

ORDINANCE NO. 2382

AN ORDINANCE requiring automatic fire sprinkler education prior to issuance of a residential building permit, requiring automatic fire sprinklers in all new model homes and new homes used as sales offices, and repealing Ordinance No. 2346.

WHEREAS, automatic fire sprinkler systems have been found to be an effective and efficient means of providing life safety in combating fire, and

WHEREAS, it is the desire and intent of the City Council of the City of Camas to provide the citizens with the greatest fire protection and life safety in the most cost effective manner; and

WHEREAS the City Council desires to educate new home builders about the advantages of automatic fire sprinklers, and

WHEREAS, the City Council further desires to require automatic fire sprinklers in single family residences used as model homes and as sales offices;

NOW, THEREFORE, be it ordained by the Council of the City of Camas as follows:

Section I

DEFINITIONS: *Automatic fire sprinkler* systems shall mean automatic fire sprinkler systems installed in single family and duplex residences that comply with National Fire Protection Association Standard 13D.

Automatic Fire Sprinkler Education Materials shall mean information prepared and assembled by the Fire Marshal concerning the cost, advantages, and installation of automatic fire sprinkler systems in single family and duplex residential structures.

Custom home shall mean a single family or duplex residential structure constructed by a builder for a property owner on land owned by the property owner.

Home Sales Office shall mean a new single family or duplex residential structure that is temporarily used as an office to market residences within a development.

Model Home shall mean a new single family or duplex residential structure used as an example for the purpose of marketing similarly constructed homes. A model home will be open for public display, may be advertised as a model home, may be furnished, and may also be used as a home sales office.

Pre-sold home shall mean a spec home that the builder has, prior to issuance of a building permit, contracted to sell to a purchaser on completion of construction.

Spec home shall mean a single family or duplex residential structure constructed by a builder on land owned by the builder for ultimate sale to a purchaser.

Section II

REQUIREMENTS FOR CUSTOM HOMES:

A. The property owner of a custom home shall be required to obtain and read the automatic fire sprinkler system education materials prior to issuance of a building permit. The property owner shall further be required to sign a statement under penalty of perjury on a form to be provided by the Fire Marshal that the property owner has complied with the requirements of this subsection, and that the property owner has been provided by his builder with an option to have an automatic fire sprinkler system installed as required by Subsection B.

B. Prior to issuance of a building permit, the builder of a custom home shall provide the property owner with an option to have an automatic fire sprinkler system installed and the estimated cost of such installation. The builder shall further be required to sign a statement under penalty of perjury on a form to be provided by the Fire Marshal that the owner has complied with the requirements of this subsection.

Section III

REQUIREMENTS FOR SPEC HOMES: Prior to issuance of the building permit, the builder of a spec home shall be required to obtain and read the automatic fire sprinkler system education materials, and to sign a statement under penalty of perjury on a form to be provided by the Fire Marshal that the owner has complied with the requirements of this section.

Section IV

REQUIREMENTS FOR PRE-SOLD HOMES:

A. Prior to issuance of a building permit, the purchaser of a pre-sold home shall be required to obtain and read the automatic fire sprinkler system education materials. The purchaser shall further be required to sign a statement under penalty of perjury on a form to be provided by the Fire Marshal that the purchaser has complied with the requirements of this section and that the builder of the pre-sold home has provided the purchaser with an option to have an automatic fire sprinkler system installed as required by Subsection B.

B. The builder of a pre-sold home shall be required to provide the purchaser with an

option to have an automatic fire sprinkler system installed and the estimated cost of such installation. The builder shall further be required to sign a statement under penalty of perjury on a form to be provided by the Fire Marshal that the builder has complied with the requirements of this subsection.

Section V

AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED: Any new single family residence or new duplex intended to be used as a model home or as a home sales office shall have an automatic fire sprinkler system installed. In addition to any other penalties, failure to have such an automatic fire sprinkler system installed shall be grounds for denial or revocation of a conditional use permit for a home sales office.

Section VI

PENALTY: Violation of this ordinance shall constitute a civil infraction punishable by a maximum fine of \$500.00.

Section VII

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 27th day of September, 2004.

SIGNED: Paul Denis
Mayor

ATTEST: John M. Argin
Clerk

APPROVED as to form:
[Signature]
City Attorney