

CITY OF RIVERVIEW  
ORDINANCE NO. 668

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF RIVERVIEW BY THE REPEAL AND RE-ADOPTION OF SECTION 86-81 OF ARTICLE III "PROPERTY MAINTENANCE" IN CHAPTER 86 "BUILDINGS AND BUILDING REGULATIONS" TO BE CONSISTENT WITH CURRENT LAW

THE CITY OF RIVERVIEW ORDAINS:

ARTICLE I. Amendment: That Section 86-81, Property Maintenance Code, of Article III, Property Maintenance, under Chapter 86, Buildings and Building Regulations, is hereby repealed and re-adopted to hereafter read as follows:

Chapter 86 Buildings and Building Regulations  
Article III Property Maintenance

Sec. 86-81. - Fire extinguishers; fire prevention and detection devices.

- (a) It shall be the duty of the owners of a multiple dwelling (more than two residential units), to provide at least one fire extinguisher approved by the fire chief for each apartment or unit within the building.
- (b) Prior to issuance of occupancy permits, there shall be provided in all buildings, except single-family dwellings, whether residential or commercial, including but not limited to multiple, commercial, offices, nursing homes, hospitals, high-rise buildings, restaurants and certain industrial buildings, a system or combination of one or more of the following devices:
  - (1) A centrally monitored smoke detection system;
  - (2) A centrally monitored heat detection system;
  - (3) A centrally monitored products-of-combustion system;
  - (4) An automatic sprinkler system;
  - (5) An automatic extinguishing system over cooking areas in restaurants, lounges and other food preparation kitchen areas.

The fire chief may, however, under unusual or exceptional circumstances make a determination that a particular type of building, because of design, layout or architecture, cannot as a practical matter utilize or embody any one of the foregoing systems. The certificate of the fire chief in such instance shall then be filed indicating his determination as to the non-applicability of this section and such shall be filed with the city clerk prior to the issuance of an occupancy permit for such building so exempted.

- (c) The installation, maintenance and use of any of the fire warning or fire control systems must be approved by the fire chief and be installed and used for the purpose of giving early warning and fire protection.
- (d) The detection system standards which shall be controlling under this section are those

standards which are set forth in the National Fire Protection Association (NFPA 72): “National Fire Alarm and Signaling Code” 2002 Edition, a copy of which is on file with the city clerk's office for examination, which standards are herewith adopted and incorporated in this section by reference thereto.

- (e) The requirements of this section apply to all multiple housing units.

ARTICLE II. Penalty: A person violating this ordinance shall be punished in accordance with Section 1-8 of the Code of Ordinances of the City of Riverview, unless a difference penalty is expressly provided in this ordinance.

ARTICLE III. Severability: Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any Court of competent jurisdiction or by any agency having authority to do so for any reason whatsoever, such holding shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be invalid and shall not be construed as affecting the validity of any remaining words, sentences, phrases or portions of the Ordinance.

ARTICLE IV. Conflicting Ordinances: All prior existing ordinances adopted by the City of Riverview inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

ARTICLE V. Reading and Publication: This Ordinance shall be given a first reading on December 2, 2013, shall be given a second reading on December 16, 2013, shall be adopted on December 16, 2013, and shall be published and become effective upon publication. The Clerk shall publish a summary of this ordinance and include in the publication notice that a true copy of the Ordinance can be inspected or obtained at the Clerk's office.

ADOPTED, APPROVED AND PASSED by the City Council of the City of Riverview this 16<sup>th</sup> day of December, 2013.

The undersigned hereby certifies that the foregoing is a true and accurate copy of the ordinance adopted by the City Council of the City of Riverview at a regular meeting held on December 16, 2013.

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Cynthia M. Hutchison, CMC  
City Clerk