

VILLAGE OF LOS RANCHOS  
DE ALBUQUERQUE  
ORDINANCE NO. 225

AN ORDINANCE AMENDING SECTION 4 OF ORDINANCE 207 TO REQUIRE AUTOMATIC SPRINKLER INSTALLATION FOR “A 50% STRUCTURAL ALTERATION AND/OR ADDITION TO EXISTING HEATED AREA” RATHER THAN “A REMODEL EXCEEDING 50% OF THE EXISTING STRUCTURE” AND ADDING DEFINITIONS

BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE THAT:

The Governing Body finds it necessary, desirable and in the best interest of the Village and its residents to amend Ordinance 207 to require automatic sprinkler installation where a 50% structural alteration and/or addition to an existing heated area occurs; and

The Governing Body finds the amendments promote the health, safety and welfare of Village residents without causing undue hardship for small homeowners.

SECTION 4, AMENDMENTS AND EXCEPTIONS TO PROVISIONS OF THE INTERNATIONAL FIRE CODE (IFC) OF ORDINANCE NO. 207 IS HEREBY AMENDED AS FOLLOWS:

**AMEND: 903.2 Where Required:** An automatic sprinkler systems shall be installed throughout all levels of new Group A, B, E, F, H, I, M, R, and S occupancies, in accordance with Section 903 and NFPA 13 Installation of Sprinkler Systems. Automatic sprinkler systems shall be installed in all existing structures in Group A, B, E, F, H, I, M, R1, R2, R4 and S occupancies, in which more than 50% of the structure is structurally altered and/or added to. Automatic sprinkler systems shall be installed in all existing structures in Group R3 occupancies where more than 50% of the heated area is structurally altered and/or added to and results in a combined area of more than 3,000 square feet of heated area.

**ADD: Structurally Altered** means any change in the supporting members of a building or structure, such as bearing walls, columns, beams or girders. Replacement of an existing roof does not, on its own, constitute structural alteration.

**ADD: Added to** means an extension or increase in floor area or height of a building or structure attached to at least 20% of a common wall of the existing portion of that building or structure.

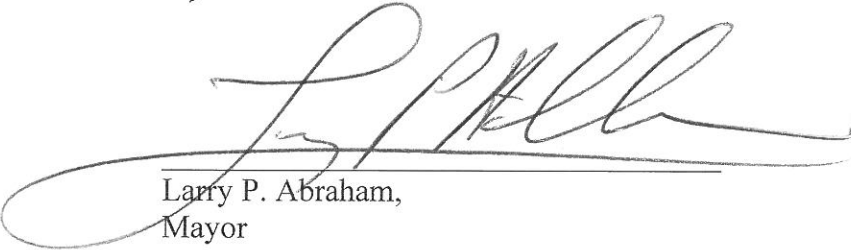
**AMEND: ~~Exception:~~** All existing structures constructed prior to effective date of this ordinance that are not structurally altered, or not added to, are not required to have an automatic sprinkler systems installed. unless a remodel exceeding 50% of the existing structure occurs, in Group A, B, E, F, H, I, M, R1, 2, 3, 4 and S occupaneies such building or structure shall conform to the requirements for new buildings or structures.

**SEVERABILITY.** If any section, subsection, paragraph, sentence, clause, phrase, or part hereof is for any reason declared unconstitutional or invalid, the validity of the remaining portions hereof shall not be affected since it is the expressed intent of the Board to pass each section, subsection, paragraph, clause, phrase and every part thereof separately and independently of every other part.

**EFFECTIVE DATE, REPEAL, AND PUBLICATION.** This Ordinance shall take effect and be in full force five days after publication of this Ordinance.

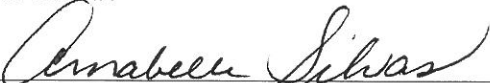
**COMPILING CLAUSE.** This Ordinance shall be compiled as part of the Codified Ordinances of the Village of Los Ranchos.

**APPROVED AND ADOPTED** by the Governing Body of the Village of Los Ranchos de Albuquerque this 10th day of February, 2010.



Larry P. Abraham,  
Mayor

ATTEST:



Annabelle Silvas,  
Clerk