

ORDINANCE NO. 147

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF JAMES CITY BY ADDING A NEW CHAPTER, CHAPTER 6A, SMOKE DETECTORS.

BE IT ORDAINED by the Board of Supervisors, that the Code of the County of James City be amended by adding a new chapter, Chapter 6A, Smoke Detectors.

CHAPTER 6A  
SMOKE DETECTORS

Section 6A-1, Smoke Detectors. In accordance with Section 15.1-29.9, Code of Virginia, smoke detectors shall be installed in the following structures:

- (a) Multifamily residential buildings containing four or more dwelling units.
- (b) Hotels or motels regularly used, offered for, or intended to be used to provide overnight sleeping accommodations, for one or more persons.
- (c) Rooming houses, regularly used, offered for, or intended to be used to provide overnight sleeping accommodations and which contain more than four sleeping units.

Section 6A-2, Definitions as used in this Article:

- (a) Smoke Detectors: any mechanical devise powered by batteries or alternating current capable of sensing visible or invisible particles of combustion and capable of sounding an audible alarm.
- (b) Owner: the owner or owners of the freehold of the premises or lesser estate therein, a mortgagee or vendor in possession, assignee of rents, receivers, executor, trustee, lessee, or other person, firm or corporation in control of a building.

(c) Dwelling unit: any single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating cooking and sanitation.

**Section 6A-3, Installation Requirements.**

(a) The smoke detectors installed must be capable of sensing visible or invisible particles of combustion, providing a suitable alarm, and satisfying the requirements set forth by the Uniform Statewide Building Code.

(b) Appropriate permits as required must be secured for the installation of smoke detectors powered by alternating current.

(c) The smoke detectors shall be installed in locations specified in the applicable section of the Virginia Uniform Statewide Building Code.

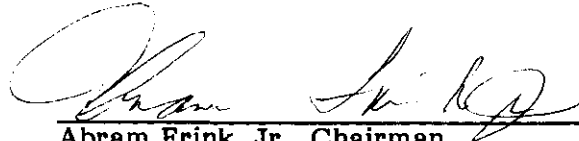
**Section 6A-4, Owner's Responsibilities in Multifamily Residential Buildings:**

(a) The owner or agent of the owner of a multifamily residential building containing four or more dwelling units shall provide smoke detectors, as required herein in hallways, stairwells and other public or common areas and shall maintain such detectors in good working order.

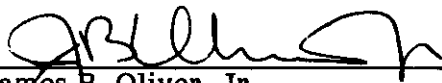
(b) The owner or agent of the owner of a dwelling unit, which is rented or leased in a multi-family residential building containing four or more dwelling units, shall furnish the tenant at the beginning of each tenancy, and at least annually thereafter, with written certification that all smoke detectors required by this Article are present, have been inspected, and are in good working condition.

A copy of all such certificates shall be available for inspection by the County Building Inspector, or his duly authorized representative.

(c) The tenant shall be responsible for maintenance of the smoke detector in the tenant's unit; 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.

  
Abram Frink, Jr., Chairman

ATTEST:

  
James B. Oliver, Jr.  
Clerk to the Board

Adopted by the Board of Supervisors, James City County, Virginia this  
13th day of September, 1982, to be effective April 1, 1983.

FMM/deh  
FMM2