



LOGANVILLE FIRE DEPARTMENT

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Sprinkler Ordinance

Adopted 5/17/2006

A As used in this section, the following terms shall have the meanings set forth herein:

1. “Commercial” refers to a business involved in the exchange of services, productions, or property of any kind; the buying, selling and exchange of articles.
2. “Multifamily residential structures” refers to a structure with a maximum of four stories in height, except duplex and freestanding single family residences. A story is defined as that portion of a building included between the upper surface of the floor and the upper surface of the floor or roof next above.
3. “New,” for the purposes of this section, shall include any additions to existing buildings, whether vertically or horizontally, or any existing building or structure which shall be deemed to be a new building in the event such building or structure is subject to substantial renovation or a fire or other hazard of serious consequence. For purposes of this subsection, the term “substantial renovation” shall mean any construction project involving exits or internal features of such building or structure costing more than the building’s or structure’s gross assessed value according to county tax records at the time of such renovation.
4. “Approved system-commercial/residential,” for commercial buildings over five thousand (5,000) square feet, or residential structures, or those structures required to be sprinkled by some other code, means a sprinkler system designed in accordance with National Fire Protection Association Standards and referenced publications.
5. Approved system-commercial areas less than five thousand (5,000) square feet, for light hazard areas, i.e. offices and shipping areas, of commercial buildings less than five thousand (5,000) square feet a modified sprinkler system may be used. This system may be used upon appeal to the fire marshal’s office by the owner of the building.
6. “Modified sprinkler system” is a combination sprinkler system operating off the domestic water supply designed in accordance with specifications of file in the fire marshal’s office.

B All new commercial buildings shall be protected throughout with an approved automatic fire protection system.

1. For buildings less than fifteen thousand (15,000) square feet constructed mainly for the storage of products with limited life loss potential some flexibility may be allowed. The owner may petition to the fire marshal for exception to sprinklers in the storage areas. The fire marshal will give consideration to such things as building construction, products stored, arrangement of storage, number of employees in the area, access to the building, and any other fire protection features provided. This exception will not be allowed for additions to existing sprinkled buildings.
2. For buildings storing materials that are water reactive or may be damaged more by water fighting a fire, than by a fire, the fire marshal's office shall use the same considerations.
3. Additions to existing unprotected buildings where the additions totals less than one thousand (1,000) square feet; provided however, the addition must be separated by fire rated construction in accordance with the City of Loganville Building Code and is not required to be protected by some other applicable code.

C All new multifamily residential structures shall be protected throughout with an approved automatic fire protection system.

D There shall be early fire detection systems in all sections of multifamily occupancies. Existing buildings may have an approved battery operated smoke detector. The bureau of fire prevention may require a hard wire detection system if battery operated detectors are not maintained according to manufacturer's recommendation.

E The owner is responsible for the inspection and testing of the sprinkler system in accordance with the rules of the Georgia Safety Fire Commissioner.

F If this code section in any way conflicts with the provisions in the Standard Building Code, the Fire Prevention Code, or the Life Safety Code, the more restrictive shall apply.