

ORDINANCE NO. O-1718-47

ITEM NO. 8

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**STAFF REPORT**

**ITEM:** AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 420, PUD, PLANNED UNIT DEVELOPMENT DISTRICT; 420.05, SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; 421.5, R-2, TWO-FAMILY DWELLING DISTRICT; 422.1, RM-2, LOW DENSITY APARTMENT DISTRICT; 422.3, RM-6, MEDIUM DENSITY APARTMENT DISTRICT; 422.5, R-3, MULTI-FAMILY DWELLING DISTRICT; 422.7, RO, RESIDENCE-OFFICE DISTRICT; 429, MUD, MIXED USE DEVELOPMENT DISTRICT; AND 429.7, CCFBC, CENTER CITY FORM BASED CODE, OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN TO REQUIRE SPRINKLING OF DUPLEX UNITS WITHIN THE CENTRAL CORE AREA OF NORMAN HAVING FOUR OR MORE BEDROOMS PER UNIT, AND AMENDING SECTION 450, DEFINITIONS, TO ADD THE DEFINITION OF BEDROOM; AND PROVIDING FOR THE SEVERABILITY THEREOF.

**BACKGROUND:**

The Community Planning and Transportation Committee requested that staff provide information on requiring two-family homes (duplexes) with more than three bedrooms per unit to be sprinkled. Generally, a two family duplex does not require fire protection through a sprinkler system under the International Residential Code (IRC). However fire protection through a sprinkler system is generally required for apartments, boarding or lodging houses, hotels, motels, and townhouses (defined as more than two attached dwelling units with grade level access at each dwelling unit).

With the emphasis of increased density in the Center City Zoning District and an interest in development in the Central Core Area of duplexes that appear to be designed to house more than a single family unit on each side, (four or more bedrooms with a bathroom for each bedroom) it does seem prudent to ensure an additional level of fire protection in these types of structures, similar to that required for apartments, boarding houses, or lodging houses.

**DISCUSSION:**

Staff is recommending that the fire protection through a sprinkler system requirement be contained to the Central Core Area of Norman as defined in the map exhibit in Sec. 431.7 of the Zoning Ordinance (**Exhibit A**). The area is defined by Robinson Street on the north, 12<sup>th</sup> Avenue East on the east, Imhoff Road on the south and Berry Road on the west. Within this area any two-family (duplex) structure with four or more bedrooms per unit would be required to be sprinkled per the requirement in Section P2904 or the International Residential Code (IRC) or NFPA 13D or as these documents are amended.

With the recent adoption of the 2015 International Residential Code (IRC) any structure with more than two units or with more than two units connected must be sprinkled. If a structure falls under the International Building Code (IBC), then it must also be sprinkled.

The language to require two-family structures (duplexes) to be sprinkled will be added to the Zoning Ordinance in each section where duplexes are a permitted use or allowed by Special

Use Permit and would specify this requirement is only applicable to the Central Core Area as defined in the map exhibit in Sec. 431.7. The zoning districts which allow two-family dwellings (duplexes) include R-2, RM-2, RM-6, R-3, RO, MUD, PUD, SPUD and the Center City Form Based Code.

**STAFF RECOMMENDATION:** Staff recommends approval of O-1718-47 which requires two-family (duplexes) with four or more bedrooms within the Central Core Area to be sprinkled per the requirement in Section P2904 or the International Residential Code (IRC) or NFPA 13D or as these documents are amended.