

DEC 2 1985

ORDINANCE NO. 147A-1

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 6A, SMOKE DETECTORS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, SECTION 6A-4, OWNER'S RESPONSIBILITIES IN MULTIFAMILY RESIDENTIAL BUILDINGS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 6A, Smoke Detectors, is hereby amended and reordained by amending Section 6A-4, Owner's responsibilities in multifamily residential buildings.

Chapter 6A. Smoke Detectors

Section 6A-4. Owner's responsibilities in multifamily residential buildings.

(a) The owner shall install smoke detectors in the following structures or buildings: (i) any building containing one or more dwelling units, (ii) any hotel or motel regularly used, offered for, or intended to be used to provide overnight sleeping accommodations for one or more persons, and (iii) rooming houses regularly used, offered for, or intended to be used to provide overnight sleeping accommodations. Smoke detectors installed pursuant to this section shall be installed in conformance with the provisions of the Uniform Statewide Building Code. Smoke detector may be either battery operated or AC powered units.

(b) The owner of any unit which is rented or leased, at the beginning of each tenancy and at least annually thereafter, shall furnish the tenant with a certificate that all required smoke detectors are present, have been inspected, and are in good working order.

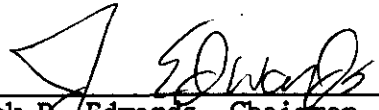
A copy of all such certificates shall be available for inspection by the county building inspector, or his duly authorized representative.

(c) Except for smoke detectors located in hallways, stairwells, and other public or common areas of multifamily buildings, interim testing, repair, and maintenance of smoke detectors in rented or leased units shall be the responsibility of the tenant; however, the owner shall be obligated to service, repair, or replace any malfunctioning smoke detectors within five days of receipt of written notice from the tenant that such smoke detector is in need of service, repair, or replacement.

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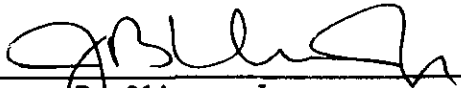
(d) Any building containing fewer than four dwelling units which was not in compliance with this section on July 1, 1984, shall be exempted from the requirements of this section until such time as that building or any dwelling unit therein is sold or rented to another person.

State law reference, Code of Virginia, Section 15.1-29.9.



Jack D. Edwards, Chairman
Board of Supervisors

ATTEST:



James B. Oliver, Jr.
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia,
this 2nd day of December, 1985.

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<u>SUPERVISOR</u>	<u>VOTE</u>
BROWN	AYE
DEPUE	AYE
EDWARDS	AYE
MAHONE	AYE
TAYLOR	AYE