

NOTICE

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**CHAPTER 1327
FIRE SAFETY REQUIREMENTS**

1327.01	General	1327.03	Fire-Resistance Ratings
1327.02	Required Means of Egress	1327.04	Fire Protection Systems

SECTION 1327.01 GENERAL

1327.01.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided. No provision of this chapter shall supersede any provision of the Kettering Building Code and Ohio Fire Code.

1327.01.2 Responsibility. The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements and Section 1322.02.2. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.

SECTION 1327.02 REQUIRED MEANS OF EGRESS

1327.02.1 General. A safe, continuous, and unobstructed path of travel shall be provided along any required means of egress system of a building or structure to the public way. Means of egress shall comply with the Kettering Building Code and Ohio Fire Code.

1327.02.2 Width. Obstructions shall not be stored within the required width of a means of egress.

1327.02.3 Locked Doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge, or effort, except where the door hardware conforms to that permitted by the Kettering Building Code.

1327.02.4 Emergency Escape and Rescue Openings. Every sleeping room shall have at least one emergency escape and rescue opening. Required emergency escape and rescue openings shall be maintained in accordance with the building or fire code in effect at the time of construction. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

1327.02.5 Means of Egress Illumination. The means of egress, including the exit discharge, shall be illuminated at all times the building the space served by the means of egress is occupied, except in uses where constant illumination would interfere with the use of the space.

SECTION 1327.03 FIRE-RESISTANCE RATINGS

1327.03.1 Fire-Resistance-Rated Assemblies. Required fire-resistance rating of fire-resistance-rated construction shall be maintained.

1327.03.2 Opening Protectives. Required opening protectives shall be maintained in an operative condition. Fire door assemblies shall not be modified. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable and shall be maintained to prevent the passage of smoke. Hold-open devices and automatic door closers, where provided, shall be maintained.

SECTION 1327.04 FIRE PROTECTION SYSTEMS

1327.04.1 General. All systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire, or any combination thereof, shall be maintained in an operable condition at all times in accordance with the Ohio Fire Code and shall be replaced or repaired when defective.

1327.04.1.1 Automatic Sprinkler Systems. Inspection, testing, and maintenance of automatic sprinkler systems shall be in accordance with the Kettering Building Code and Ohio Fire Code.

1327.04.1.2 Fire Extinguishers. All portable fire extinguishers shall be of approved type, visible, provided with ready access thereto, and maintained in an efficient and safe operating condition.

1327.04.2 Smoke and Carbon Monoxide Alarms. Single or multiple-station smoke alarms and carbon monoxide alarms shall be installed and maintained in Group R or I-1 occupancies, regardless of occupant load at all of the following locations:

1. Smoke alarms and carbon monoxide alarms:
 - a. A photoelectric smoke alarm and a carbon monoxide alarm shall be provided outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. Smoke alarms:
 - a. In each room used for sleeping purposes.
 - b. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

1327.04.3 Power Source. Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source, and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which could provide access for building wiring without the removal of interior finishes.

Legislative History: Title Five enacted by Ord. 2908-80, passed 8-12-80. Title Five (Chapters 1321-1337) repealed and replaced by Ord. 3853-00 passed 11-28-2000. Title Five (Chapters 1321-1327) amended by Ord. 4328-19, passed 10-08-2019.