

ORDINANCE NO. 6487

AN ORDINANCE AMENDING THE HOT SPRINGS FIRE PREVENTION AND BUILDING CODE AS APPLIED TO CERTAIN STRUCTURES; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Ordinance No. 6049 and Ordinance No. 6459 provide limitations on the use of wood frame construction within the Fire District and Thermal Basin Fire District; and

WHEREAS, some of the limitations therein have created an unintended impediment to the development and redevelopment of certain structures within the City of Hot Springs and its environs; and

WHEREAS, limited exceptions to the use of wood frame construction are warranted and pose no greater risk to safety under the Hot Springs Fire Prevention and Building Code.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Directors of the City of Hot Springs, Arkansas:

SECTION 1. Existing one story, Type V (Wood Frame) buildings or other structures within the boundaries of the Fire District that are 2,000 square feet or less in area, with exterior walls located more than 15 feet from a common property line or other structure, shall be exempt from Fire District Requirements under Ordinance No. 6459 (see Ordinance No. 4469 for boundaries). Provided, however, such exemption shall not apply where there are multiple habitable buildings or structures to be occupied on the same parcel.

SECTION 2. All new and existing structures regulated by Volume III (Residential Code) of the Hot Springs Fire Prevention and Building Code located within the boundaries of the Thermal Basin Fire District are exempt from Thermal Basin Fire District requirements under Ordinance No. 6459 (see Ordinance No. 6049 for boundaries).

SECTION 3. Provisions of the Hot Springs Fire Prevention and Building Code (Ordinance Nos. 4469, 6049 and 6459) are hereby amended to accomplish the intentions herein.

SECTION 4. EMERGENCY CLAUSE. The Hot Springs Board of Directors finds that the provision set forth hereinabove are essential to the public health, safety, and welfare of the inhabitants of the City of Hot Springs, and therefore declare that an emergency exists such that this Ordinance shall be in full force and effect upon the date of passage.

PASSED:

February 20, 2024

APPROVED:


PAT McCABE, MAYOR

ATTEST:


HARMONY MORRISSEY, CITY CLERK

APPROVED AS TO LEGAL FORM:


BRIAN W. ALBRIGHT, CITY ATTORNEY