



CITY of POOLER
GEORGIA

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2025-12.C

Private Fire Hydrant Testing and Maintenance Program

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 46 – FIRE PREVENTION AND PROTECTION, ARTICLE I – IN GENERAL, SECTION 10 – RESERVED, TO CREATE PROVISIONS FOR THE TESTING AND MAINTENANCE OF PRIVATE FIRE HYDRANTS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

Sec. 46-10. Reserved Private Fire Hydrant Testing and Maintenance

Sec. 46-10-1. Title.

This Article shall be known and may be cited as the City of Pooler Private Fire Hydrant Testing and Maintenance Ordinance.

Sec. 46-10-2. Purpose.

To ensure that all private fire hydrants, fire pumps, fire water storage tanks and private fire service mains within the City of Pooler are properly maintained, inspected, and tested in accordance with national and state standards to safeguard life and property. Furthermore, the purpose of this Ordinance is to protect the general health, welfare, and safety of the citizens of the City of Pooler.

Sec. 46-10-3. Authority Having Jurisdiction (AHJ).

The City of Pooler ("City") is designated as the Authority Having Jurisdiction (AHJ) to administer and enforce this Article.

Sec. 46-10-4. Definitions.

Annual Report – hydrant, fire pump, water main, and storage tank testing results are a formal, documented summary of a system and/or facility's fire protection system inspections, testing, and maintenance activities performed throughout the year. The report serves as proof of compliance with regulatory requirements and standards set by organizations like the National Fire Protection Association (NFPA) and local fire codes.

Private Fire Hydrant – A hydrant located on private property or connected to a private water main not maintained by the City.

Private Fire Pump - A device used in a building's fire protection system to increase water pressure from a source that is not sufficient on its own. These pumps, powered by electric motors or diesel engines, are critical for systems like sprinklers and standpipes and must be installed and maintained according to the standards in documents like NFPA 20 and NFPA 25.

Private Fire Service Main – Any water-supply main and associated piping on private property supplying private hydrants or fire-protection systems.

Private fire water storage is a tank or tank system that supplies water for fire protection, with requirements for its design, construction, installation, and maintenance defined by the National Fire Protection Association (NFPA). It's used in situations where an adequate and reliable public water supply is unavailable and is often a component of a larger fire protection system.

Owner – The person or entity that owns or controls the property on which the private fire hydrant or private fire service main is located.

Inspection – Visual and operational examination to verify proper condition and accessibility.

Testing – Measurement of the operation of private fire hydrants to ensure compliant pressure and flow per NFPA 25.

Maintenance – Actions to keep hydrants operable, including lubrication, painting, and repair.

Qualified Service Provider – A person or company licensed or certified under Georgia law to perform fire-protection inspections and testing.

Sec. 46-10-5. Applicability.

This Ordinance applies to all private fire hydrants and private fire service mains within the City of Pooler.

Sec. 46-10-6. Owner Responsibilities.

A. Each owner shall inspect, test, and maintain all private fire hydrants and private fire service mains on the property.

B. The owner shall:

1. Keep private fire hydrants, fire pumps, and fire water storage tanks accessible and visible (minimum 36" clear radius and hydrants steamer cap center must be a minimum of 18" off the ground).
2. Arrange for annual testing of the private fire hydrants, fire pumps, fire water storage tanks and private fire service mains by a Qualified Service Provider.
3. Repair deficiencies within the time set by the AHJ.

4. Provide written notification to the AHJ of any "OUT OF SERVICE" hydrant within 24 hours if not repairable or replaceable within 72 hours.

5. Maintain inspection, testing, and repair records of all owned private fire hydrants and private fire service mains for five years.

6. Submit annual reports to the AHJ (Deputy Fire Chief) by October 31st of any given year.

7. Records and reports must include the physical address of the parcel the hydrant is located on as well as include Latitude/Longitude coordinates for each hydrant location.

Sec. 46-10-7. Testing and Inspection Requirements.

- A. Private fire hydrants, fire pumps, fire water storage tanks and private fire service mains shall be tested annually per NFPA 25.
- B. Tests include static pressure, residual pressure, flow rate, and drainage.
- C. Written reports shall be submitted to both the owner and AHJ within 30 days and all must be completed by October 31st of any given year.
- D. Deficiencies must be corrected within 90 days unless extended in writing by the AHJ.

Sec. 46-10-8. Maintenance.

- A. Owners shall keep private fire hydrants, fire pumps, fire water storage tanks and private fire service mains free of leaks, rust, and obstructions, and paint them to safety red for repaints and baked on safety red "powder coated" when new.
- B. Private Fire Hydrants and Private Fire Service Mains may not be removed or modified without AHJ approval. AHJ must be notified of the "OUT OF SERVICE" hydrant within 24 hours if not repairable or replaceable within 72 hours.
- C. Out-of-service hydrants shall be tagged "OUT OF SERVICE" and repaired promptly.
- D. Repaired or replaced hydrants must have a NFPA 25 flow test performed after work is completed and prior to being placed "in service".

Sec. 46-10-9. Reports and Records.

Testing Reports from the Owner provided to the City must include the physical address, GPS coordinates, date, qualified service provider, static pressure, residual pressure, flow rate, and any noted deficiencies.

All Records relating to private fire hydrants, fire pumps, fire water storage tanks and private fire service mains must be kept by owner for five years and made available to the AHJ upon request.

Sec. 46-10-10. City Right of Inspection.

The AHJ may enter private property at reasonable times to inspect hydrants and verify records.

Sec. 46-10-11. Fines (Reporting and Repair Violations).

A. Failure to submit Annual Report.

Each private fire hydrant must have an annual inspection and test report submitted to the AHJ within thirty (30) days of completion. Failure to submit such annual report shall result in the following fines per hydrant:

1. First occurrence within a twelve-month period – \$25 per hydrant.
 2. Second occurrence within a twelve-month period – \$100 per hydrant.
 3. Third or subsequent occurrence within a twelve-month period – \$250 per hydrant.
- Each thirty-day period of continued non-submission shall constitute a separate offense.

B. Failure to Repair or Maintain Hydrants.

When a hydrant is found to be inoperative, leaking, obstructed, or otherwise deficient, the owner shall correct all deficiencies within five (5) business days of written notice from the AHJ.

1. First offense – \$250 per hydrant.
2. Second offense – \$500 per hydrant.
3. Third or subsequent offense – \$1,000 per hydrant.

If the repair requires major work or part replacement, the AHJ may approve a reasonable extension in writing.

Each day beyond the approved deadline shall constitute a separate offense, and the AHJ may cause repairs to be made with costs and fines assessed as a lien against the property.

C. Compounded Violations.

Where both failure to report and failure to repair occur concurrently, fines shall apply to each violation type independently.

D. Maximum Fine Limitation.

No single offense shall exceed \$1,000.

Sec. 46-10-12. Violations and Penalties.

A. Violations are punishable by a fine up to \$1,000 or imprisonment up to 60 days, or both.

B. The City may perform maintenance and assess costs as a lien against the property.

Sec. 46-10-13. Severability.

If any section of this Article is held invalid, the remainder shall remain in full force and effect.

II

All ordinances or parts of ordinances in conflict with the ordinance are hereby repealed.

III

If any section, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall in no way affect the validity of the remaining portions of this ordinance.

IV

This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: 2nd day of March, 2020
SECOND READING: 16th day of March, 2026
ADOPTED: 16th day of March, 2024

CITY OF POOLER, GEORGIA

Karen L. Williams
Karen L. Williams, Mayor

ATTEST:

[Signature]
City Clerk of Council
The seal of the City of Pooler, Georgia, featuring a central emblem with a building and the words "PRIDE FAMILY HONOR" on a banner below. The year "1907" is inscribed at the bottom of the seal. The words "CITY OF POOLER, GEORGIA" are written around the top inner edge of the seal.