

OF HIGH-RISE BUILDINGS IN CASE OF FIRE. WITHOUT ADEQUATE PROTECTION, RESIDENTS OF SUCH STRUCTURES ARE DEPENDENT UPON DESCENDING MULTIPLE FLIGHTS OF STEPS OR JUMPING FROM WINDOWS WHEN A FIRE OCCURS. FOR MANY WHO LIVE IN HIGH-RISE APARTMENTS, WHO ARE ELDERLY, THIS IS PHYSICALLY IMPOSSIBLE. MOST FIRE FIGHTING AND RESCUE OPERATIONS ARE ALSO CONDUCTED INSIDE THE STRUCTURE PRESENTING GREATER OBSTACLES IN RESCUING OCCUPANTS AND CONTROLLING AND EXTINGUISHING THE FIRE. MANY TRAGEDIES COULD BE AVOIDED BY INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING EQUIPMENT IN THESE SITUATIONS, USUALLY AT NO GREAT ADDITIONAL COST TO THE BUILDER.

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AS USED IN THIS SUBTITLE, UNLESS THE CONTEXT OTHERWISE REQUIRES, THE TERM:

(A) "HIGH-RISE BUILDING" MEANS ANY BUILDING FOR HUMAN OCCUPANCY WHICH IS FOUR OR MORE STORIES ABOVE GRADE LEVEL OR OVER 45 FEET IN HEIGHT. HOWEVER, ANY BUILDING WHICH IS LESS THAN 75 FEET IN HEIGHT ABOVE GRADE SHALL NOT BE CONSIDERED A HIGH-RISE FOR THE PURPOSE OF THIS SUBTITLE WHEN COMPLYING WITH ALL OF THE FOLLOWING:

(1) ACCESSIBILITY IS PROVIDED ON TWO SIDES OF THE PERIMETER OF SUCH BUILDING BY VIRTUE OF A PUBLICWAY.

(2) HEIGHT ABOVE GRADE SHALL BE DETERMINED BY USING THE LOWEST ELEVATION OF THE PUBLICWAY OR PUBLICWAYS AS A REFERENCE DATUM.

(3) THE LOCAL FIRE DEPARTMENT MUST HAVE AT LEAST ONE APPROVED FIRST LINE PIECE OF AERIAL EQUIPMENT, CAPABLE OF REACHING THE ROOF OF THE BUILDING.

STRUCTURES OR BUILDINGS USED EXCLUSIVELY FOR OPEN AIR PARKING WHEREVER LOCATED, AND BUILDINGS USED EXCLUSIVELY FOR AGRICULTURAL PURPOSES SHALL NOT BE CLASSIFIED AS A HIGH-RISE BUILDING FOR THE PURPOSE OF THIS SUBTITLE.

(B) "PUBLICWAY" MEANS A PAVED THOROUGHFARE OVER 21 FEET IN WIDTH WHICH IS LOCATED ON PRIVATELY OWNED, PRIVATELY MAINTAINED PROPERTY BUT IS DESIGNATED FOR PUBLIC USE, OR WHICH IS PUBLICLY OWNED AND MAINTAINED, AND WHICH MUST BE KEPT ACCESSIBLE AT ALL TIMES TO THE LOCAL FIRE DEPARTMENT. THIS PUBLICWAY SHALL NOT BE FARTHER FROM THE BUILDING THAN WILL ALLOW THE FIRE DEPARTMENT AERIAL EQUIPMENT TO REACH 75 FEET IN HEIGHT.

(C) "LOCAL FIRE DEPARTMENT" MEANS ANY FULL-TIME OR VOLUNTEER FIRE DEPARTMENT.