ORDINANCE 2026-15

AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, TO ESTABLISH AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS FOR CERTAIN BUILDINGS AND STRUCTURES

WHEREAS, the City of Fairview recognizes the need to maintain current and effective fire safety standards to ensure the protection of life and property; and

WHEREAS, the City of Fairview has adopted the 2024 edition of the International Fire Code, including all applicable appendices; and

WHEREAS, the City finds it in the public interest to establish additional fire protection measures related to automatic sprinkler systems;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE:

SECTION 1. AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS

The following requirements are hereby established for automatic sprinkler systems within the City of Fairview:

(a) Automatic Sprinkler Systems Required: All new buildings and structures, or additions to existing buildings, shall be equipped with an approved automatic sprinkler system in accordance with the applicable NFPA standards, when the fire area exceeds 4,999 square feet, regardless of occupancy classification, except for one- and two-family dwellings.

(b) Multifamily Occupancies — 13R Systems: All multifamily residential occupancies (including but not limited to apartments, townhouses under one ownership, townhouses under individual ownership, and similar developments) shall be protected by a minimum of a NFPA 13R automatic sprinkler system.

(c) Installation and maintenance shall be in compliance with the adopted International Fire Code, referenced NFPA standards, and as approved by the AHJ.

(d) Residential Developments – Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

2. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

SECTION 2. SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 3. CONFLICTING ORDINANCES REPEALED

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. EFFECTIVE DATE

This ordinance shall take effect immediately upon final passage, the public welfare requiring it.

Approved by the Board of Commissioners:

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Lisa Anderson, Mayor

ATTEST:

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Rachel Jones, City Recorder

LEGAL FORM APPROVED:

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Patrick M. Carter, City Attorney

Passed 1st Reading: September 17, 2026
Public Hearing: October 22, 2026
Passed 2nd Reading: _____
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