

AN ORDINANCE AMENDING THE CARRBORO TOWN CODE PROVISIONS DEALING  
WITH SPRINKLER SYSTEMS IN NONRESIDENTIAL BUILDINGS

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 12-14(g) of the Carrboro Town Code is rewritten to read:

(g) Subsection (b) applies to existing buildings only under the following circumstances:

- (1) When a building is enlarged to such an extent that the entirety of the enlarged building would have to be brought into compliance with the current version of the North Carolina State Building Code; or
- (2) When the occupancy classification of the building under the North Carolina State Building Code changes and the building equals or exceeds the following thresholds:
  - a. Assembly – 100 or more occupants.
  - b. Business – 10,000 square feet.
  - c. Educational – 6,000 square feet.
  - d. Factory - 10,000 square feet, or 6,000 square feet if a spraying operation is being conducted.
  - e. Mercantile – 10,000 square feet.
  - f. Storage – 10,000 square feet.
  - g. Utility and Miscellaneous – 10,000 square feet.

Section 2. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 3. This ordinance shall become effective upon adoption.

**A REQUEST TO ADOPT AN AMENDMENT TO CHAPTER 12 (FIRE PROTECTION) OF THE TOWN CODE**

In an effort to enhance the public's safety in our community, several fire protection ordinance amendments are provided for the Board to consider based on previous emergencies that have occurred within our town.

Travis Crabtree, the town's Fire Chief, made a presentation to the Board.

Mayor Chilton asked what the landlord's obligation is for installing smoke detectors.

Chief Crabtree stated that all landlords are required to have smoke detectors installed. If there is not one, the occupant must request one in writing and owner has 30 days to have one installed. The occupant should keep a copy and send the request by registered mail.

Mayor Chilton expressed his desire to have landlords in our town be on notice that they are required to have smoke detectors installed in rental units.

Chief Crabtree stated that the fire department has free smoke detectors.

Mr. Stewart stated that the town staff is planning a series of community meetings with apartment communities and several departments will meet with residents to advise them that they have this right.

Alderman Haven-O'Donnell suggested displaying information for pick-up at a table on July 4<sup>th</sup>.

Bob Kirshner, a resident of Carrboro, addressed the Board. He asked about the housing code, fines, and inspection.

Chief Crabtree stated that they are not allowed to inspect rental property unless they are invited.

Mr. Kirshner stated that he does not think it is necessary to put up extinguisher posts in a breezeway/stairwell for multi-families and that all homeowners should be required to do so. He asked about Class A coating on pine straw. He thanked the Board and town for supporting the Greenway Commission.

Chief Crabtree said that the extinguisher applies to town homes but not condominiums.

Alderman Herrera asked about liability to maintain the smoke alarms.

Travis Crabtree stated that it is the landlord's responsibility to check and be sure the batteries are working.

MOTION WAS MADE BY JOHN HERRERA AND SECONDED BY JOAL BROWN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING CHAPTER 12 ("FIRE PROTECTION") OF THE CARRBORO TOWN CODE". VOTE: AFFIRMATIVE SIX, ABSENT ONE (GIST)

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY JOAL BROWN TO HAVE THE TOWN ATTORNEY PREPARE AN ORDINANCE REVISING SECTION 12-14 (B)(3) TO ALTER SPRINKLER PROVISIONS BASED ON SQUARE FOOTAGE PER OCCUPANCY. VOTE: AFFIRMATIVE SIX, ABSENT ONE (GIST)

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