



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

File Number: O-1213-33

Agenda Date: 3/26/2013

Version: 1

Status: Non-Consent Items

In Control: City Council

File Type: Ordinance

Agenda Number: 32

Title

CONSIDERATION OF ORDINANCE NO. O-1213-33 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING ARTICLE II, CHAPTER 5, OF THE CODE OF THE CITY OF NORMAN BY DELETING SECTION 5-206 WHICH DESIGNATES THE FIRE LIMIT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Body

BACKGROUND: Currently, the City of Norman has established fire districts under Chapter 5, Section 5-206 of the Code of Ordinances adopted by Council in 1980. A map depicting the locations of the fire districts are attached to this item. With the creation of the fire districts, all non-residential properties within the districts were required to comply with building code requirements for use of non-combustible materials, two-hour fire resistant construction, parapets extending about the roof line, and other fire-safe building methods. At the time of the adoption of the fire districts, there were only two fire stations in Norman, and that lack of infrastructure led to the creation of these districts. The district boundaries were drawn as a result of the heavy concentration and close proximity of non-residential structures within the designated fire districts and the increased risk of a fire spreading quickly between structures.

Progressively, building codes began to integrate stricter requirements into the more general requirements of the code pertaining to buildings constructed in close proximity to each other.

DISCUSSION: The City of Norman Planning Department and Fire Department have reviewed the ordinance creating the fire districts in light of current building and fire code general requirements and both departments have concluded the special fire district designation is no longer necessary. Removing the fire districts from the Code of Ordinances will not adversely impact safety of the built environment in those areas and may enhance current and future development without the hindrance of special consideration imposed by the code. These conclusions are also supported by current firefighting equipment and available water supplies and improved infrastructure.

The current Building Code, adopted by the City of Norman, contains the same requirements for buildings built in close proximity to others that are required for properties built in fire districts. For that reason, the safety precautions of the use of non-combustible materials, two-hour fire resistant construction, parapets extending about the roof line, and other fire-safe building methods are already being met. Meeting these additional conditions for construction type mandated in the fire districts adds costs to the construction of buildings. Using the current building code requirements allows various methods of compliance rather than the single requirement of non-combustible materials.

RECOMMENDATION: The proposed removal of the fire districts from Chapter 5 of the Code of Ordinances is suggested modernization of the Code recommended by both the Planning and Fire Departments. If City Council wishes to remove those districts, Staff recommends adoption of Ordinance No. O-1213-33.