

means the owner, manager, or person in control of a building, structure or premise equipped with a fire escape.

(b) *Condition of fire escapes.* The owner shall maintain all fire escapes in good working order and shall keep all fire escapes clear and unobstructed at all times.

(c) *Minimum load.* The owner shall maintain all fire escapes to support a live load of not less than 100 pounds per square foot.

(d) *Required examination.* The owner shall cause all fire escapes to be examined by a registered design professional, or other professional as approved by the fire code official, for structural adequacy and safety. The owner shall cause such examination to be performed every five years, or [~~at the frequency~~] as required by the fire code official. The owner shall submit the inspection report provided by the professional who completed the examination to the fire code official within seven calendar days after such examination has been completed.

§ 2. This ordinance shall be in force and effect upon adoption.



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

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4-3925
AUG 6 2015

CITY OF RICHMOND
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O&R REQUEST

DATE: EDITION: 3

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

FROM: Robert Creecy, Fire Chief

RE: Fire Escape maintenance

Handwritten signatures: DJ, RA Creecy

RECEIVED

AUG 19 2015

OFFICE OF CITY ATTORNEY

ORD. OR RES. No. _____

PURPOSE: Improve Fire Official's authority to require examination and maintenance of old fire escapes.

REASON: Need clear code requiring examining and maintenance of fire escapes, which were required when built.

RECOMMENDATION: Add Section 46.1-62 to the City Code

Fire Escape examination and maintenance. Fire escapes shall be kept clear and unobstructed at all times and shall be maintained in good working order. Every five years, or as required by the fire code official, fire escapes shall be examined for structural adequacy and safety by a registered design professional or others acceptable for the fire code official. Fire escapes shall be maintained to support a live load of not less than 100 pounds per square foot. An inspection report shall be submitted to the fire official within a week after such examination.

BACKGROUND: Building codes require fire escapes to support 100 pounds per square foot (live load) when built. Prior versions of the Virginia Statewide Fire Prevention Code (which Richmond adopts) require fire escapes be maintained to support at least 100 pounds per square foot, be kept in good order, and authorized the fire official to require testing or evidence of meeting requirements. The current state fire code (which Richmond uses) lacks such language. The proposal is based upon section 1104.16.5.1 of the 2012 International Fire Code. Virginia

adopted that as the state fire code in mid 2014, but without that chapter on construction requirements for existing buildings since such are "grandfathered" to code when built. City fire officials seek authority about assuring old fire escapes are being kept safe for emergencies. Many fire escapes are now over fifty years old, and fire officials need clear code language to support efforts about safety of occupants and firefighters during emergencies involving those old buildings.

FISCAL IMPACT / COST: No cost to city.

FISCAL IMPLICATIONS: Owners of old buildings will continue to be required to invest in appropriate examination and maintenance of these emergency escape features.

BUDGET AMENDMENT NECESSARY: None

REVENUE TO CITY: None

DESIRED EFFECTIVE DATE:

REQUESTED INTRODUCTION DATE: *September 14, 2015*

CITY COUNCIL PUBLIC HEARING DATE: *September 28, 2015*

REQUESTED AGENDA:

RECOMMENDED COUNCIL COMMITTEE: Safety

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City building officials share responsibilities for applying building code on maintenance of fire escapes.

AFFECTED AGENCIES: Department of Fire and Emergency Services

RELATIONSHIP TO EXISTING ORD. OR RES.: Applies city code to promote safety.

REQUIRED CHANGES TO WORK PROGRAM(S): Enables fire officials to better inform building owners about maintenance of fire escapes.

ATTACHMENTS:

STAFF: