

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JULY 10, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
An Ordinance Amending Fire Prevention Code Provisions	✓ Resolution Ordinance Motion Discussion Only	James Jackson, Sr. Fire Chief

SYNOPSIS

An ordinance has been prepared amending the Municipal Code to set forth requirements for fire alarm detection systems.

STRATEGIC PLAN ALIGNMENT

The Strategic Goals for 2011-2018 included *Exceptional Municipal Services*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the July 17, 2012 active agenda.

BACKGROUND

The Village currently requires commercial buildings that are fully protected by sprinklers to also be fully protected in all areas by a full fire detection system. A fire detection system is a system of smoke detectors and heat detectors that activate the fire alarm when smoke is present or a fire develops. This is a redundant requirement because in many locations of a building, there is no need to have a smoke or heat detector and a sprinkler head, because the sprinkler is just as effective as the detectors at detecting and alerting occupants to a fire, while also suppressing the fire and limiting the damage. The Village's requirement is more stringent than the International Fire Code (IFC) and International Building Code (IBC), which do not require detectors in some areas, such as offices, as long as a building is fully protected by a sprinkler system.

Staff recommends amending the municipal code to eliminate the requirement that a full detection system is required in 100% sprinklered buildings. Partially sprinklered buildings would not fall under this amendment. The result is that in some portions of buildings where there is a sprinkler, the building will not be required to have smoke or heat detectors in the same room. The proposed amendment would be consistent with current IBC and IFC codes without reduction in safety or protection and would only apply to properties that fall under the business and mercantile occupancy types. This will also reduce the cost to new and existing business owners by reducing the total fire alarm cost in fully sprinklered buildings or spaces.

Under the revised code, a full fire detection system will still be required in particular areas such as corridors, storage rooms of 75 square feet and above, copy rooms, tops of all stairways, boiler rooms, electrical rooms, open office areas of 900 square feet and above, and elevator lobbies.

Higher hazard buildings such as assemblies, hazardous storage and manufacturing, apartments, hotels, and educational occupancies will not fall under the amendment changes and will still be required to have fire sprinklers, manual fire alarm systems (pull stations) and full detection systems throughout the facility.

The draft ordinance also amends NFPA Standard editions contained in the Building Code in Chapter 7 by replacing the specific year of the code with the words “current version.” This would allow the Village to operate under the most current version of the standard without requiring regular updates to the municipal code.

ATTACHMENTS

Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING FIRE PREVENTION PROVISIONS

BE IT ORDAINED by the Village Council of the Village of Downers Grove in DuPage County, Illinois, as follows: (Additions are indicated by **shading**/underline; deletions by ~~strikeout~~):

Section 1. That Section 7.1102. is hereby amended to read as follows:

7.1102. International Building Code - Amendments.

The deletions from and modifications and amendments to the 2006 International Building Code as referred to in this Article are the following:

* * *

Section 901.8 is hereby added as follows:

901.8 NFPA Standard editions. The following NFPA standards editions including all appendices and hereby adopted:

- NFPA 13, 2007 the most current edition
- NFPA 13-D, 2002 the most current edition
- NFPA 13-R, 2002 the most current edition
- NFPA 14, 2007 the most current edition
- NFPA 20, 2007 the most current edition
- NFPA 25, 2008 the most current edition
- NFPA 96, 2008 the most current edition
- NFPA 30B, 2007 the most current edition
- NFPA 72, 2007 the most current edition

* * *

Section 907.2 is amended by deleting the same in its entirety and by substituting in lieu thereof the following:

907.2 Where Required. An approved manual and automatic fire alarm system installed in accordance with NFPA 72 shall be provided in all new buildings, structures, and additions governed by this code. For existing buildings, the requirements of the International Fire Code, Section 907.3, as amended, shall apply. The automatic fire detectors shall be smoke detectors. Where ambient conditions prohibit installation of automatic smoke detection, other automatic fire detection shall be allowed.

Exception: Fully Sprinkled Buildings. Detection shall follow International Fire Code 970.3 in Chapter 17 of the Downers Grove Municipal Code.

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Section 2. That Section 17.45. is hereby amended to read as follows:

17.45. International Fire Code - Amendments.

The deletions from and modifications and amendments to the Fire Prevention Code are as follows:

* * *

907.2 General Requirements for Manual and Automatic Fire Detection Systems in the Village.

In all new buildings, additions, and buildings constructed under the 2006 International Building & Fire Codes, except in one- and two-story residential family dwellings, a complete manual and automatic fire alarm detection system, connected to the Village's fire alarm board, shall be installed throughout the building in accordance with NFPA 72.

~~Section 907.2 is further amended by adding the following to the end of paragraph:~~

~~—All fire alarm systems meeting the requirements of Section 901.4 shall be UL certified upon acceptance by Downers Grove. Fire Department UL certification of the fire alarm system shall be maintained for the life of the structure.~~

Exception: Fully sprinkled buildings. Fully sprinkled buildings shall have limited detection; the following locations shall have detection installed in all cases:

- (a) corridors
- (b) storage rooms seventy-five (75) square feet or more
- (c) copy rooms
- (d) top of stairways
- (e) boiler rooms
- (f) electrical rooms
- (g) open office areas nine hundred (900) square feet or more
- (h) elevator lobbies

* * *

Section 907.3. is hereby amended by adding the following at the conclusion thereof:

A Manual Fire Alarm and Automatic Fire Detection System in accordance with Section 907.3.1 through 907.3.9 and 907.1.5.1 shall be required in existing buildings in all other Use Groups as listed in Chapter 3 of the International Building Code ("IBC") except One and Two Family Residential Dwellings if:

1. The building, occupancy, tenant or suite undergoes a change in use to a more restrictive use; or
2. The building, occupancy, tenant or suite undergoes the addition of usable floor space, or change in use which increases the hazard level in the area in any manner as established by at least one requirement in the NFPA Life Safety Code, the International Fire Code or the International Building Code; or
3. The building, occupancy, tenant or suite undergoes any significant remodeling (as defined in Section 902.1)
4. The building or structure contains a residential use and any other use in addition to residential.

Exception: Fully sprinkled buildings as per Section 907.2, above.

When identifying the need for the installation of a Manual Fire Alarm and Automatic Fire Detection System, a specific written finding shall be made by the Village based upon the above-stated requirements.

* * *

Fire Prev Amend

Section 3. That Section 17.15.1. is hereby amended to read as follows:

17.15.1. Bureau of Fire Prevention.

(a) A bureau of fire prevention is hereby established in the fire department of the Village, and shall be operated under the supervision of the chief of the fire department.

(b) The chief in charge of the bureau of fire prevention shall be appointed by the Village Manager, after determining his/her qualifications. His/her appointment shall continue during good behavior and satisfactory service, subject to removal at any time by the Village Manager for cause.

(c) The chief of the fire department may detail such members of the fire department as inspectors as shall from time to time be necessary. The chief of the fire department shall recommend to the Village Manager the employment of technical inspectors, who, when authorization is made by the Village Council, shall be selected after a determination of their fitness for the position by the Village Manager. The position of technical inspector shall be open to both members and nonmembers of the fire department, and appointments made shall be for an indefinite term with removal for cause, unless other terms of employment are prescribed by resolution of the Village Council.

(d) The bureau of fire prevention shall enforce the provisions of the Fire Prevention Code adopted by Section 17-43 and the provisions of the Life Safety Code adopted by Chapter 7, Article XIII.

(e) All required inspection and maintenance reports shall be submitted to the bureau of fire prevention in the manner prescribed by the Fire Prevention Bureau Chief.

(e) A report of the bureau of fire prevention shall be made annually and transmitted to the Village Manager, which shall contain information of all proceedings under the Fire Prevention Code adopted by Section 17-43, together with such statistics as the chief of the fire department may wish to include therein, and the chief of the fire department shall also recommend therein any amendments to such Code which, in his/her judgment, shall be desirable. (Ord. No. 1282, § 2; Ord. No. 1790, § 2; Ord. No. 2602, § 3.)

Section 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk