

ORDINANCE NO. 094-054

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS AMENDING CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY BY ADDING A NEW SECTION 5-27.01 AMENDING THE UNIFORM BUILDING CODE, 1991 EDITION BY AMENDING SUBSECTIONS (A)2 AND (A)3 OF SECTION 1210(A) RELATING TO THE POWER SOURCE FOR SMOKE DETECTORS IN GROUP R OCCUPANCIES (HOTELS, APARTMENT HOUSES, DWELLINGS, ETC.); PROVIDING THAT CERTAIN GROUP R OCCUPANCIES SHALL HAVE SMOKE DETECTORS INSTALLED THEREIN WHICH RECEIVE THEIR PRIMARY SOURCE OF POWER FROM A COMMERCIAL SOURCE AND SHALL HAVE A BATTERY BACK-UP; PROVIDING DEFINITIONS; REPEALING ORDINANCE NO. 094-046 RELATING TO THE REGULATION OF SMOKE DETECTORS IN ITS ENTIRETY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

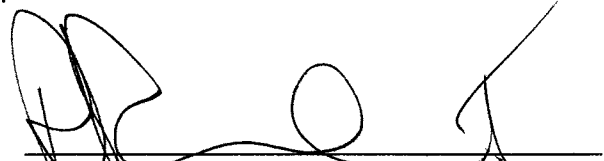
1. Amendments. Chapter 5, Buildings and Building Regulations, of the Code of Ordinances of the City is hereby amended as set forth in Exhibit "A" attached hereto and by reference made a part hereof for all purposes.

2. Severability. If any part or provision of this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

3. Savings, Repealer. This Ordinance shall be cumulative of all other ordinances of the City affecting smoke detectors and shall not repeal any of the provisions of those ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that Ordinance No. 094-046 is hereby repealed in its entirety, such repeal to take effect as of the effective date of this Ordinance; provided however that any complaint, action, cause of action or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to Ordinance No. 094-046 shall continue to be governed by the provisions of that Ordinance and for that purpose Ordinance No. 094-046 shall be deemed to remain and continue in full force and effect.

4. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the Town of Addison.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS,  
on this the 23rd day of August, 1994.

  
\_\_\_\_\_  
Rich Beckert, Mayor

ATTEST:

  
\_\_\_\_\_  
Carmen Moran, City Secretary

[SEAL]

APPROVED AS TO FORM:

\_\_\_\_\_  
Ken Dippel, City Attorney

Published  
9/8/94



EXHIBIT "A"

AMENDMENTS TO CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS,  
CODE OF ORDINANCES  
TOWN OF ADDISON, TEXAS

A new Section 5-27.01 to Chapter 5 of the Code of Ordinances is hereby added to read as follows (additions are shown by underlining; deletions are shown by ~~strike-through~~):

Section 5-27.01. Smoke detectors - Residential Dwelling Units.

Section 1210 of the Uniform Building Code is amended by amending subsections (a)2 and (a)3 to read as follows:

**Section 1210. (a) Smoke Detectors.**

2. **Additions, alterations or repairs to Group R Occupancies.** Except as otherwise provided in this Code, when the value of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies, smoke detectors shall be installed in accordance with Subsections 3, 4 and 5 of this section.

3. **Power source.** Smoke detectors shall receive their source of power and shall be operated in accordance with the following:

A. Building wiring. Smoke detectors in the following dwelling units shall receive their primary source of power from the building wiring (when such wiring is served from a commercial source) and shall be equipped with a battery back-up:

- (1) Dwelling units in apartment houses built on or after September 1, 1987.
- (2) Dwelling units in apartment houses built before September 1, 1987 provided that prior to that date:
  - (i) a smoke detector powered by battery was installed in the dwelling unit in compliance with state and city regulations; and
  - (ii) the interior of the dwelling unit is repaired, remodeled or rebuilt at a projected cost of more than \$2,500 and a building permit for such repair, remodeling or rebuilding is required; or

- (iii) an addition occurs to the unit at a projected cost of more than \$2,500; or
- (iv) a smoke detector powered by alternating current was actually installed in the dwelling unit at any time prior to September 1, 1987; or
- (v) a smoke detector was required by city ordinance at the time of the dwelling unit's construction.
- (3) Dwelling units in apartment houses built before September 1, 1987 which do not have a smoke detector powered by battery installed in compliance with state and city regulations.
- (4) A dwelling unit in an apartment house which is occupied by the owner thereof.
- (5) All dwelling units in apartments which are five or more stories in height.
- (6) All other Group R Occupancies built on or after [effective date of this ordinance] \_\_\_\_\_, 1994.

B. Battery operated. Smoke detectors in: (i) Group R Occupancies not enumerated in paragraph A. above, (ii) buildings without commercial power, or (iii) buildings which undergo alterations, repairs or additions regulated by Subsection 2 of this section, may be solely battery operated.

C. Battery signal; wiring. ~~In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. All smoke detectors~~ The detector shall emit a signal when the batteries are low. All wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke detectors may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Subsection 2 of this section.

D. Definition. For purposes of this Subsection (a)3, the term "dwelling unit" shall mean any home, mobile home, duplex unit, apartment unit, condominium unit, any dwelling unit in a multiunit residential structure, or one or more rooms rented for use as a permanent residence under a single lease to one or more tenants.