

CHAPTER 317

FIRE SPRINKLERS





HISTORY

Chapter 317 was adopted in 1989 under then Fire Chief Carl Winslow

1989

Yarmouth is a leader in pro-actively requiring fire sprinkler systems in commercial and residential buildings and now has over 100+ sprinklers

now

These changes will enhance the safety of our residents

2021



NEW FIRE SPRINKLER CODES

**WE WOULD ADOPT THE NEWEST FIRE SPRINKLER
INSTALLATION AND MAINTENANCE CODES:**

- **NFPA 13 – Installation of Automatic Sprinklers**
- **NFPA 13R – Sprinklers in Low Rise residential occupancies**
- **NFPA 13D – Sprinklers in One and Two Family Dwellings**
- **NFPA 25 – Standard for Testing and Inspection of Sprinklers**

NEW BUILDING REQUIREMENTS

- Four-thousand (4,000) square feet in floor area (existing language)
- Three (3) or more stories in height (existing language)
- Thirty-five (35) or more feet in height (existing language)
- Restaurants containing seating for forty (40) persons or more regardless of height or area. (existing language)
- Multiple family dwellings consisting of three (3) or more units or hotel, motel, inn and/or lodging units. Previously the existing language called out four units, but the building code and life safety codes adopted by the State of Maine put this number at three.

NEW HOMES

One- and Two-Family dwellings and detached accessory dwelling units where the building permit for such project is issued after December 31, 2021.

Currently the ordinance requires two-family dwellings over 4,000SF, three or more stories in height, or more than 35 feet in height to be sprinklered. (Existing Language in current ordinance)

Multiple family dwellings consisting of three (3) or more units or hotel, motel, inn and/or lodging units. Previously the existing language called out four units, but the building code and life safety codes adopted by the State of Maine put this number at three.

EXISTING BUILDINGS

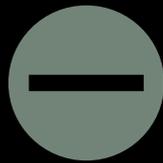
Additions that bring the total cumulative area to such a point where it will equal or exceed 4,000 square feet in area. (existing language)

Exception 1: If the cumulative area or volume of any addition or additions approved and constructed after April 19, 2001 is less than 25% of the building area or volume existing on or before April 19, 2001 a sprinkler system shall not be required per the requirements of this ordinance. (existing language re-worded for clarity)

EXISTING HOMES



Additions and Renovations: One-Family Dwellings, One-Family Dwellings with an attached accessory dwelling unit, and Two-Family dwellings shall only be required to be sprinklered by this section when fifty percent (50%) or more of the interior wall finish material is removed as part of the addition or renovation project.



Would only trigger upon major “guts” of structures inherently by the 50% interior wall finish removal requirement

CHANGE OF USE AND RESTAURANT EXPANSIONS



- Change of Use. Any change of occupancy use type in a building shall require a fire sprinkler system to be installed if the building meets the criteria for a new building.
- Restaurant Seating Expansions: The intent of the 1989 ordinance was that restaurants with seating for over forty patrons would need fire sprinkler systems. This changes ensures that a restaurant that is built for a seating capacity less than forty and then increases seating capacity to forty or more is sprinklered.

OTHER CHANGES

Removal Prohibited: Removal of fire sprinkler systems shall be prohibited unless required for construction work and or demolition.

Maintenance: Better language now exists for the maintenance of fire sprinkler systems.

Supervision: The language has been improved to describe the exact requirements for supervision of the fire sprinkler system by a fire alarm control unit.

Permit Process: The Town has a history of reviewing fire sprinkler system documents and drawings, but not a formal process for such work. This would setup a review process to ensure conformity with the Town's ordinances.

BENEFITS

More than 2,500 people die in home fires each year (NFPA 2016)

During a home fire, a fire sprinkler system reduces the risk of death by 80%. (NFPA 2016)

Injuries to firefighters are reduced in homes equipped with fire sprinkler systems.

Fire sprinklers are a tool to reduce the environmental impact of fires, by helping reduce the amount of water to suppress a fire and limit the amount of pollution and run-off created by the fire. (FM Global and Home Fire Sprinkler Coalition Study 2010.)

BENEFITS

Smoke alarms are no longer an adequate solution, they must be paired with fire sprinkler systems to achieve a higher success of survival. With both systems the fire death rate is 90% lower.

01

Lower Insurance premiums

02

ISO Ratings will be lowered

- Yarmouth is Currently a 4/4x and we could lower rating to a 3/3x

03

Firefighter on duty 24/7/365 for rapid response.

COST OF SPRINKLERS

Kitchen Granite Countertop	\$104.01 sq. ft.
Lawn Sprinkler	\$2,229.00

On average,
fire sprinklers cost

Saving you, your family
and your property.



GORHAM FIRE DEPARTMENT

"The Sprinkler Ordinance has not slowed down or reduced construction growth"

Chief Ken Fickett



CHAPTER 319

FIRE PREVENTION

LIFE SAFETY



NEW CODES

NFPA 1
FIRE CODE

NFPA 101
LIFE SAFETY
CODE

NFPA 855
ENERGY
STORAGE
SYSTEMS

INSPECTION PROGRAMS

FIRE INSPECTION PROGRAM

FIRE ESCAPE INSPECTIONS

Table 3.1.1 Minimum Required Fire Inspections	
Building containing the Occupancy Type	Inspection Interval
Apartment Buildings with a Fire Sprinkler or Fire Alarm System	12 Months
Board and Care Facilities	12 Months
Business	12 Months
Hotels, Dormitories, or Rooming and Lodging Houses	12 Months
Mercantile	12 Months
Places of Assembly	12 Months
Educational (K-12)	12 Months
Town Owned Buildings	12 Months
Healthcare	3 Months
Detention and Correctional	3 Months
Industrial	12 Months
Storage	12 Months

- Owners of buildings with wood or metal exterior stairs shall have the stairs inspected every 10 years
- Inspections to be conducted by a competent professional engineer

ADDITIONAL REQUIREMENTS

- **Fire Department Key Box - Buildings with Fire Alarms, Sprinkler Systems or Unique Hazard Buildings**
- **AEDs (Automatic External Defibrillators) - Buildings with an Occupant Load of 200 or more**





CHAPTER 403

ALARM SYSTEMS

NEW REQUIREMENTS

Adopt NFPA 72 - The National Fire Alarm and Signaling Code

Require commercial fire alarm systems (see next slide)

Require emergency communications systems (upcoming slide)

Further detail existing alarm system registration process

The ordinance describes the features that are required in a commercial fire alarm system

Setup a list of approved fire alarm companies to work on fire alarm systems in the Town (the State does not regulate fire alarm companies)

Establish an inspection sticker program to ensure fire alarm systems are being maintained

COMMERCIAL FIRE ALARM SYSTEM

Commercial fire alarm systems are not required in single-family dwellings or two-family dwellings

New Construction - 2,000SF or more in total floor area

Additions where the total floor area will exceed 2,000SF in total floor area

Change of occupancy where the existing building has 2,000SF or more in total floor area

Installation, modification or replacement of a special hazard extinguishing system or an energy storage system exceeding 4kWh (excludes single-family dwellings)

EMERGENCY COMMUNICATION SYSTEMS

In response to an emergency (fire, gas leak, natural disaster, active shooter, etc) allows the fire and police department to communicate over the fire alarm system using a series of speakers built into the building's notification appliances (strobes).

Certain large buildings during initial construction, additions, or change of occupancy type will require an emergency communication system to be installed.