

ORDINANCE NO. 2023-15

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 5 OF THE CITY OF GREENACRES CODE OF ORDINANCES ENTITLED, "FIRE PREVENTION AND PROTECTION," SECTION 5-3, ENTITLED, "ADOPTION OF THE FIRE PREVENTION CODE," TO ADOPT THE FLORIDA FIRE PREVENTION CODE 8th EDITION, TOGETHER WITH THE LOCAL AMENDMENTS THERETO AS SET FORTH IN EXHIBIT "A" AND AS CONFORMED TO THE CITY'S OPERATIONAL STANDARDS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, INCLUSION IN CODE, AND AN EFFECTIVE DATE.

WHEREAS, the State Fire Marshal has adopted a new edition of the Florida Fire Prevention Code, pursuant to Rule 69A-60 of the Florida Administrative Code which incorporates by reference the 2021 Florida Edition of the National Fire Protection Association Fire Code (NFPA 1) and the 2021 Florida Edition of the National Fire Protection Association Life Safety Code (NFPA 101), both amended by the Florida State Fire Marshal by Administrative rule, which is known as the "Florida Fire Prevention Code 8th edition"; and

WHEREAS, Chapter 633, Florida Statutes, authorizes local governments to adopt more stringent local amendments to the Florida Fire Prevention Code, which strengthens the requirements of the minimum fire safety code; and

WHEREAS, Chapter 633, Florida Statutes, requires local governments to re-adopt local amendments with every adoption of the new edition of the Florida Fire Prevention Code, which shall be every third year; and

WHEREAS, it is essential for continued, successful fire safety and prevention to establish certain procedures regarding inspections, investigations, and fees associated with same; and

WHEREAS, the adoption of the provisions contained herein will greatly promote the health, safety, and welfare of the residents of the City of Greenacres and serves a valid public purpose.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREENACRES,
FLORIDA AS FOLLOWS:**

SECTION 1. The foregoing recitals are incorporated into this Ordinance as true and correct findings of the City Council of the City of Greenacres, Florida.

SECTION 2. That Sec. 5-3 "Adoption of the Fire Prevention Code" of the City of Greenacres Code of Ordinances is amended as follows (deleted language is indicated by strike-through type and added language is indicated by underlining):

Sec. 5-3. – Adoption of the Fire Prevention Code.

- (a) The city hereby adopts by reference the Florida Fire Prevention Code 8~~7~~th edition adopted by the state fire marshal in rule chapter 69A-60 of the Florida Administrative Code as may be amended, including NFPA 1 Fire Code (Florida 2021~~2018~~ edition), and NFPA 101 Life Safety Code (Florida 2021~~2018~~ edition), save and except those portions such as are hereinafter deleted, modified, or amended to conform to the city's operational standards as referenced herein.
- (b) The city hereby adopts by reference the amendments to the Florida Fire Prevention Code ~~7th~~8th edition as reflected in Exhibit "A" attached to Ordinance No. 2020-142023-15 and by this reference made a part hereof. These amendments are being made to strengthen the minimum fire code and to conform to the city's operational standards.

SECTION 3. Exhibit "A" referenced in Section 5-3 (above) is repealed and replaced with the Exhibit "A" attached hereto and incorporated herein by reference. Exhibit "A" to this Ordinance shall not be codified.

SECTION 4. Repeal of Conflicting Ordinances. All ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 5. Severability. If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this

**ORDINANCE NO. 2023-15
EXHIBIT "A"**

**CITY OF GREENACRES
LOCAL AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE 8th Edition**

PREAMBLE

Amendments to the Florida Fire Prevention Code 8th edition include the following changes, additions, and deletions to NFPA 1, Fire Code, Florida, 2021 edition as adopted in the City of Greenacres Code section 5-3.

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CHAPTER 1

ADMINISTRATION

Section 1.1, entitled Scope, is amended by adding the following to subsection **1.1.1**:

- 17. The prevention of fires
- 18. The regulation and control of open burning
- 19. The making and amending of such orders as deemed necessary for the safeguarding of life and property.

Exception No. 1: The scope of this code for detached one (1) and two (2) family dwellings shall not include (1), (3, except water supply and access), (5), (10), (11) and (16).

Section 1.3, entitled Application, is amended by adding the following:

1.3.1.1 The provisions of this code shall be in effect and apply to the City of Greenacres and within any municipality that has entered into an agreement for fire protection services from the City of Greenacres.

1.3.3.3 This code is intended to be used in conjunction with existing laws and nothing in this code shall be construed as rendering other applicable laws invalid.

Section 1.4, entitled Equivalencies, Alternatives, and Modifications, is amended by adding the following:

1.4.6.1 All fire safety systems, equipment, and devices installed in lieu of or as an alternative to other code requirements, as permitted by this code, shall be considered required systems, and shall comply with the appropriate standard.

Section 1.7, entitled Authority, is amended by adding or replacing the following:

1.7.7.4 Before conducting an inspection of a building, structure, or premises, the AHJ shall obtain consent from the owner, occupant, or other person having charge thereof, or obtain an inspection warrant pursuant to Florida Law, except in those instances where an emergency exists.

1.7.8.1 Such unsafe buildings shall be referred to the Building Official for abatement by repair and rehabilitation or by demolition in accordance with the applicable jurisdiction's Code requirements.

1.7.19 Inspection and Permitting. The inspection or permitting of any building or plan

by any jurisdiction under the requirements of this Code shall not be construed as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction or employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failure of any component of such building, which may occur subsequent to such inspection or permitting pursuant to this code.

Section 1.10, entitled Fire Code Board of Appeals, is hereby deleted in its entirety and replaced with the following:

1.10 Fire Code Board of Appeals

1.10.1 The Building Board of Adjustments and Appeals as established in the City of Greenacres amendments to latest edition of the Florida Building Code adopted in Section 4-2 of the City of Greenacres Code will consider matters concerning this code and its enforcement, and rule on appeals from decisions of the Authority Having Jurisdiction.

Section 1.12, entitled Permits and Approvals, is amended by adding the following:

1.12.2.2.1 Before a permit may be issued by the Building Department for new construction, demolition, or renovation of an existing structure, a complete set of plans and/or specifications shall be examined by the Fire Marshal, as specified in section 1.14.

Exception: This shall not apply to one (1) and two (2) family dwellings.

Section 1.14, entitled Plan Review, is amended by deleting Subsections **1.14.1** through **1.14.3** and adding the following:

1.14.1 Any owner or authorized agent who desires to construct, modify, rehabilitate, or change the occupancy type of a building or structure, including the installation or modification of fire protection equipment, shall first make application to the Building Department. The Fire Marshal shall examine or cause to be examined all plans for construction, alteration, or remodeling of any structure, except one (1) and two (2) family dwellings.

1.14.1.1 When required by the AHJ, work may not be started until construction plans and associated documents have been approved.

1.14.2 The Fire Marshal shall have the authority to require shop drawings, construction plans, specifications, computations, or any other documents that may be necessary to provide a thorough review of the proposed work to be done.

1.14.2.1 An approved set of construction plans and all associated construction documents shall be maintained at the construction site.

1.14.3 All shop drawings and documents submitted with each application shall be reviewed for code compliance. The Fire Marshal may reject said documents for non-compliance until such time as appropriate corrections have been made.

1.14.3.1 Reasons for rejected plans shall be documented and submitted to the applicant.

1.14. 7 For all work that requires plans to be reviewed by the Fire Marshal or designee, as set forth in this section, and for all services associated therewith, a fee shall be paid when approved plans are picked up. Fees shall be levied in accordance with a schedule established by resolution of the City Council.

1.14.8 All Emergency repairs to any life safety system are required to apply for an application for work to be completed through the building department. All applicable inspections will be performed based on repairs performed.

Section 1.15, entitled Technical Assistance, is amended by adding the following subsections:

1.15.2.1 The Fire Marshal may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the requirements of this code. Where the Fire Marshal relies on such affidavit, the architect or engineer shall assume full responsibility for the compliance with all provisions of this code and other pertinent laws or ordinances.

1.15.5 Where provisions of this code do not address specific situations involving protection of life and property from the hazards of fire, smoke, and explosion, compliance with nationally accepted standards of good practice shall be evidence of compliance with the intent of this code.

Section 1.16, entitled Notice of Violations and Penalties, is amended by adding the following:

1.16.1.1 It shall be unlawful for any person to violate this article or provision of the codes adopted in this article. Proof of such unlawful act or failure shall be deemed prima facie evidence that such act is that of the owner or other person in control of the premises. Prosecution or lack thereof, of either the owner, occupant, or the person in charge shall not be deemed to relieve any other person.

1.16.1.2 Violators of this code shall severally be subject to code enforcement proceedings for each and every violation and non-compliance in accordance with City of Greenacres Code chapter 2, article III, or the code enforcement procedures in the applicable jurisdiction. The imposition of a penalty for any violation shall not excuse the violation nor shall the violation be permitted to continue. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions. Once notified of the violation of the code by the Fire Marshal, all such persons shall be required to correct or remedy such violations or defects within ten (10) days, unless a hazard to health and safety exist, then the correction time frame

will be determined by the Fire Marshal. If the Fire Marshal determines that an imminent danger exists due to violations of the code, the Fire Marshal may order the temporary prohibition of occupancy and use of any building until such time as the violations have been corrected.

CHAPTER 3

DEFINITIONS

Section 3.2, entitled NFPA Official Definitions, is amended by replacing or adding the following definitions:

3.2.2. Authority Having Jurisdiction (AHJ). The AHJ shall be the City of Greenacres Fire Marshal, or designee.

Section 3.3, entitled General Definitions is amended by replacing or adding the following definitions:

3.3.8.1 Alarm User. An alarm user shall mean that person who is responsible for contracting with a qualified alarm company for the proper maintenance and operation of an alarm system.

3.3. 192.25.1 Multi-family dwelling. Three or more attached residential units.

3.3. 240.5 False Alarm Signal. Shall mean the transmission of a fire alarm signal indicating a fire emergency requiring the immediate response of Greenacres Fire Rescue when a fire emergency does not exist and when no justifiable cause for the alarm could be found by responding personnel.

CHAPTER 10

GENERAL SAFETY REQUIREMENTS

Section 10.3, entitled Occupancy, is amended by adding the following:

10.3.1.1 No business tax receipt shall be issued by the City unless applicable provisions of this code are complied with prior to issuance.

10.3.1.2 No newly constructed buildings or portions of buildings that have been newly constructed or undergone significant structural renovation can be furnished or stocked with materials or inventory prior to all life safety systems being inspected, approved, and functioning or an approved fire watch is provided by the owner/builder.

Section 10.4, entitled Building Evacuation, is amended by adding the following:

10.4.2.1 Overcrowding. The number of occupants of any building or portion thereof shall not be permitted to exceed the maximum allowed capacity, determined in accordance with this code.

Section 10.10, entitled Open Flame, Candles, Open Fires, and Incinerators, is amended by deleting subsections 10.10.1.1 through 10.10.1.4 and adding the following:

10.10.1.1 Open burning of any material is hereby prohibited, except as follows:

- 1) Fires sanctioned by and for the instruction of Greenacres Fire Rescue personnel in firefighting methods in accordance with applicable NFPA codes and standards.
- 2) Small fires kindled in barbecue pits, exterior fireplaces, cookout devices or similar outdoor cooking devices for cooking purposes only. Burning of rubbish, trash, or combustible material in these devices shall be prohibited.
- 3) Fires kindled for the purposes of removal of land clearing debris. (Must obtain Open Burn Permit)

10.10.1.2 Any owner, authorized agent, or contractor proposing to utilize "open burning", as permitted in section 10.10.1(3), must comply with the following procedures:

- 1) Obtain approval from the Palm Beach County Division of Environmental Public Health; copy of said approval shall be presented with application to the Fire Marshal's office.
- 2) Make application to the Fire Marshal's office.
- 3) Schedule an inspection of the proposed burn site with the Fire Marshal.

10.10.1.3 Fees for "open burning" permits and renewals shall be levied in accordance with a schedule established by resolution of the City Council.

Section 10.11, entitled Fire Protection Markings, is amended by adding the following:

10.11.1.1 .1 All multi-unit buildings that can be accessed from the rear shall also have the address or unit number posted at the rear entrance of the unit. When a building utilizes multiple addresses the address range shall be posted.

Section 10.18, entitled Storage of Combustible Materials, is amended by adding the following:

10.18.7.1 The storage of motorcycles, motorized bicycles, mopeds, lawn mowers, or other gasoline powered equipment inside a dwelling unit (except in a garage), or in the enclosed or unenclosed patio areas of any multi-family residential unit is prohibited.

CHAPTER 11

BUILDING SERVICES

Section 11.1, entitled Electrical Fire Safety, is amended by adding the following:

11.1.1.1 When any electrical hazards are identified, they shall be referred to the attention of the Building Department for abatement in accordance with the applicable jurisdiction's Code requirements.

11.1.7.2.1 A minimum of thirty (30) inches of clearance shall be provided in front of all electrical control panels.

CHAPTER 12

FEATURES OF FIRE PROTECTION

Chapter 12, entitled Features of Fire Protection, is amended by adding the following:

12.10. Roofs

12.10.1 The use of untreated wood shakes or shingles as a roofing, siding, or decorative material shall be prohibited.

CHAPTER 13

FIRE PROTECTION SYSTEMS

Section 13.1, entitled, General, is amended by adding the following:

13.1.14 All new fire department connection (FDC) installations shall be located not more than 100' from a fire hydrant measured along fire department vehicle access.

Section 13.3, entitled Automatic Sprinklers, is amended by adding subsection 13.3.1.8:

13.3.1 General

13.3.1.1.1 Automatic fire sprinkler systems shall be required to be installed in all structures with a gross floor area of five thousand (5000) square feet or more, regardless of occupancy type or type of construction. Such systems shall be installed in accordance with all pertinent provisions of NFPA codes and standards and shall be required to be monitored by an approved central station, proprietary, or remote station signaling service.

Exception: Residential structures that are exempt from the state requirements for such systems, and those occupancies and structures exempt from this requirement under Florida State Statute 633.206, Uniform Fire safety Standards.

13.3.1.1.2 Existing structures that do not comply with 13.3.1.1.1 shall be permitted to continue in use as is, unless one of the following occurs:

- 1) The structure undergoes a partial or total renovation or repair which involves major structural assemblies or when there is a change in occupancy type.
- 2) The Fire Marshal determines that the lack of conformity with this provision presents as imminent danger to occupants.

13.4 Reporting Requirements

13.4.1 All fire alarm, fire sprinkler, and fixed and portable fire protection system and equipment inspection, testing, maintenance, and repair reports shall be electronically submitted to the Fire-Rescue Department through a web-based software system approved by the City.

CHAPTER 18

FIRE DEPARTMENT ACCESS AND WATER SUPPLY

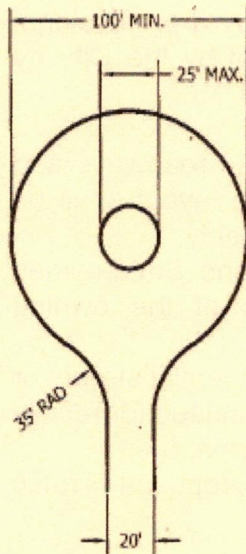
Section 18.2, entitled Fire Department Access, is amended by adding or deleting the following:

18.2.2.1.1 When a property is protected by an automatic fire detection and alarm system or a fire sprinkler system, an approved key box shall be installed on the property in a location approved by the Fire Marshal. One- and two-family dwelling units shall be exempt from this requirement. Such key boxes shall contain the following:

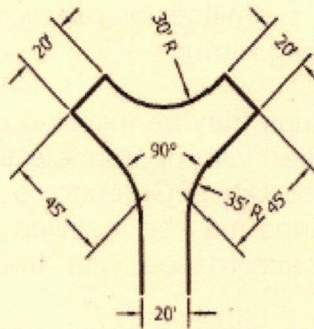
- 1) Keys to all locked points of egress, interior and exterior of such buildings, necessary to gain access to fire prevention and protection equipment and/or controls.
- 2) Keys to locked mechanical and/or equipment rooms.
- 3) Keys to locked electrical rooms.
- 4) Keys to elevator rooms.
- 5) Keys to all other areas as deemed necessary by the Fire Marshal.

18.2.3.5.3.1.1 The turning radius for a fire department access road shall be a minimum 45 feet outside and a maximum of 20 feet inside.

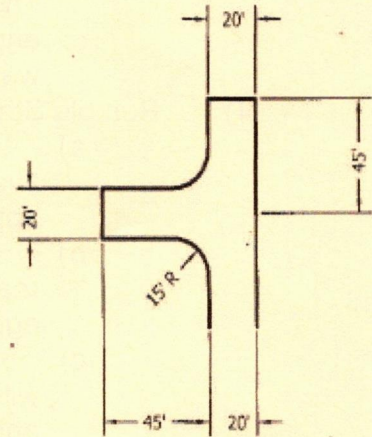
18.2.3.5.4.1 Dead-end access roads more than 150 feet in length shall be provided with approved means for the turnaround of fire apparatus. Turnarounds of the following shall be provided: 100' diameter cul-de-sac, 90' wye, or 45' shunt.



100' CUL DE SAC



90° WYE



45' SHUNT

Subsection 18.2.3.5.7.1 Traffic Calming Devices shall comply with the following:

1) Definitions

- a) Rumble Strips: A grouping of thermoplastic stripes applied across the travel lanes perpendicular to the direction of travel; with a size, quantity, and spacing as depicted in example 18.2.3.4.7.1 below.
- b) Speed Bump: An arc typically between .5 and 3.0 feet long (as measured in the direction of travel) and 0.8 to 6.0 inches high.
- c) Speed Hump: An arc or trapezoidal shape approximately 12.0 to 39.2 feet long (as measured in the direction of travel) and 3.5 to 4.7 inches high.

2) Speed Bumps

- a) Speed Bumps shall not be installed on any City, County, or State-owned roadways within the boundaries of Greenacres.
- b) New Speed Bumps shall not be installed on any private residential streets or within any private parking areas in Greenacres. Existing speed bumps, installed prior to 9/30/16, may remain but shall not be replaced, enlarged, or have additional speed bumps added.
- c) Existing Speed Bumps which are determined by the Director of the Fire Rescue Department (Fire Chief) to pose a threat to life, safety, health, and welfare shall be removed.

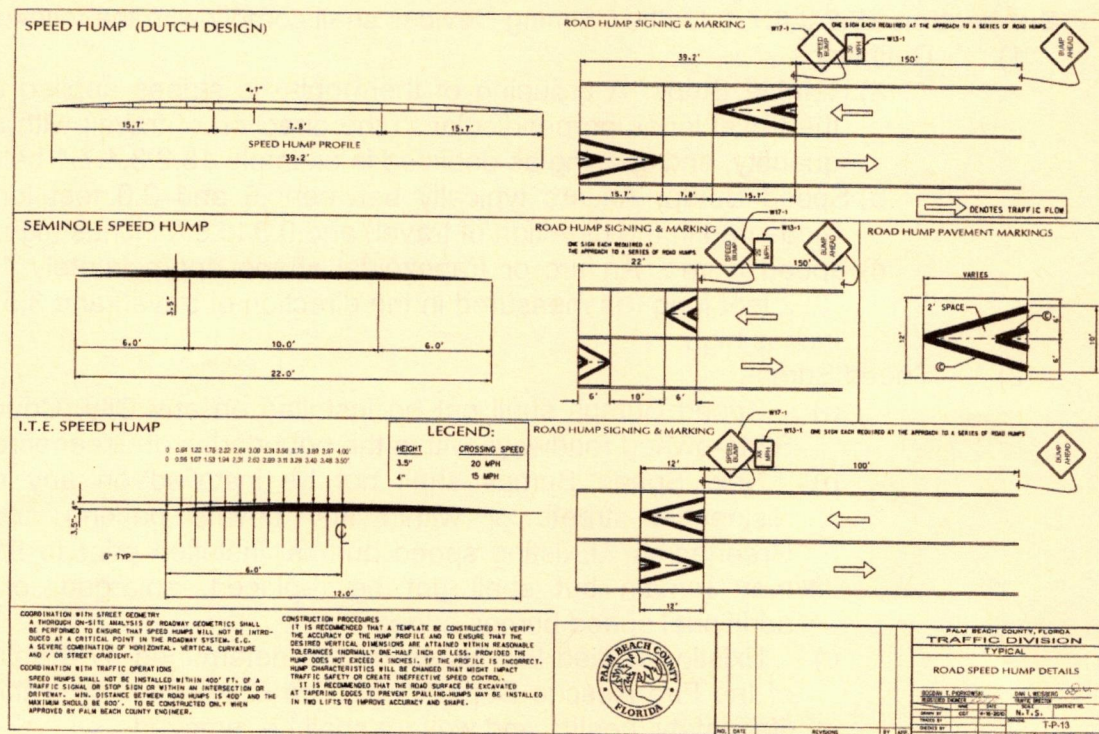
3) Speed Humps

- a) Speed Humps shall not be installed on any City owned roadways.
- b) Speed Humps proposed for installation on County or State-owned roadways shall be reviewed by City staff for safety and traffic efficiency and input provided to the County or State prior to construction.
- c) Speed Humps proposed for installation on private residential streets or within any private parking areas in Greenacres shall

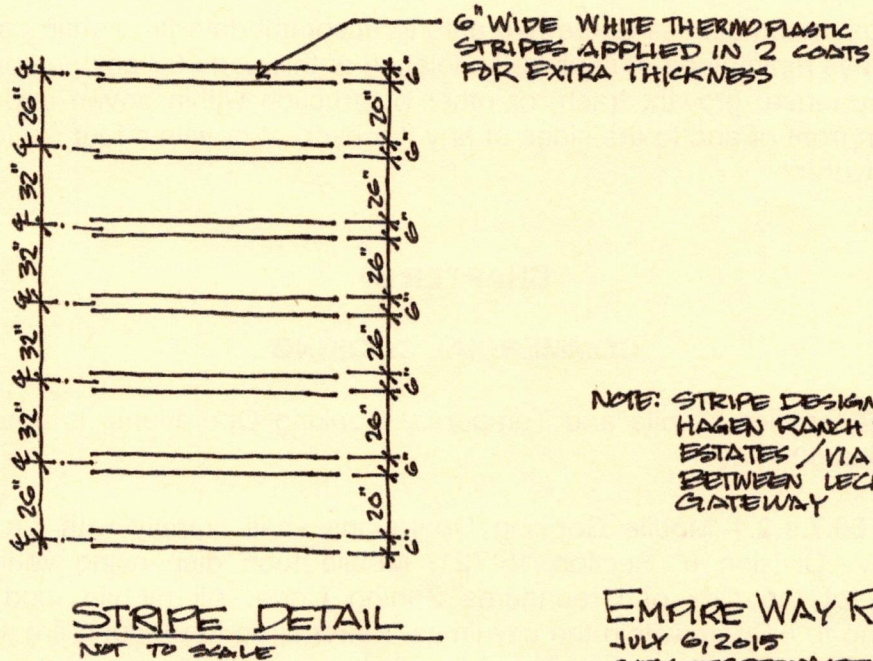
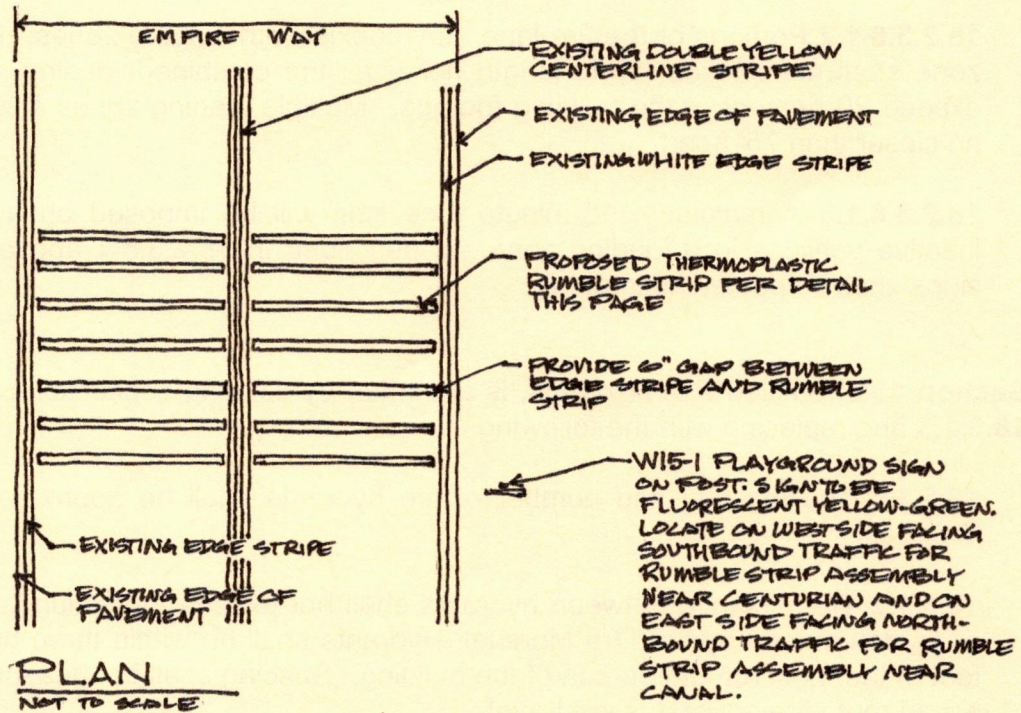
follow one of the designs depicted in table 18.2.3.4.7.1 below. The layout of speed humps shall be designed by a professional engineer and submitted for review and approval by the City by way of a Building Permit.

- 4) Rumble Strips
 - a) Rumble strips may be installed on City owned roadways and shall be installed with appropriate signage. The layout shall be approved by the City of Greenacres Traffic Engineer.
 - b) Rumble strips may be installed on County and State-owned roadways in accordance with the regulations of the owning agency.
 - c) Rumble strips may be installed on private residential streets or within private parking areas. Layout must be submitted for review and approval by the City by way of a Building Permit.
- 5) The Zoning Administrator will coordinate review of proposed Traffic Calming Devices.

Table 18.2.3.4.7.1



Rumble Strips Example 18.2.3.4.7.1



NOTE: STRIPE DESIGN BASED ON
HAGEN RANCH ROAD AT
ESTATES / VIA WATERFORD
BETWEEN LECHALET AND
GATEWAY

SHEET 6

EMPIRE WAY RUMBLE STRIPS
JULY 6, 2015 NOT TO SCALE
CITY OF GREENACRES P&E DEPT.

Subsection 18.2.3.6, Marking of Fire Apparatus Access Road, is amended by adding the following:

18.2.3.6.1.1 Pavement markings of "No Parking Fire Lane" shall be painted in yellow with a minimum letter size of 24" high, using a 4" wide brush stroke.

18.2.3.6.1.2 Portions of the fire lane may coexist with loading zones. Each loading zone shall not exceed 25' in length nor shall the combined loading zone footage exceed 20 percent of the building footage. Multiple loading zones shall be located no closer than 75' apart.

18.2.3.6.1.3 A maximum 15-minute time limit will be imposed on unattended or inactive vehicles in a loading zone, as described in 18.2.3.5.4 above. Time limit signs shall be posted accordingly.

Section 18.5, entitled Fire Hydrants, is amended by deleting subsections **18.5.1.1** thru **18.5.1.3** and replacing with the following:

18.5.1.1 The location and number of fire hydrants shall be approved by the Fire Marshal.

18.5.1.2 The distance between hydrants shall not exceed three hundred (300) feet or as determined by the Fire Marshal. Hydrants shall be within three hundred (300) feet of the most remote portion of the building. Spacing shall be measured along the actual route fire apparatus will travel.

18.5.3 Unobstructed access to fire hydrants to accommodate fire fighting apparatus shall be always maintained. It shall be a violation of this code for any person to keep or place any fence, growth, trash, or other obstruction within seven and one half (7 1/2) feet in front of and to the sides of any fire hydrant or within four (4) feet of the rear of the hydrant.

CHAPTER 50

COMMERCIAL COOKING

Section **50.7**, entitled Mobile and Temporary Cooking Operations, is amended by adding section **50.7.1.2.1**:

Section **50.7.1.2.1** Mobile Cooking Operations shall comply with Chapter 16, Article IV, Division 6, Section 16-721, Mobile food dispensing vehicles and vendors, of the City of Greenacres Zoning Code. All mobile food vendors requesting to operate within the city limits are required to obtain a fire inspection annually. These inspections are completed with no cost to the vendor.

CHAPTER 65

EXPLOSIVES, FIREWORKS, AND MODEL ROCKETRY

Section 65.2.3, entitled Permits, is deleted, and replaced with the following:

Section 65.2.3 A permit for Public Fireworks Displays shall be obtained from the AHJ prior to the event. Fire watch is required 30 minutes prior to Explosives, Fireworks, and Model Rocketry arriving to site and continued until 30 minutes after completion or discharged of devices.

Section 65.2.3.1 Issuance of a permit shall be regulated by NFPA 1123, Code for Fireworks Display.

Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part of parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

SECTION 6. Inclusion in Code. It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of the City of Greenacres, Florida; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "Section", "Article" or another word.

SECTION 7. Effective Date. The provisions of this Ordinance shall become effective five (5) days after it is adopted.

Passed on the first reading this 4th day of December 2023.

PASSED AND ADOPTED on the second reading this 8th day of January 2024.

Absent
Joel Flores, Mayor

Peter Noble Voted: yes
Peter Noble, Deputy Mayor

Attest: Quintella Moorer
Quintella Moorer, City Clerk

John Sharp Voted: yes
John Sharp, Council Member, District I



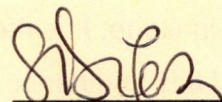
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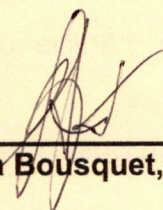
Judith Dugo, Council Member, District III

Voted: yes



Suzy Diaz, Council Member, District IV

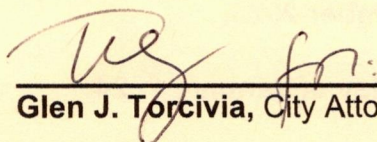
Voted: yes



Paula Bousquet, Council Member, District V

Voted: yes

Approved as to Form and Legal Sufficiency:



Glen J. Torcivia, City Attorney