

EMERGENCY ORDINANCE NO. 2026-05

AN ORDINANCE AMENDING CHAPTER 1610 OF THE CODIFIED ORDINANCES FOR THE OHIO FIRE CODE, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Monroe, Ohio is a home rule municipality authorized under Article XVIII, Section 3 of the Constitution to exercise all powers of local self-government and to adopt and enforce within its limits such local police, sanitary, and other similar regulations that are not in conflict with state law; and

WHEREAS, Sections 7.11 and 7.14 of the City Charter authorize the City to amend its ordinances and to adopt by ordinance standard codes and regulations prepared by the State, including those pertaining to fire prevention; and

WHEREAS, Council previously enacted Chapter 1610 of the Monroe Code of Ordinances which adopted the Ohio Fire Code subject to certain amendments; and

WHEREAS, Council desires to revise Chapter 1610 and adopt or exclude certain sections of the Ohio Fire Code; and

WHEREAS, Council desires to revise Chapter 1610 to establish regulations for fire apparatus roads to account for the risks associated with the recent increase in residential developments; and

WHEREAS, Council further desires to revise Chapter 1610 to enact regulations for electric vehicle charging stations as these charging stations present unique fire safety risks.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: Chapter 1610 of the Codified Ordinances is hereby amended as set forth on Exhibit "A" in accordance with Section 7.11 of the City's Charter.

SECTION 2: This measure is hereby declared to be an emergency necessary for the immediate preservation of the public peace, health, safety and welfare and further for the reason Council deems it necessary to ensure appropriate fire safety infrastructure and regulatory provisions are established prior to development. Therefore, this measure shall take effect and be in full force from and after its passage.

"I, the undersigned Clerk of Council of the city of Monroe, Ohio, hereby certify the foregoing (ordinance or resolution) was published as required by Section 7.16 of the Charter of the City of Monroe.

PASSED: March 24, 2026

ATTEST:

E. Comby

Clerk of Council

APPROVED:

[Signature]

Mayor

E. Comby

Clerk of Council
City of Monroe, Ohio

Part Sixteen
FIRE PREVENTION CODE

CHAPTER 1610 OHIO FIRE CODE¹

¹Cross reference(s)—Fire department, Ch. 240; driving over fire hoses, § 432.26; arson, § 642.09; weapons and explosives, Ch. 672; fireworks, § 672.10.

State law reference(s)—Power to regulate elevators, stairways and fire escapes, Ohio R.C. 715.26; adoption of technical codes, Ohio R.C. 731.231; power to regulate against fires, Ohio R.C. 737.27, 3737.08; right to examine buildings, Ohio R.C. 737.34 et seq., 3737.14; state fire marshal, Ohio R.C. Ch. 3737; gasoline, oils and paint, Ohio R.C. Ch. 3741; fireworks, Ohio R.C. Ch. 3743.

1610.01. 2017 edition adopted; file copy.

Pursuant to Section 7.14 of the City Charter, there is hereby adopted by and for the City the Ohio Fire Code, being particularly the 2017 edition and all subsequent revisions and editions as adopted by the International Code Council.

(Ord. 99-15. Passed 7-27-99; Ord. 2006-07. Passed 2-14-06; Ord. 2008-45. Passed 10-14-08; Ord. No. 2023-27, § 4, Passed 10-10-23.)

1610.02. Amendments.

(a) The Ohio Fire Code, as adopted in section 1610.01, is hereby amended as follows:

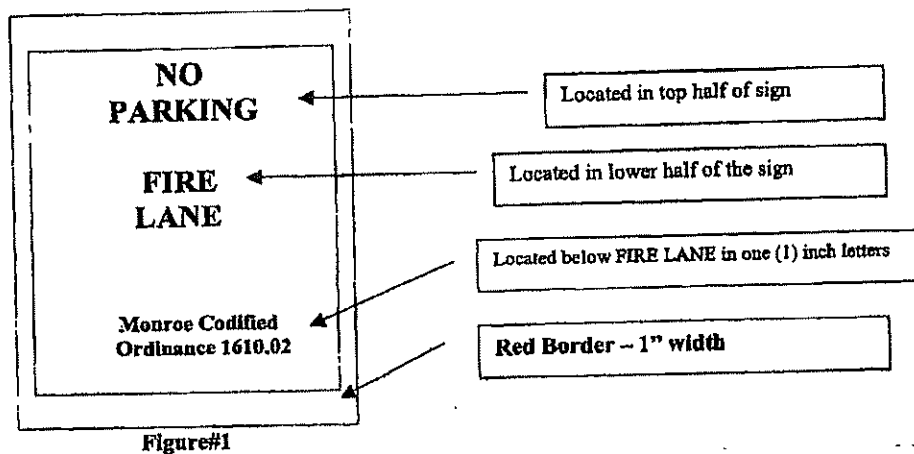
(1) *Section 503 Fire Apparatus Access Roads (Amended)*: Fire Department access and/or fire lanes shall be identified on the approved site plan for new developments or on the approved building plans for tenant improvements or residential projects. The Fire Chief or Code Official may determine the need for additional requirements, or may approve alternate methods of compliance with these standards.

(i) *Guidelines*. Fire department access or fire lanes shall be identified on private streets or drives by use of the phrase "NO PARKING—FIRE LANE, MONROE CODIFIED ORDINANCE 1610.02" and shall be designated by the use of one or more of the following:

- (1) Approved signs.
- (2) Approved red or safety yellow curbs.
- (3) Approved roadway striping.
- (4) Any combination of the above.

(ii) *Signs*. (figure #1)

- (1) Shall be 18 inches in height by 12 inches in width.
- (2) Lettering shall be red on a white background and no less than three inches in height. The perimeter of the sign shall have a red border no more than one inch in width.
- (3) Signs shall read as follows:

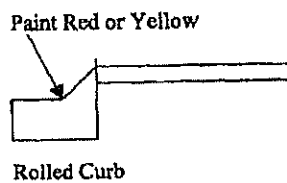
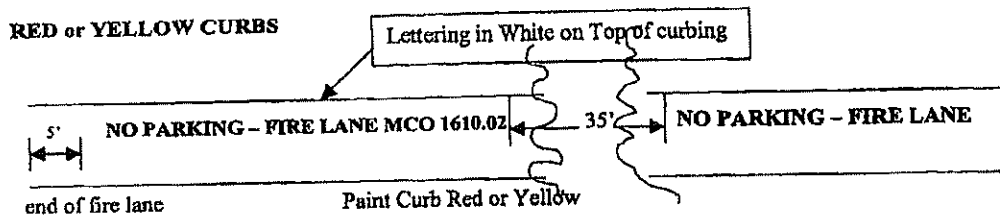


Figure#1

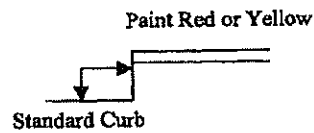
- (4) Signs shall be installed so that there is no less than seven feet clear from the bottom of the sign to finished grade. Temporary signs must be approved by the fire department prior to placement and use.
- (5) The distance between signs shall not exceed 50 feet and there shall be a sign within five feet of the beginning and end of the fire lane. (Unless approved by the fire chief.)
- (6) Installation and maintenance of signs located on private streets and drives shall be the responsibility of the property owner.

(c) Curbs. (figure #5)

- (i) Curbing which is used in designating fire lanes shall be painted fire safety red, or equivalent. (Safety yellow).
- (ii) White lettering no less than three inches in height shall be placed on top of the curbing and shall read "NO PARKING—FIRE LANE MONROE CODIFIED ORDINANCE 1610.02."
- (iii) Such lettering shall be located a maximum of 35 feet apart and within five feet from the beginning and end of the designated fire lane. As shown in figure #5.
- (iv) Installation and maintenance of red or yellow curbing located on private streets and drives shall be the responsibility of the property owner.



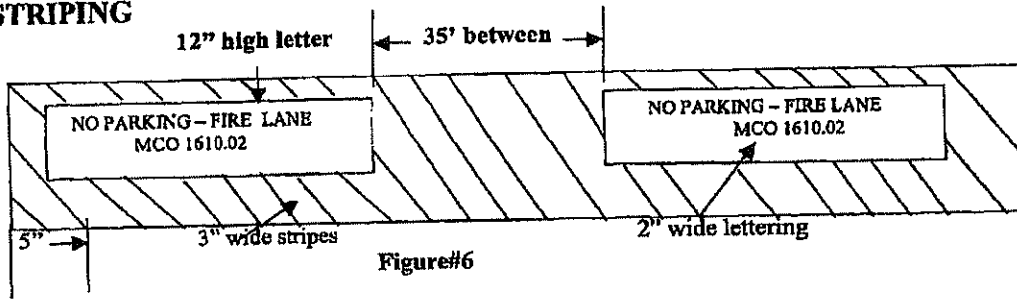
Figure#5



(d) Roadway striping. (figure #6)

- (i) Areas designated to be fire lane where no curbs exist shall be striped.
- (ii) Striping shall consist of three-inch wide red or yellow stripes on a 45 degree diagonal basis for the full 36-inch width and full length of the fire lane, having a three-inch border on all sides.
- (iii) White lettering a minimum dimension of two inches in width by 12 inches in height, per letter, shall read "NO PARKING—FIRE LANE MONROE CODIFIED ORDINANCE 1610.02" and shall be painted within the striping.
- (iv) Such lettering shall be located a maximum of 35 feet apart as shown in figure #6 and within five feet of the beginning and end of the fire lane.
- (v) Installation and maintenance of roadway striping located on private streets and drives shall be the responsibility of the property owner.

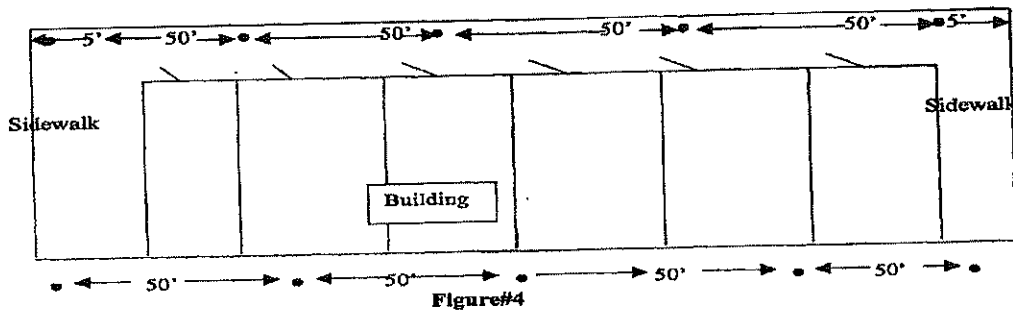
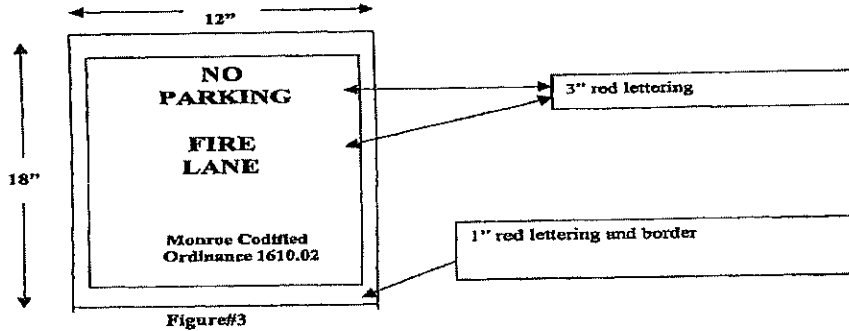
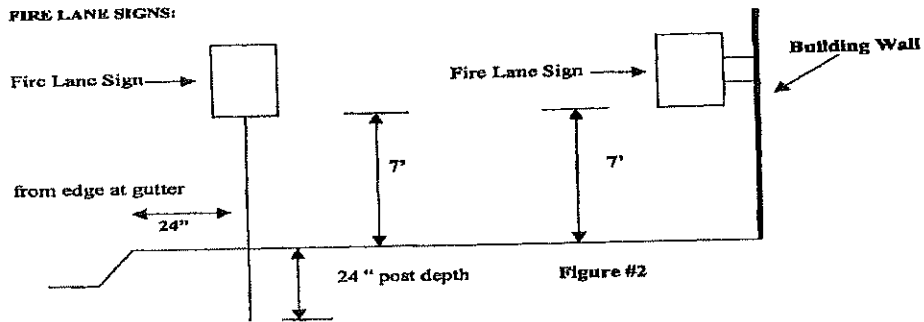
STRIPING



(e) Standards (diagrams not to scale).

"NO PARKING - FIRE LANE" STANDARDS (diagrams not to scale)

FIRE LANE SIGNS:



("FIRE LANE NO PARKING" sign locations along sidewalk or on building without sidewalk)

(2) Exceptions 1 and 2 of Section 507.5.1 of Rule 5 of the Ohio Fire Code shall not be included in the adoption referenced in Section 1610.01.

(b) The following appendices of the International Fire Code as found in the Ohio Fire Code shall be included in the adoption set forth in Section 1610.01:

- (1) Appendix B (Fire Flow Requirements for Buildings)
- (2) Appendix C (Fire Hydrant Locations and Distribution)
- (3) Appendix D (Fire Apparatus Access Roads)
- (4) Appendix E (Hazard Categories)
- (5) Appendix F (Hazard Ranking)
- (6) Appendix G (Cryogenic Fluids - Weights and Volume Equivalents)
- (7) Appendix H (Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions)
- (8) Appendix I (Fire Protection Systems - Non-Compliant Conditions)
- (9) Appendix J (Building Information Sign)
- (10) Appendix K (Construction Requirements for Existing Ambulatory Care Facilities)
- (11) Appendix L (Requirements for Firefighter Air Replenishment Systems)
- (12) Appendix N (Indoor Trade Shows and Exhibitions)

(c) Appendix A and Appendix M of the International Fire Code as found in the Ohio Fire Code shall not be included in the adoption set forth in Section 1610.01.

1610.03 - Fire Apparatus Access Road

Notwithstanding the adoption referenced in Section 1610.01 and the amendments set forth in Section 1610.02, the following regulations also apply.

(A) *Definitions.*

Fire Apparatus Access Road: A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as *fire lanes*, public street, private street, private driveway, parking lot lane, and access roadway.

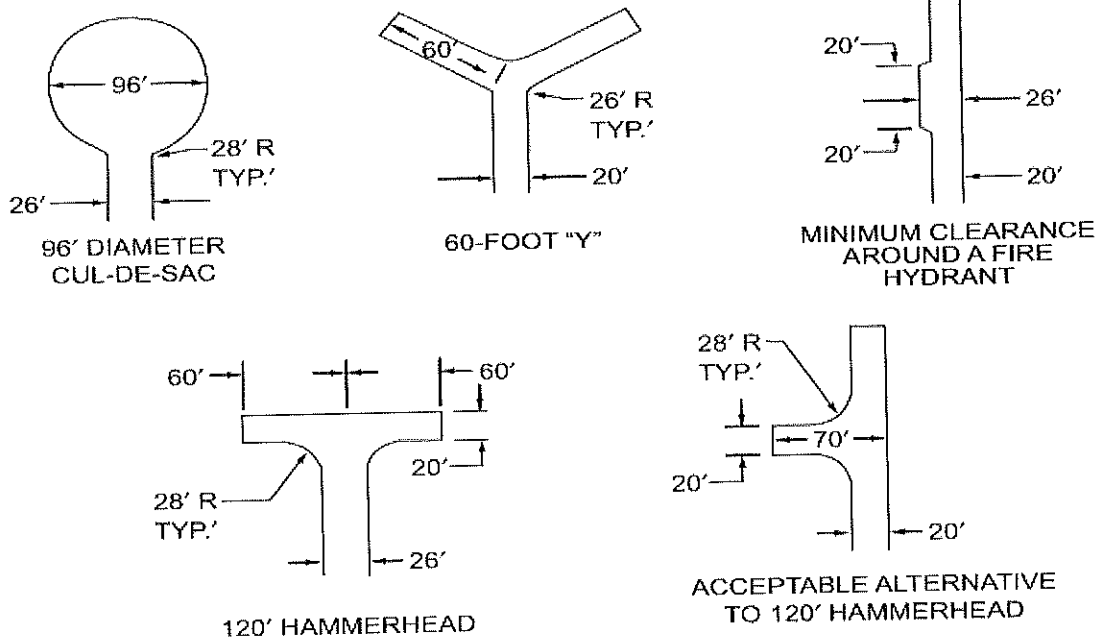
- a. Private Driveways are subject to the provisions of Ohio Fire Code 503 and approval of the Fire Code Official.

Fire Code Official: The *fire chief* or other designated authority charged with the administration and enforcement of the code, or a duly authorized representative.

(B) *Required Access.*

- (1) Fire Apparatus access roads shall be in accordance with this ordinance and all other applicable requirements of the International Fire Code.
- (2) *Required access and loading.* Facilities, buildings, neighborhoods, Private Roads, Private Driveways, and Driveways hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
- (3) *Grade.* Fire apparatus access roads shall not exceed 10 percent in grade.

- (4) *Maintenance.* The minimum turning radius shall be determined by utilizing the Monroe Fire Department turning template and shown utilizing Auto Cad approved drawings. This must be submitted at the time of application and approved by the Fire Code Official.
- (5) *Turning Radius.* The minimum turning radius shall be determined by utilizing the Monroe Fire Department turning template and shown utilizing Auto Cad approved drawings. This must be submitted at the time of application and approved by the Fire Code Official.
- (6) *Fire apparatus access road gates.* Gates securing the fire apparatus access roads shall comply with all the following criteria:
- Where a gate is provided, the gate width shall be not less than 20 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet.
 - Gates shall be of the swinging or sliding type.
 - Gates shall always be maintained in an operative condition and replaced or repaired when defective.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
 - Methods of locking shall be submitted for approval by the fire code official.
- (7) *Dead-ends.* Dead-end fire apparatus access roads more than 150 feet shall be provided with a turnaround.



(C) *Commercial and Industrial Developments.*

- (1) *Buildings exceeding three stories or 30 feet in height.* Buildings or facilities exceeding 30 feet or three stories in height shall have not fewer than two means of fire apparatus access points on the fire access road for each structure.

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- (2) *Buildings exceeding 62,000 square feet in area.* Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access points on the fire access road.
 - (3) *Remoteness.* Where two fire apparatus access points are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
 - (4) The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building. If the building is sprinklered, then the fire code official can increase the dimension.

(D) *Aerial Fire Apparatus Access Roads.*

- (1) *Where required.* Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater.
- (2) *Width.* Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
- (3) *Proximity to the building.* One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
- (4) *Obstructions.* Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

(E) *Multiple-Family Residential Developments.*

- (1) *Projects having more than 100 dwelling units.* Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
 - a. Secondary access roads shall be constructed by the time of submitting the plans for the 100th dwelling unit plan submittal. If the secondary access road is not complete, then no more building plans will be accepted until completion of the secondary access road.
- (2) *Widths.* Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of the shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- (3) *Remoteness.* Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

(F) *One or Two Family Residential Developments.*

- (1) *One- or two-family dwelling residential developments.* Developments of one- or two- family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate approved apparatus access roads.

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- a. Secondary access roads shall be constructed by the time of submitting the plans for the 30th building plan submittal. If the secondary access road is not complete, then no more building plans will be accepted until completion of the secondary access road.
 - (2) Widths. Driveways extending to a singular single-family home shall be a minimum of 12 feet wide. Private driveways extending to more than one single-family home must be a minimum of 15 feet wide.
 - (3) Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

(G) *Marking Fire Access Roads.*

- (1) All fire apparatus access roads fire lane signage and markings shall comply with Monroe Codified Ordinance, 1610.02 Amendments, and approved by the fire code official.

(H) *Temporary Secondary Access Roads.*

- (1) Temporary secondary emergency access roads. Temporary access roads will be approved by the fire code official when they comply with all sections of this ordinance.
- (2) Temporary secondary emergency access roads shall have a gate or chain placed at both ends of the access points and be approved by the fire code official.
 - a. All chains or gates shall be secured using a commercial locking device approved by the fire code official. Signage indicating **No Parking Emergency Access Road** shall be hung from the chain using a sign with reflective background and lettering no smaller than 12" Wide and 18" Tall.
- (3) Temporary access drives shall be a minimum of 15' wide.
- (4) Temporary fire apparatus access roads at the approval of the fire code official may approve another surface material providing it will handle the weight ratings of the fire apparatus.

1610.04 - Electric Vehicle Charging Stations

Notwithstanding the adoption referenced in Section 1610.01 and the amendments set forth in Section 1610.02, the following regulations also apply.

(A) *Definitions.*

Bank of Electric Vehicle Charging Stations: shall mean a series of Electric Vehicle Charging Stations that are located in close proximity to one another and that receive electrical current from the same circuit.

Electric Vehicle Charging Station: shall mean battery charging equipment that transfers electrical energy (by conductive or inductive means) to a battery or other energy storage device within an electric vehicle. This term does not include electric vehicle charging equipment installed at or in a private garage unit serving a one, two, or three-family dwelling.

Fire Code Official. shall mean the City of Monroe Fire Chief or his or her designee.

(B) *Installation.*

- (8) Electric vehicle charging systems shall be installed and maintained in accordance with National Fire Protection Association 70 (NFPA 70) and the manufacturer's specifications and recommendations.
- (9) Electric vehicle charging system equipment shall be listed and labeled in accordance with UL 2202.
- (10) Electric vehicle supply equipment shall be listed and labeled in accordance with UL 2594.
- (11) Accessibility to Electric Vehicle Charging Stations shall be provided in accordance with Section 1107 of the Ohio Building Code.

(C) *Location of Electric Vehicle Charging Stations.* Electric vehicle charging stations shall not be located in the following areas:

- (1) Below grade, or partially below grade, defined as not having at least 3 open sides at grade level;
- (2) In any open or enclosed public or private parking garage that does not have an automatic sprinkler system installed throughout in accordance with the Ohio Fire Code and the Ohio Building Code;
- (3) Under any multi-family residential building that is of Type 3 or Type 5 construction, as defined by the Ohio Building Code.

(D) *Impact Protection.* All Electric Vehicle Charging Stations shall be protected in accordance with Ohio Fire Code Section 312.

(E) *Separation Distances.* All Electric Vehicle Charging Stations shall not be located:

- (1) Forty (40) feet or less from dispensing devices for flammable liquids;
- (2) Thirty (30) feet or less from fill connections for above/below ground storage tanks;
- (3) Twenty-five (25) feet from vent piping for above/below ground storage tanks.

(F) *Emergency Shutdown and Electrical Disconnect* All Electric Vehicle Charging Stations shall have at least one electrical disconnect switch in a location that the Fire Code Official approves and determines to be readily accessible to emergency responders. The Fire Code Official may within his/her sole discretion, determine that the Electric Vehicle Charging Station must also have an emergency shutdown device. If the Fire Code Official makes such a determination, the Electric Vehicle Charging Station shall also have emergency shutdown devices in a location approved by the Fire Code Official..

(G) *Marking Fire Access Roads.*

(H) *Location of Electrical Disconnect Switches.* Electric Vehicle Charging Station electrical disconnect switches may serve more than one electric vehicle but shall be located no closer than twenty (20) feet and not more than one hundred (100) feet from each Electrical Vehicle Charging Station that it services. Disconnect switches must be installed in an easily accessed and conspicuous location.

(I) *Shutdown of all Electric Vehicle Charging Stations.* The use or activation of any emergency shutdown device or electrical disconnect switch that services an Electric Vehicle Charging Station shall de-energize all Electrical Vehicle Charging Station equipment in the Bank of Electric Vehicle Charging Stations.

(J) *Signage.*

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- (1) All electric vehicle charging station emergency shutdown devices and electrical disconnect switches shall be provided with signs that state "Emergency Shutdown Device" or "Electrical Disconnect Switch" in block letters on a contrasting background. The location of the signs shall be approved by the Fire Code Official.
 - (2) Existing Electric Vehicle Charging Stations installed prior to the effective date of this resolution shall have signs installed in accordance with the requirements of this Resolution.
 - (3) Existing Electric Vehicle Charging Stations with an existing sign of similar language to that described in this section shall be compliant with this Resolution.

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