

**ORDINANCE SUMMARY
FIRE PROTECTION STANDARDS**

This ordinance proposes to amend the Lake County Land Development Regulations (LDR), Chapter II, Entitled "Definitions", to provide a definition of "clear open space" and amend Chapter IX Entitled, "Development Design and Improvement Standards", by repealing Section 9.08.00 in its entirety and replacing it with Section 9.08.00, entitled "Fire Protection Standards", to adopt the current Florida Fire Prevention Code (FFPC) and to provide alternative methods of fire protection water supply for one and two-family dwelling units, residential subdivisions and commercial structures, as allowed by the FFPC.

Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code sections. Renumbering and/or relettering were added as needed.

Ordinance No. 2013-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER II, ENTITLED "DEFINITIONS" TO CREATE A DEFINITION OF "CLEAR OPEN SPACE"; AMENDING CHAPTER IX, ENTITLED, "DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS", BY REPEALING SECTION 9.08.00 IN ITS ENTIRETY AND REPLACING SECTION 9.08.00, ENTITLED "FIRE PROTECTION STANDARDS" TO ADOPT THE CURRENT FLORIDA FIRE PREVENTION CODE AND TO PROVIDE ALTERNATIVE METHODS OF FIRE PROTECTION WATER SUPPLY; PROVIDING FOR SECTION 9.08.01, ENTITLED "FIRE PROTECTION WATER SUPPLY ALTERNATIVES FOR ONE AND TWO-FAMILY DWELLING UNITS"; PROVIDING FOR SECTION 9.08.02, ENTITLED "FIRE PROTECTION WATER SUPPLY ALTERNATIVES FOR RESIDENTIAL SUBDIVISIONS"; PROVIDING FOR SECTION 9.08.03, ENTITLED "FIRE PROTECTION WATER SUPPLY ALTERNATIVES FOR COMMERCIAL STRUCTURES"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter IX, Lake County Code, Appendix E, Land Development Regulations, entitled Development Design and Improvement Standards, sets forth the design and improvement standards for fire protection standards; and

WHEREAS, the Florida Fire Prevention Code is adopted by the State Fire Marshal at three year intervals as required by Section 633.0215, Florida Statutes; and

WHEREAS, the State Fire Marshal has adopted the 2010 Florida Fire Prevention Code, which became effective on December 31, 2012; and

WHEREAS, the Florida Fire Prevention Code provides the authority having jurisdiction (the County) the option of allowing alternative methods of fire protection water supply for one and two-family dwelling units, residential subdivisions and commercial structures; and

1 **WHEREAS**, the Planning & Zoning Board, in its capacity as the Local Planning Agency, considered
2 this ordinance and recommended approval at a properly advertised public hearing on _____;
3 and

4 **WHEREAS**, the Board of County Commissioners (the "Board") desires to amend Chapter IX, Lake
5 County Code, Appendix E, Land Development Regulations, to require all development and construction
6 in Lake County to adhere to the 2010 Florida Fire Prevention Code, as amended; and
7

8 **WHEREAS**, the Board has determined that amending Chapter IX to allow alternative methods of
9 fire protection water supply is in the best interest of the citizens of Lake County, Florida; and
10

11 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
12 Florida, that:

13 **Section 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by
14 reference.

15 **Section 2. Amendment.** Chapter 2, Lake County Code, Appendix E, Land Development
16 Regulations, entitled "Definitions", shall be amended to add the following definition in alphabetical
17 order:

18 *****

19 **Clear Open Space.** That area within the boundaries of a lot that is designed to allow fire department
20 access to conduct emergency fire ground operations.

21 *****

22 **Section 3. Repeal and Replace.** Section 9.08.00, Lake County Code, Appendix E, Land
23 Development Regulations, entitled "Fire Protection Standards", shall be repealed in its entirety and
24 replaced with the following:
25

26 **9.08.00 - Fire Protection Standards.**

27 All construction in Lake County shall be in accordance with the current Florida Fire Prevention Code
28 (FFPC).

29 The FFPC authorizes Lake County to provide alternative methods of fire protection water supply when a
30 public or private water utility system is not available to provide the needed fire flow. Lake County offers
31 alternative methods of fire protection water supply, as described in the Sections below.

32 The applicant may submit alternative methods that are not listed in the Sections below as long as the
33 alternative method(s) will secure equivalent fire safety as required by the FFPC.

1 All alternative method requests shall be submitted to the County Manager or designee for review and
2 approval.

3 The fire protection water supply or the alternative method must be permitted, inspected and approved,
4 prior to the issuance of a certificate of occupancy.

5 **9.08.01 Fire Protection Water Supply Alternatives for One or Two-Family Dwelling Units**

6 A. All one and two-family dwelling units and all additions meeting the definition of a level three
7 alteration as defined by the current Florida Building Code may meet one of the following fire
8 protection water supply alternatives as a substitute to meeting the fire protection water
9 supply requirements as provided in the FFPC:

10 1. Installation of a residential fire sprinkler system. If this alternative method is elected,
11 the Lake County Fire Department tanker shuttle operations will be sufficient to provide
12 the needed fire flow for the structure.

13 2. Aboveground fire protection water storage tank designed and sized per the National
14 Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and
15 Rural Fire Fighting" may be utilized for one and two-family dwelling units that are not
16 located within a residential subdivision or development.

17 3. The one or two-family dwelling unit and accessory structures on the parcel may be
18 equipped with an early warning detection system, which is a complete coverage
19 smoke/heat detector system monitored by a Underwriters Laboratories (UL) listed or
20 Factory Mutual (FM) approved remote station facility; the coverage shall include all
21 rooms, halls, storage areas, basements, attics, lofts, spaces above suspended ceilings,
22 and other subdivisions and accessible spaces as well as the inside of all closets, elevator
23 shafts, enclosed stairways, dumbwaiter shafts, and chutes. Also, the spacing
24 requirements as shown below must be met:

- 25 • the dwelling unit(s) and accessory structure(s) must be located, at a minimum,
- 26 60 feet apart, and
- 27 • the dwelling unit(s) and accessory structure(s) must meet a minimum setback of
- 28 30 feet from all property lines, and
- 29 • there must be a minimum of 30 feet of clear open space on all sides of the
- 30 dwelling unit(s) and accessory structure(s).

31 **9.08.02 Fire Protection Water Supply Alternatives for Residential Subdivisions**

32
33 A. All residential subdivisions may meet one of the following fire protection water supply
34 alternatives as a substitute to meeting the fire protection water supply requirements as
35 stated in the FFPC.

- 1 1. Aboveground fire protection water supply tank(s) having a minimum capacity of 60,000
2 gallons and located within 500 feet of the structure. The number of tanks required and
3 location of the tanks will be determined by the Lake County Fire Official.
- 4 2. Installation of a residential fire sprinkler system in each dwelling unit. If this alternative
5 method is elected, the Lake County Fire Department tanker shuttle operations will be
6 sufficient to provide the needed fire flow for the structure.

7 **9.08.03 Fire Protection Water Supply Alternatives for Commercial Structures**

8 A. An aboveground fire protection water storage tank designed and sized per the National Fire
9 Protection Association (NFPA), 1142 may be acceptable to meet the fire protection water
10 supply requirements of the FFPC, with the following applicable conditions:

- 11 1. If there is no utility present to provide fire protection water supply, minimum water
12 supply calculations shall be provided and shall meet the applicable criteria set forth by
13 NFPA 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting".
- 14 2. The Lake County Fire Department will allow a 50 percent reduction in the aboveground
15 fire protection water supply tank size if the building is equipped with a complete early
16 warning fire detection system connected to a Florida Licensed UL approved remote
17 station facility.
- 18 3. The minimum water supply required for any structure without exposure hazards shall
19 not be less than 2,000 gallons.
- 20 4. The minimum water supply required for a structure with exposure hazards shall not be
21 less than 3,000 gallons.

22 **Section 4. Severability.** If any section, sentence, clause or phrase or the Ordinance is held
23 to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
24 effect the validity of the remaining portion of this Ordinance.

25 **Section 5. Inclusion in the Code.** It is the intent of the Board of County Commissioners
26 that the provisions of this Ordinance shall become and be made a part of the Lake County Code and that
27 the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be
28 changed to "section", "article" or such other appropriate word or phrase in order to accomplish such
29 intentions.

30 **Section 6. Filing with the Department of State.** The clerk shall be and is hereby directed
31 forthwith to send a certified copy of this Ordinance to the Secretary of State for the State of Florida.

32 **Section 7. Effective Date.** This Ordinance shall become effective upon filing with the
33 Secretary of State.

1
2 Enacted this _____ day of _____, 2013.

3 Filed with the Secretary of State _____, 2013.

4
5 BOARD OF COUNTY COMMISSIONERS
6 ATTEST: OF LAKE COUNTY, FLORIDA
7

8 _____
9 Neil Kelly, Clerk of the
10 Board of County Commissioners
11 of Lake County, Florida
12

Leslie Campione, Chairman

13 Approved as to form and legality:
14

15 _____
16 Sanford A. Minkoff
17 County Attorney