

317 Sprinkler Ordinance Changes Summary

- **New codes:** We would adopt the latest fire sprinkler maintenance and installation codes published by the National Fire Protection Association (NFPA)
 - NFPA 13, 13D, 13R, 25
- **New One-Family and Two-Family homes:** The ordinance would now apply to newly-constructed One-Family and Two-Family homes after Dec 31, 2021 (as the ordinance currently sits it applies to Two-Families with 4,000sf / 3 stories in height / 35 ft or more)
- **New Multiple Family Dwellings:** Sprinklers are now required at three units instead of four for multiple family dwellings., the building and life safety code already require new apartment buildings to be sprinklered at three units. This change will better align the ordinance with the other codes already enforced in Town and reduce confusion.
- **Removal.** Removal of a sprinkler system is now prohibited. A fine will be levied for the unauthorized removal of a fire sprinkler system.
- **Maintenance.** Better language now exists for maintenance of fire sprinkler systems.
- **Monitoring.** Better clarification on the monitoring requirement for fire sprinkler systems. This does not apply to one and two-family dwellings.
- **Permits and drawings now required.** The Town will begin to review fire sprinkler system drawings in a more formal manner. The Town has a history of reviewing drawings, but not a formal system to keep track of them.

319 New Fire Prevention and Life Safety Ordinance

- **New codes:** We would adopt directly three new codes with slight amendments as discussed in the ordinance:
 - NFPA 1 – Fire Code. The fire code establishes requirements for the safe operation and construction of facilities for life safety and property protection purposes. This code is already adopted into law by the State Fire Marshal’s Office.
 - NFPA 101 – Life Safety Code. This code establishes requirements for new and existing buildings. This code is already adopted into law by the State Fire Marshal’s Office.
 - NFPA 855 – Energy Storage Systems. This code establishes requirements for new installations of energy systems, such as home battery backup systems. With the advent of these backup systems, the increased hazards faced by building occupants and firefighters has exponentially grown. In the future we expect to remove this direct code reference as it will most likely become part of the building code adopted by the State -- this is an interim measure.
- **Inspections.** Inspections will now be required for commercial-style occupancies and apartment buildings with fire sprinkler or fire alarm systems.
- **Fire Escape Inspections.** Many fire escapes and exterior stairs in the Town have not been maintained by property owners, as a result in one case several firefighters and police officers were recently injured. We would require that property owners have their fire escapes and exterior stairs in the Town inspected every 10 years by a professional engineer.
- **Fire Department Key Boxes.** The Town has a long history of requiring fire department key boxes as required by the sprinkler and state fire code. These key boxes allow us to enter buildings that

have fire alarm systems or fire sprinkler systems that are going off without damaging expensive doors or windows.

- **AEDs.** AEDs will now be required in new buildings with an occupant load of 200 or more or expansions of buildings that increase the occupant load to 200 or more.
- **Notices of Deficiency.** A system of notices has been created which allows for the correction of deficiencies.

403 Alarm Systems

- **New code.** We would adopt the latest fire alarm testing, maintenance and installation codes published by NFPA – NFPA 72
- **Enforcement.** Enforcement is now handled by police and fire chiefs respectively (burglar alarms vs. fire alarms)
- **Commercial Fire Alarm Systems.** Lays out when a commercial fire alarm system is required:
 - 2000 square feet or larger building (this allows for the exemption of smaller structures where it would not make sense to install fire alarm system)
 - Additions, changes of occupancy, and replacements of buildings trigger fire alarm system installation
- **Features.** A standardized feature set has been developed to ensure adequate protection of building occupants based on industry best practices. These features will allow the fire department to ensure quicker notification is made of dangerous situations and that systems function in times of emergencies.
- **Emergency Communication Systems**
 - These systems allow the fire department and police department to communicate with building occupants. System automatically uses voice instruction to tell building occupants what to do and what the nature of the emergency is.
 - Required for:
 - New Large building (6000+ sf) with certain occupancy types or four stories or taller or with underground parking
 - Existing buildings: Changes of occupancy and additions when 6,000sf or larger and meeting an occupancy type list
- **Permits and drawings now required.** The Town will begin to review fire alarm system drawings in a more formal manner. The Town has a history of reviewing drawings, but not a formal system to keep track of them similar to sprinkler systems.
- **Inspections.** An inspection sticker must be placed by an approved fire alarm company after finding the fire alarm system is adequately working. The state does not license or regulate fire alarm companies, so the Town will use a national certification system to determine whether or not a fire alarm company is qualified to perform inspections and tests of systems.