

ORDINANCE NO. 2582

AN ORDINANCE to amend Chapter 6A of The Code of the City of Alexandria, Virginia, 1963, as amended, by adding a new article numbered V; which Chapter 6A relates to BUILDING CODE and which new Article V relates to SMOKE DETECTORS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Chapter 6A of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding a new Article V to read as follows:

Article V. Smoke Detectors.

Sec. 6A-43. Where required.

Notwithstanding any contrary provision of law, on and after January 1, 1982, one or more automatic detecting device(s), hereinafter referred to as smoke detectors, shall be provided in accordance with the requirements of this article in each of the following buildings or structures by the person(s) indicated:

(a) any multi-family building, including a condominium, containing four (4) or more dwelling units, by the owner or authorized agent of the owner of each dwelling unit;

(b) any hotel or motel regularly used, offered for, or intended to be used to provide overnight sleeping accommodations for one or more persons, by the owner or authorized operator of the hotel or motel; and

(c) any rooming house regularly used, offered for, or intended to be used to provide overnight sleeping accommodations and which contain more than four (4) units, by the owner or authorized operator of the rooming house.

Sec. 6A-44. Installation requirements.

Every smoke detector required by this article shall be approved, provided and installed in conformance with the requirements and provisions of the Uniform Statewide Building Code. For the purposes of this article, the term "smoke detector" means a device capable of sensing visible or invisible products of combustion that sounds an audible alarm. Such smoke detectors may be either battery operated or AC powered units. [Article 12 and Appendix I, BOCA Basic Building Code/1978; Article 4, BOCA Basic Fire Prevention Code/1981.]

Sec. 6A-45. Responsibilities for testing, maintenance, repairs and annual certificates.

The owner of each rented or leased unit in any multi-family building containing four (4) or more dwelling units shall at the beginning of each tenancy and at least annually thereafter furnish the tenant with a certificate that all required smoke detectors are present, have been inspected and are in good working order. Except for smoke detectors located in hallways, stairwells, and other public or common areas, interim testing, repair and maintenance of such smoke detectors shall be the responsibility of the tenant; provided, however, that the owner shall be obligated to service, repair or replace any malfunctioning smoke detectors within five (5) days of receipt of written notice that such smoke detector is in need of service, repair or replacement. Maintenance shall include the replacement of batteries.

Sec. 6A-46. Enforcement authority.

Except where otherwise provided by law, the fire marshal of the city is hereby given jurisdiction to administer and enforce the provisions of this article in accordance with the powers and procedures provided for in the Fire Prevention Code of the City of Alexandria, Virginia. [Subsection 1201.1, BOCA Basic Building Code/1978. Section F-105.0, BOCA Basic Fire Prevention Code/1981.]

Sec. 6A-47. Compliance with other laws.

Nothing in this article shall excuse any owner of any building or structure subject to the requirements of this article from compliance with all other applicable provisions of the Virginia Uniform Statewide Building Code and Chapter 6A of the city code.

Section 2. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective January 1, 1982.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: June 13, 1981