feet shall be maintained. Limited access gates shall be designed and constructed in a workman-like manner. The fire chief shall approve gate materials.

4.0 Application for Knox Devices.

- (a) Every building and structure, either residential or commercial, that shall have limited access due to a vehicular gate, shall be required to make application to the Fire Chief for the appropriate Knox devices. Upon issuance of an approved application, the Fire Chief shall instruct the applicant how to acquire the device(s). The numbers used shall be consistent throughout the City and shall not be changed unless ordered by a written, notarized directive from the Fire Chief.
- (b) Every new building for non-residential occupancy as defined by the International Fire Code shall have a Knox-Box Rapid Entry System installed. The box shall be installed within 20 feet of the main entrance or as approved by the Fire Chief or his designee. Upon issuance of an approved application for said Rapid Entry System, the Fire Chief shall instruct the applicant how to acquire the device(s). The numbers used shall be consistent throughout the City and shall not be changed unless ordered by a written notarized directive from the Fire Chief.

5.0 Primary System Access – Knox Key Switch. The gate shall normally be opened by means of the Knox key switch that is mounted on the keypad or other approved location. Upon activation of the key switch, the affected gate shall automatically open to a locked open and disabled condition. The system will require manual reset to close the gates after emergency activation. In the event of power failure, the gate shall open freely. It shall be capable of being opened manually by one person of average stature.

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6.0 Final System Access (Back-Up) – Electrical Disconnect/Chain Access. In the event of Knox key switch failure, the gate shall be opened by means of an electrical power disconnect switch in a weatherproof box:

1. The box shall be red.
2. The box shall be mounted on the entry side of the gate within five (5) feet of the gate.
3. The box shall be at least five (5) inches high and five (5) inches wide.
4. The box shall be clearly labeled "Fire Dept." in white letters one inch tall with one-quarter inch stroke.
5. A Knox padlock shall secure the box.
6. The box must be clearly visible and accessible.

7.0 Electrical Equipment Protection. All electrical equipment shall be protected from physical damage and weather by approved weather tight boxes or housings.

8.0 Performance Test. Gates and gate systems shall be tested upon completion of the installation of a gate or gate system or when required by the fire department. Failure of a gate or gate system test shall require all affected gates shall be chained and locked in the open position until repaired and re-tested. The fire department shall observe all required tests.

Sec. 10-6--10-20. Reserved.

ARTICLE II. FIRES

Sec. 10-21. Liability of city.

The issuance of a permit under this article, the granting of a request that fire department equipment "stand by" during any burning or bonfire, or the granting of a request that the fire department assist in any burning under the provisions hereof shall not constitute the assumption of any liability by the city or its authorized agents for any damages resulting to persons or property from such fire.

(Code 1976, § 7-6-6)

Sec. 10-22. When fire chief may prohibit.

The chief of the fire department or his authorized agent may prohibit any or all bonfires when atmospheric conditions or local conditions make such fires hazardous.

(Code 1976, § 7-6-5; 2004 City Code)

Sec. 10-23. Permit for fires on public property.

No person shall kindle or maintain any bonfire or authorize any such fire to be kindled or maintained on or in any public street, alley, road, or other public grounds without a permit being issued by the fire chief or his authorized agent for each such fire.

(Code 1976, § 7-6-1; 2004 City Code)

Sec. 10-24. Permit for fire on private property.

No person shall kindle or maintain any bonfire or authorize any such fire to be kindled or maintained on any private property without first obtaining a permit from the Fire Chief or his authorized agent. Such permits shall be issued only if the location of proposed fire is more than fifty (50) feet from any structure and adequate provision is made to prevent the fire from spreading to within fifty (50) feet of any structure. A permit shall be required for each bonfire, provided that only one permit shall be allowed per location during each calendar year.

(Code 1976, § 7-6-2; 2004 City Code)

Cross references--Open burning, § 3-21, burning garbage prohibited, § 23-22.

Sec. 10-25. Burning garbage.

- (a) No person shall kindle or maintain any garbage fire or authorize any such fire to be kindled or maintained on any private property.
- (b) In this section "garbage" includes all waste materials that attend the preparation, cooking or storage of food, including but not limited to animal, fowl, fish, fruit and vegetable matter, and all paper, metallic or other food containers.

(Code 1976, § 7-6-3; 2004 City Code)

Sec. 10-26. Attendance at bonfires.

Bonfires shall be attended by the fire department until such fire is extinguished.

(Code 1976, § 7-6-4; 2004 City Code)

Sec. 10-27. Portable Generators.

1. **Permit Required.** It shall be unlawful for any person, tenant, landlord, authorized representative, or person in control of any property to connect a portable generator to any structure or supply electricity to any structure without first obtaining a permit from the City. The permit fee shall initially be \$25 and may be changed by Resolution of the City Council.
2. **Power Outages:** Portable generators that are used to supply electrical power for the occupants of any structure shall only be allowed when electrical utility service has been interrupted due to weather conditions or due to other system failures. Portable generators shall not be permitted when electrical service has been terminated for non-payment or has been terminated for any other reason by the owner, tenant, landlord, authorized representative, or person in control of the property.
3. **Direct Connection to Electrical System:** Portable generators shall not be directly connected to the electrical system of a structure (home, office, or trailer) unless the generator has a properly installed open-transition transfer switch.
4. **Grounding:** If the portable generator is providing electric power to a structure by connection via a transfer switch to a structure (home, office, shop, trailer, or similar structure) the generator shall be connected to a grounding electrode system, such as a driven ground rod. The transfer switch shall be approved for the use and installed in accordance with the manufacturer's installation instructions by a qualified electrician.
5. **Maintenance:** Portable generators shall be maintained and operated in accordance with the manufacturer's use and safety instructions.
6. **Electrical Cords:** Electrical appliances and tools shall be plugged directly into the generator using the appliance manufacturer's supplied cords. Extension cords shall be heavy-duty cords that contain a grounding conductor (3-wire flexible cord and 3-pronged cord connectors). Ground-fault circuit interrupters (GFCIs) shall be used as per the manufacturer's instructions.
7. **Ventilation:** Portable generators shall not be operated within any enclosed area or garage and shall be installed with proper ventilation and clearance so as to prevent asphyxiation.

(Ord. No. 686 §1, 08-20-2013)