

10.17 Fire Protection

10.17.A – PURPOSE:

The purpose of this Fire Protection performance standard is to protect the health, safety and general welfare of the residents of Buxton by establishing fire protection measures for residential and commercial occupancies. The performance standard will facilitate the following initiatives:

10.17.A.1. Providing people with protections against fire and its byproducts, in new and renovated buildings in the Town of Buxton, while providing valuable time during a fire for a personal escape.

10.17.A.2. Ensuring the reasonable protection and safety of firefighters against building collapse and other effects of fires.

10.17.A.3. Assisting the town in its pursuit of lowering taxpayer’s insurance costs, by reducing the communities Insurance Services Office Fire Suppression Rating.

10.17.A.4. Assist the fire-rescue department in the implementation of a fire inspections program to insure continued compliance with adopted fire safety codes.

10.17.B – NFPA CODE ADOPTION:

The Town of Buxton adopts by reference the latest edition of all National Fire Protection Association codes formally adopted by the State of Maine, and those life safety codes referenced within this section of the Town of Buxton’s Zoning Ordinance.

In addition, the Town adopts by reference the latest edition of the National Fire Protection Associations NFPA 1142: Standard on Water Supplies for Suburban and Rural Fire Fighting, as referenced in the Town of Buxton’s Zoning Ordinance ARTICLE 13 Sufficient Water, Subsection 5.K.1c.

Wherever the words “authority having jurisdiction” are used in an adopted life safety code, they shall be held to mean the Chief of the Buxton Fire-Rescue or his or her duly authorized representative.

10.17.C – PLANS REVIEW: The Fire-Rescue Chief or designee shall review all plans for new construction, renovation, and additions, to all Buildings within the Town of Buxton, including one or two family residential development that is part of a subdivision that is subject to Article 13, Section 13.5.K.1.c., but excluding other one or two family residential development.

10.17.D - PERMIT REQUIRED FOR MANDATORY AND VOLUNTARY SPRINKLER SYSTEMS:

10.17.D.1. Any sprinkler system, whether complete or partial and whether required to be installed by this Performance Standard or elected to be installed voluntarily, that is installed, extended, modified or altered in a structure in the Town of Buxton must be an Approved Automatic Sprinkler System. When any other applicable Performance Standard, code, regulation, rule or statute requires installation of an automatic sprinkler system, it must be installed pursuant to the provisions of the Performance Standard.

10.17.D.2. A permit must be obtained from the Fire-Rescue Chief, or designee, before the start of construction or modification of the Approved Automatic Sprinkler System. A set of blue prints showing the entire sprinkler system and the rate of flow, and containing the approval of a licensed fire protection engineer who is licensed or certified to approve sprinkler system designs in residential or commercial buildings, shall be provided to the Fire-Rescue Chief, or designee, when the permit is obtained. A fee of \$25.00 shall be charged for the permit, and shall be payable to the Town of Buxton. The Fire-Rescue Chief or his designee shall review and approve the system in accordance with the provisions of this Performance Standard. A copy of the permit shall be forwarded to the Code Enforcement Office.

10.17.D.3. No Certificate of Occupancy for a building with a sprinkler system shall be issued until the Approved Automatic Sprinkler System has been properly installed, tested and approved by the Fire-Rescue Chief, or designee. The test papers from the installer shall be forwarded to the Fire-Rescue Department upon completion of the system and prior to issuing the Certificate of Occupancy.

10.17.E - REQUIREMENT FOR AUTOMATIC SPRINKLER SYSTEM IN NON-RESIDENTIAL OR MULTI FAMILY RESIDENTIAL BUILDING CONSTRUCTION:

10.17.E.1 New Construction: An Approved Automatic Sprinkler System must be installed in all areas of all new non-residential buildings or multi-family dwellings meeting any or all of the following criteria:

- a. Three or more stories in height;
- b. 36 or more feet in height;

- c. 150,000 cubic feet in volume or 10,000 square feet in floor area;
- d. Multiple family dwellings or new construction of 3 or more multiple occupant dwelling and/or lodging Units of Occupancy which are attached to one another, whether vertically or horizontally, in a configuration of three or more units. Examples include, but not limited to, multiplex housing, condominium units, garden apartments, hotels, motels, boarding homes and lodging houses, or any residential unit attached horizontally, or vertically to a commercial or industrial unit;
- e. Mixed occupancy - mixed occupancies shall be defined as any Building containing two or more Units of Occupancy of different occupancy classifications while in the same structure and that share any common egress; or
- f. Non-residential Units of Occupancy which are attached to one another, whether vertically or horizontally, in a configuration of three or more units.

10.17.E.2. Changes of Occupancy: In any Building or structure, whether necessitating physical alteration or not, a change from one occupancy classification to another, or from one occupancy sub classification to another sub classification of the same occupancy, shall be permitted only if such structure, building, or portion thereof conforms with the requirements of the NFPA 101 Life Safety Code and this Performance Standard applying to new construction for the purpose of new use. This section complies with the NFPA 101 Life Safety Code as adopted by the Town of Buxton and State of Maine.

10.17.E.3. Renovations: When a non-residential building or multifamily dwelling is enlarged, altered, or renovated, an Approved Automatic Sprinkler System must be installed in the enlarged, altered, or renovated portion if, as a result of the enlargement, alteration, or renovations, the building as a whole will meet any of the criteria listed in 10.17.E.1, or if the renovation is equal to or greater than fifty percent (50%) of the current building value as shown on the assessment records of the Buxton Tax Assessor. When the area and/or volume of such enlarged, altered, or renovated portion, together with the area and/or volume of any other enlargements, alterations, or renovations occurring since the effective date of this Performance Standard, exceeds 25% of the area and/or volume of the building existing on the effective date of this Performance Standard, then an Approved Automatic Sprinkler System must be installed.

10.17.E.4. When an existing Building containing 3 or more Units of Occupancy is enlarged, altered or renovated and the enlarged, altered, or renovated portion, together with the area and/or volume of any other enlargements, alterations, or renovations occurring since the effective date of this Performance Standard, does not exceed 25% of the area and/or volume of the building existing on the effective date of the Performance Standard, then an Approved Automatic Sprinkler System is not required. When the area and/or volume of such enlarged, altered, or renovated portion, together with the area and/or volume of any enlargements, alterations, or renovations occurring since the effective date of this Performance Standard, exceeds 25% of the area and/or volume of the Building existing on the effective date of this Performance Standard, then an Approved Automatic Sprinkler system must be installed in the entire Building.

10.17.E.5. When a new Unit of Occupancy is created in or added to an existing Building, an Approved Automatic Sprinkler system must be installed in the entire Building if, as a result of the creation of the new Unit, the Building as a whole will meet any of the criteria of 10.17.E.1.

10.17.E.6. For the purpose of determining whether an Approved Automatic Sprinkler System must be installed under this subsection 10.17.E, the term “building” shall include any garage, out-building or other accessory structure to a non-residential building or multifamily dwelling covered under this subsection, but portions of buildings separated from other portions by a firewall shall not be considered a separate building. And the term “Unit of Occupancy” means any interior space with defined boundaries described in a deed, lease, license or agreement in which a discreet business, residential living unit, commercial, office, service, professional institutional, or industrial or industrial activity by interior or exterior walls.

10.17.F - SPRINKLER SYSTEM INSTALLATION AND TESTING REQUIREMENTS - ALL SYSTEMS:

10.17.F.1. Any installation, extension, modification or alteration of an Approved Automatic Sprinkler System within the Town of Buxton must be done by a State of Maine Licensed Sprinkler Installer.

10.17.F.2. Any Approved Automatic Sprinkler System that is installed, that contains twenty (20) or more sprinkler heads, or the modifications of an existing approved automatic sprinkler system, which includes twenty (20) additional sprinkler heads, must have the plans approved by the State Fire Marshal’s Office.

10.17.F.3. Any building containing a sprinkler system shall have a yearly test completed on the system by a qualified sprinkler technician. A written copy of the yearly test report shall be forwarded to the Fire-Rescue Chief's Office. The Fire-Rescue Chief or his designee shall be notified before such test, alterations, or additions are started.

10.17.F.4 The Owner and/or Sprinkler Permit holder of any occupied and unoccupied commercial buildings or multifamily dwellings portions thereof having a sprinkler system in place, shall be jointly and severally liable to maintain all sprinklers and standpipe systems and all component parts in a workable condition at all times, and it shall be unlawful for any owner or occupant to reduce the effectiveness of the protection these systems provide, except that this shall not prohibit the owner or occupant from temporarily reducing or discontinuing the protection where necessary for the purpose of conducting test, repairs, alterations, or additions, provided that the test, repairs, alterations, or additions are done in such a way as to avoid the creation of a safety hazard.

10.17.G - NON-RESIDENTIAL AND MULTIFAMILY SYSTEM STANDARDS: An Approved Automatic Sprinkler System in a non-residential building or multifamily dwelling must conform to the following provisions:

1. It must include a tamper switch alarm (an electric switch on a sprinkler valve that transmits a signal to the fire alarm control panel if the normal position of the valve is changed) at the system shut off, that sends a message through the automatic fire alarm system when the systems' status is changed (Open vs. closed).
2. It must include a flow switch alarm (an electric tamper switch that is activated by water moving through a pipe in a sprinkler system) that shall activate an approved alarm system, which will transmit to a Central Station (an off-premises facility that monitors alarm systems and is responsible for notifying the fire department of an alarm), who will immediately contact Buxton Dispatch when they receive an alarm from the monitored location.
3. It must include an audible and visual alarm notification device for the building that will sound when the sprinkler system is activated. The activation alarm shall be audible throughout the entire structure in accordance with latest adopted edition of NFPA 72: National Fire Alarm and Signaling Code.
4. It must include an outside water flow alarm.

5. It must not include any butterfly valves.
6. It must include sprinkler heads above and below ceilings, and in all areas with great than a 6 inch vertical void, and a 24" inch or greater connecting horizontal space.
7. Any Building having more than one sprinkler riser shall have the risers separately zoned and wired to a local Fire Alarm Control Panel to provide zone identification upon activation.
8. The Fire Alarm Control Panel must be located as near as possible to the main entry/exit door. There must also be a building map located at the Fire Alarm Control Panel showing each zone.
9. A lock box or boxes must be provided outside the structure at locations designated by the Fire Department on any buildings regulated hereunder, containing a key to allow the Fire Department access to all areas of the Building.
10. Any structure requiring the installation of a NFPA 13, 13R, 13D, or Maine Life Safety System must have a Fire Department Connection (FDC) where a pumping apparatus hooks to a building's sprinkler/standpipe system to supply water during suppression efforts. Its location and signage shall be approved by the Fire-Rescue Chief or designee. The FDC shall be kept clear of any obstruction such as bushes, grass, or debris, by the building owner, year around. Except as otherwise provided in 10.17.H of this Performance Standard, the FDC shall be a 4 inch Storz connection, with cap and chain.

10.17.H - SPRINKLER SYSTEMS FOR RESIDENTIAL ONE AND TWO FAMILY HOMES: An Approved Automatic Sprinkler System in a single family or two family dwelling, or accessory structure thereto must comply with the following provisions:

1. The Approved Automatic Sprinkler System must be an NFPA 13D, 13R or Maine Life Safety automatic sprinkler system. All areas of the building will have sprinkler coverage, with the following exceptions:
 - a. Closets as allowed under 13D or 13R unless they are used for laundry room or storage of flammable liquids.
 - b. Attics - when the attic is not boarded over, has no stairway or ladder leading to the attic, and the scuttle hole is not bigger than 24" X 24" or 576 square inches, and the attic is not used for storage and that at least two (2) smoke

detectors, hard wired, into the other detectors in the house are placed in the attic.

- c. Attached garages, if there is no living area above or in the garage space and a two-hour firewall is placed between the house and garage.
2. The sprinkler system is not required to be monitored by an outside source. However, an electric alarm bell located on the outside of the building is required. Where a Multipurpose Residential Sprinkler System is used there is no requirement for an alarm bell.
3. A single two and one half inch (2 ½) FDC is to be placed on the outside of the building, in a location readily accessible to fire department personnel. Where a Multipurpose Residential Sprinkler System is used there is no requirement for an FDC.
4. The requirements for fire protection within a residential subdivision are found in the Town of Article 13, Section 13.5.K.1.c.

10.17.I - FIRE SAFETY INSPECTIONS: The Fire-Rescue Chief or designee shall inspect all commercial, business, board and care, educational, medical, mercantile, daycare, and town owned occupancies twice per year for the purposes of ascertaining, and causing to be corrected, any conditions liable to cause fire, contribute to the spread of fire, interfere with firefighting operations, or endanger life or any violations of the provisions or intent of NFPA 101 Life Safety Code, or NFPA 1 Fire Code.

10.17.J - RAPID ENTRY SYSTEM: All new Units of Occupancy as defined in 10.17.E.6, or occupancies that have changed occupancy type, or have been renovated, in a manner that requires Planning Board review, shall be required to install rapid entry system boxes (Knox) as determined by the Fire-Rescue Chief, allowing rapid entry by emergency responders during emergencies. Single one and two family dwellings are exempt from this requirement. (Fire Protection Enacted June 13, 2015)