

7-1-14

**ORDINANCE NO.**

**AN ORDINANCE ESTABLISHING THE FIRE PREVENTION CODE  
FOR THE TROY FIRE PROTECTION DISTRICT**

**WHEREAS**, the Troy Fire Protection District, located in Will and Kendall Counties, is a fire protection district duly organized under the laws of the State of Illinois; and

**WHEREAS**, the Board of Trustees of the District has express power pursuant to 70 ILCS 705/11, to adopt and enforce fire prevention codes and standards parallel to national standards to promote fire prevention; and

**WHEREAS**, the Board of Trustees of the District also has full power pursuant to 70 ILCS 705/6, to pass all necessary ordinances, and rules and regulations for the proper management and conduct of the business of the Board of Trustees of the District for carrying into effect the objects for which the District was formed; and

**WHEREAS**, the Fire Protection District Act, 70 ILCS 705/11, (the "Act") empowers and makes it the legal duty and obligation of this Board of Trustees to provide as nearly adequate protection from fire for all persons and property within the District as possible and to prescribe necessary regulations for the prevention and control of fire therein; and

**WHEREAS**, the District is empowered by the Act to provide reasonable safeguards through Fire Prevention Codes to protect the Public Health and Safety against the hazards of fire in buildings and structures; and

**WHEREAS**, the Board of Trustees of the District deem it in the best interest of the District to amend and adopt a new Fire Prevention Code using the 2012 Edition of the International Fire Code as the District's model for the control of fire protection in buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms as amended by the Fire Prevention Codes listed in **Exhibit A** hereto, are hereby adopted and made a part thereof, as if fully set out in this Ordinance, except for the additions, insertions, deletions and changes set forth in **Exhibit A** to this Ordinance; and

**WHEREAS**, the 2012 Edition of the ICC International Fire Code is a comprehensive

compilation of codes designed to meet the needs of the local fire jurisdictions through model code regulations that prescribe safeguards for the safety and public health of all communities; and

**WHEREAS**, the ICC (International Code Council) is a result of the consolidation of three previously recognized model code organizations: BOCA (Building Officials & Code Administrators), ICBO (International Conference of Building Officials) and SBCCI (Southern Building Code Congress International); and

**NOW, THEREFORE**, be it ordained by the Board of Trustees of the Troy Fire Protection District, located in Will and Kendall Counties, Illinois, as follows:

**SECTION 1:** The facts and statements contained in the preamble to this Ordinance are hereby found by the Board of Trustees to be true and correct and are hereby adopted as part of this Ordinance.

**SECTION 2:** The fire prevention code of the Troy Fire Protection District, located in Will and Kendall Counties, (hereinafter referred to as the "Fire Prevention Code") shall hereafter be identical with the provisions of the publication(s) listed in **Exhibit A** hereto, and said publication(s) listed in Exhibit A hereto are hereby incorporated herein by reference as if fully set forth, except as amended in **Exhibit A** to this Ordinance. At least three (3) copies of this Fire Prevention Code shall be placed on file with the District and shall be available for public inspection at all times during regular business hours as provided by law.

**SECTION 3:** That it shall be unlawful to design, construct, alter, enlarge, repair, demolish, remove, use or maintain any building or structure within the boundaries of the Troy Fire Protection District in violation of any terms or provisions of this Ordinance.

**SECTION 4:** That the specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the District to the extent that there might be any conflict.

**SECTION 5:** That the following sections of the International Fire Code Edition 2012 and Exhibit A are hereby revised:

Section 109.4 Violation Penalties. Any person who violates a provision of this Code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, a fire official, or of a permit or certificate issued under the provisions of this Code shall be subject to a fine of not less than one hundred dollars (\$100.00) or more than seven hundred and fifty dollars (\$750.00), and each day a violation continues shall be considered a separate offense. Any person, business, firm, corporation, entity or property owner with a proven violation of this Code shall be responsible for all fees, costs and expenses, including but not limited to attorney fees, litigation, adjudication and settlement costs, incurred by the Troy Fire Protection District, located in Will and Kendall Counties, in enforcing the provisions of the adopted Code.

Section 111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than one hundred dollars (\$100.00) or more than seven hundred and fifty dollars (\$750.00), and each day work continues shall be considered a separate offense.

**SECTION 6:** Future versions of the District's Fire Prevention Code shall be revised by Board approval of additional **Exhibits** hereto that amend the current **Exhibit A**. All such revisions shall be dated and shall be effective upon approval by the Board of Trustees.

**SECTION 7:** The Board of Trustees of the District hereby declares that should any section, paragraph, sentence or word of this Ordinance or of the Code hereby adopted be declared for any reason to be invalid, it is the intent of said Board of Trustees that it would

have passed all other portions of this Ordinance independent of the elimination here from of such portion as may be declared invalid.

**SECTION 8:** Neither the enactment of this Ordinance nor the repeal of any ordinance or parts of ordinances as provided for herein shall be construed to affect or abate any action or cause of action for violation of said prior ordinance or ordinances.

**SECTION 9:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in accordance with the law.

**ADOPTED** this, by the following roll call vote:

AYES: 3

NAYS: 0

ABSENT: 2

  
\_\_\_\_\_  
President, Board of Trustees  
Troy Fire Protection District

ATTEST:  
  
\_\_\_\_\_  
Secretary, Board of Trustees  
Troy Fire Protection District

STATE OF ILLINOIS        )  
                                      )  
COUNTY OF KENDALL     )        SS

**SECRETARY'S CERTIFICATE**

I, ROGER BARROWMAN, the duly qualified and acting Secretary of the Board of Trustees of the Troy Fire Protection District, located in Kendall and Will Counties, Illinois, do hereby certify that I am the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance entitled:

**ORDINANCE NO.**

**AN ORDINANCE ESTABLISHING THE FIRE PREVENTION CODE  
FOR THE TROY FIRE PROTECTION DISTRICT**

which Ordinance was duly adopted by said Board of Trustees at a regular meeting held on the 1<sup>st</sup> day of July, 20 14.

I do further certify that a quorum of said Board of Trustees was present at said meeting and that the Board complied with all requirements of the Illinois Open Meetings Act.

IN WITNESS WHEREOF, I have hereunto set my hand this 1<sup>st</sup> day of July, 20 14.

  
Secretary, Board of Trustees  
Troy Fire Protection District

## **EXHIBIT A**

### **TROY FIRE PROTECTION DISTRICT FIRE PREVENTION CODE**

#### **2012 EDITION OF THE INTERNATIONAL FIRE CODE WITH CERTAIN AMENDMENTS**

The regulations of the 2012 edition of the International Fire Code, as published by the International Code Council is hereby adopted as the regulations governing the safeguard of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the use or occupancy of existing or proposed new buildings or premises in the Troy Fire Protection District, located in Will and Kendall Counties, with such amendments as are hereafter set forth.

### **CHAPTER 1 – SCOPE AND ADMINISTRATION**

#### **SECTION 101 – SCOPE AND GENERAL REQUIREMENTS**

##### **101.1 Title**

**Delete this section and insert the following:**

These regulations shall be known as the Fire Code of the Troy Fire Protection District, located in Will and Kendall Counties, hereafter referred to as "this Code".

##### **101.2.1 Appendices**

**Delete this section and insert the following:**

Provisions in all the appendices apply and are specifically adopted with this code.

#### **SECTION 103 – DEPARTMENT OF FIRE PREVENTION**

##### **103.1 General**

**Delete this section and insert the following:**

The Department of Fire Prevention is a subdivision or agency of the fire protection district, or jurisdiction that is responsible for fire prevention duties, including, but not limited to code enforcement, conduct of fire inspections, public education, fire investigations, the keeping of records, and any other activity that may have as its ultimate purpose, the prevention of fire and the reduction of life and property loss from fire and explosion within the boundaries of the Troy Fire Protection District, located in Will and Kendall Counties. This subdivision or agency may be known as the Fire Prevention Bureau, Bureau of Fire Prevention, or other such similar names.

##### **103.2 Appointment**

**Delete this section and insert the following:**

The Chief of the Troy Fire Protection District shall, by reason of said position, appoint personnel of the Troy Fire Protection District to assist in enforcing this Ordinance. Such appointments shall include, but not be limited to, a Fire Marshal and as many inspectors

investigators, and fire and life safety educators as may be needed. For the purposes of this Code, a Fire Marshal and/or Inspector is the same as the Code Official, Fire Code Official, and/or Code Enforcement Officer.

## **SECTION 104 – GENERAL AUTHORITY AND RESPONSIBILITIES**

### **104.8 Modifications**

**Delete this section and insert the following:**

The Chief of the Troy Fire Protection District may grant a variance regarding any of the provisions of this Code upon application in writing by the owner or lessee of the building or structure, or their duly authorized agent, where there are practical difficulties in the way of carrying out the strict letter of this Code, provided that the spirit of the Ordinance codified in this chapter shall be observed, public safety secured, and substantial justice done. If the Fire Chief decides to grant a variance, he may place conditions thereon. The decision of the Fire Chief in either granting or denying the variance shall be in writing and entered in the records of the Troy Fire Protection District. A signed copy of the Fire Chief's decision shall be furnished to the applicant. In matters deemed of lesser far-reaching significance, and acting as an agent of the Fire Chief, the Code Official shall have the authority to grant modifications for individual cases.

### **104.10.2 Reporting hazardous locations**

**Add as an additional section:**

Any person discovering the evidence of spontaneous heating or other abnormal heating of any kind in any building, marine vessel, appliance, apparatus, tank, or open stack or pile, or any person upon discovering or being apprised of an uncontrolled hazardous gas leak or hazardous material or flammable and/or combustible liquid spill, shall immediately notify the Troy Fire Protection District.

## **SECTION 105 - PERMITS**

### **105.4.7 3<sup>rd</sup> party review**

**Add as an additional section:**

The Code Official can require a 3<sup>rd</sup> party review of submitted construction documents before the issuance of a permit if deemed necessary. If required the 3<sup>rd</sup> party review will be done by an agency of the Code Officials choosing and done at no cost the Troy Fire Protection District.

## **SECTION 106 - INSPECTIONS**

### **106.5 Final Inspection**

**Add as an additional section:**

All buildings shall obtain a final safety inspection from the Fire Prevention Bureau when work is completed and prior to occupancy. Final safety inspections shall be scheduled no less than 72 hours in advance of the inspection. The failure to receive a final safety inspection is in violation of this Code.

## **SECTION 108 - BOARD OF APPEALS**

### **108.1 Board of appeals established**

**Delete this section and insert the following:**

Whenever the Code Official shall disapprove an application, or refuse to grant permission or when it is claimed that the true intent and meaning of the Code have been misconstrued or wrongly interpreted, the applicant or person affected may appeal the decision of the Code Official to the Chief of the Troy Fire Protection District in accordance with the appeal procedure established below. Nothing herein shall restrict the Code Official from seeking immediate enforcement of the regulation of this Code in Court where the hazard involved requires such action.

#### **Appeal Procedure.**

**Step One.** All applications for appeal shall be made in writing to the Fire Chief within fifteen (15) calendar days from the date of the decision being appealed. Upon receipt of an application for appeal, the Fire Chief will schedule a hearing on the User's appeal. Said hearing shall commence no less than fifteen (15) calendar days from the date that the Fire Chief receives the User's application for appeal. All Users making an application for appeal shall be given an opportunity to be heard and may appear with the representative of their choosing. The Fire Chief shall provide the User with a written notice of his decision within five (5) business days from the completion of the appeal.

**Step Two.** All Users that have completed Step One of this appeal procedure shall have the right to an additional appeal before the Board of Trustees of the District. Said appeal to the Board of Trustees shall be made in writing to the Fire Chief within fifteen (15) calendar days from the date that the Fire Chief renders his decision on Step One of the appeal procedure. All Users making an application for appeal before the Board of Trustees shall be given an opportunity to be heard and may appear with the representative of their choosing. The Board of Trustees may opt to appoint a hearing officer to hear the Step Two appeal. The hearing officer shall report his or her factual findings and any recommendations to the Board of Trustees at its next regular board meeting. The Board of Trustees shall deliberate and make a decision on the Step Two appeal at that meeting, and the Board or its designee shall provide the User with a final written determination on the appeal within five (5) business days of the date of its board meeting.

### **108.3 Qualifications**

**Delete this section and insert the following:**

The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems, and will be personnel as listed in the appeal procedure defined in section 108.1.



## **CHAPTER 3 - GENERAL REQUIREMENTS**

### **SECTION 301 – GENERAL**

#### **301.3 Items not specifically covered Add as an additional section:**

Whenever or wherever a condition is found in any building, lot, or premises, that in the opinion of the Code Official is not specifically covered by the provisions of this Chapter, but that requires correction or removal for the protection of the occupants or the public, the Code Official shall order such conditions be corrected or removed and the owner or occupant of such buildings, lots, or premises shall comply with such orders.

### **SECTION 304 – COMBUSTIBLE WASTE MATERIAL**

#### **304.2.1 Removal of Packing and Waste Materials Add as an additional section:**

No person(s) shall store in any building excess amounts of combustible empty packing cases, wooden or plastic pallets, rubbish, paper bags, barrels, boxes, rubber tires, shavings, excelsior, litter, hay, straw and similar combustibles. Aisle-ways and storage of the above mentioned combustibles necessary for the performance of the business shall be kept in an orderly and neat manner. Combustible materials shall be removed daily or more often as is necessary to suitable vaults, bins, dumpsters, compactors or separate buildings. The Code Official shall approve all such practices.

### **SECTION 307 – OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES**

#### **307.1 General**

**Delete this section and insert the following:**

A person shall not kindle or maintain, or authorize to be kindled or maintained, any open burning unless conducted and approved in accordance with the prevailing state, county, township, and/or village ordinances regulating such activities on the land upon which the fire is to be kindled. Whereas there is an absence of such ordinances, activities shall take place in accordance with this section.

## **CHAPTER 5 - FIRE SERVICE FEATURES**

### **SECTION 503 - FIRE APPARATUS ACCESS ROADS**

#### **503.2.3 Surfaces**

**Delete this section and insert the following:**

Fire apparatus access roads or fire lanes shall have a solid surface capable of supporting the appropriate fire apparatus. Fire apparatus roads shall be pitched in such a manner as to allow the runoff of water and eliminate the potential of standing water. It shall be the responsibility of the property owner to maintain the surface in a usable condition at all times, including the removal of snow.

#### **503.2.9 Location**

**Add as an additional section:**

The location of the fire apparatus roads or fire lanes shall be reviewed and approved by the Code Official.

#### **503.2.10 Preemption signals**

**Add as an additional section:**

The Code Official shall have the authority to require a preemption device on all signalized traffic control lights that have been added or modified as a result of the creation or modification to fire apparatus access roads.

#### **503.7 Access**

**Add as an additional section:**

All fence gates or barricades with padlocks or electric switches shall be compatible with the Troy Fire Protection District's rapid key entry system.

### **SECTION 506 - KEY BOXES**

#### **506.1 Where required**

**Delete this section and insert the following:**

When access to, or within a structure, or an area is unduly difficult because of secured openings, or to gain access to fire protection controls, and where immediate access is necessary for life saving or firefighting purposes, the Code Official shall require a minimum of one approved key lock box to be installed at a height no less than five (5) feet and not to exceed six (6) feet, in an accessible location approved by the Code Official. The Code Official has the right to require more than one approved key lock box if they deem it necessary due to building size or conditions. All buildings within the jurisdiction of the Troy Fire Protection District excluding one and two family dwellings shall have installed an approved key lock box. The approved key lock box shall contain keys to gain access to all parts the structure as well as any keys to operate any building systems within the structure.

### **506.2 Key box maintenance**

**Delete this section and insert the following:**

The operator of the building shall immediately notify the Code Official and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key lock box. The users shall be responsible for the purchase, proper installation, and maintenance of such key lock boxes at their expense, and shall agree to indemnify and hold harmless the Troy Fire Protection District, and their officers, employees and agents from any liability with respect to such key lock boxes.

### **506.3 Key lock box availability**

**Add as an additional section:**

The Troy Fire Protection District can be contacted for information and applications for the purchase of approved key boxes.

## **SECTION 507 - FIRE PROTECTION WATER SUPPLIES**

### **507.1.1 General**

**Add as an additional section:**

All water distribution facilities including piping, fittings, hydrants, valves, devices, well pumps, and other needful appurtenances shall be subject to approval of the Code Official and shall be installed according to the standards herein adopted. A water supply system shall be capable of supplying the hydrants prior to the construction of structures. It shall be unlawful to erect, alter, use or occupy any structure that has been deemed to have inadequate water supply.

### **507.1.2 Water supply demand changes**

**Add as an additional section:**

Area water supplies shall be studied whenever additional demands will be placed on the water supply by new construction, change in use, or changes in hazard or contents. Standard fire flow calculation methods will be used to make determinations. Upon determination by the Code Official that inadequate water supplies exist, the Code Official shall reject any applicable plans and provide the property owner, the water utility, and the Building Official with a memorandum listing said deficiencies.

### **507.3.1 Minimum flow requirements**

**Add as an additional section:**

Each fire hydrant shall be provided with an adequate water supply so as to develop a minimum individual supply of not less than one thousand (1,000) gallons per minute flow with not less than 20 pounds per square inch residual pressure for no less than 1 hour.

### **507.5.1.1 Fire hydrant for Fire Department Connection (FDC)**

**Delete this section and insert the following:**

Additional fire hydrants shall be located within one hundred (100) feet of any Fire Department Connection (FDC). Hydrants shall be installed on a water main of at least eight (8) inches in diameter. A looped water main system with a minimum pipe diameter of eight (8) inches shall be required for each structure or group of structures in lieu of a "dead-end" fire hydrant.

#### **507.5.7 Apartment and cluster type housing**

##### **Add as an additional section:**

In areas where apartment buildings, town/row houses, condominium buildings, or other types of cluster-type housing are located, the area along the roadway within seven and one-half feet on either side of the fire hydrant shall be designated as "NO PARKING" and either the curb shall be painted red or "NO PARKING" signs shall be installed (or both).

#### **507.5.8 Unauthorized use**

##### **Add as an additional section:**

It shall be unlawful for any person to utilize any device such as a fire hydrant, drafting hydrant, dry hydrant, or other water supply appurtenances designed for fire suppression operations without the express permission of the Code Official.

Exception:

Municipal, township, county, or state public works authorities, and/or their designated agents, in the rightful and lawful execution of their official duties.

#### **507.6 Rural water supply requirements**

##### **Add as an additional section:**

In any subdivision/development, where an adequate water distribution system is not provided, the Code Official shall have the ability to require the sub-divider, developer, builder and/or the owner to modify storm water control devices, so as to provide a pond within a maximum distance of 2,000 feet of all buildings within the development. It shall conform to the standard of NFPA 1142.

In the event a subdivision/development is unable to meet the pond requirements provided in this section, the District may require the installation of an underground water detention tank.

##### **507.6.1 Dry hydrant plan review**

###### **Add as an additional section:**

Dry hydrants shall be submitted for review to the Code Official prior to installation. The dry hydrant plan submitted for review may be subject to review by an outside engineer or code consultant. The submitting party will incur all associated costs.

##### **507.6.2 Dry hydrant location**

###### **Add as an additional section:**

The precise location of and specifications for dry hydrant(s) shall be subject to the review and approval by the Code Official prior to the installation of the system.

##### **507.6.3 Use of dry hydrants**

###### **Add as an additional section:**

It shall be unlawful for any person to utilize any device such as drafting pits, dry hydrants, or other water supply appurtenances designed for firefighting operations without the express permission of the Troy Fire Protection District.

#### **507.6.4 Dry hydrant maintenance**

##### **Add as an additional section:**

All dry hydrants shall be maintained free from obstructions. The access to any area surrounding the dry hydrant shall be properly cleared of obstacles which may hide or impede the use of the dry hydrant. Furthermore, maintaining, repairing, replacing and/or dredging dry hydrants shall be the responsibility of the appropriate homeowner's association or property owner.

#### **SECTION 511 – ELEVATOR CAR REQUIREMENTS**

##### **Add this section as new:**

On all new construction, remodel, redesign or alterations to a building which have passenger or freight elevator access, *at least one* elevator that accesses all floors of the buildings shall be able to accommodate two ambulatory adults and a standard-sized ambulance stretcher in the full horizontal position. The elevator car size and the door size and configuration shall be such that the standard-sized ambulance stretcher can enter and exit the elevator car while remaining in the full horizontal position.

In the event of multiple elevator cars, elevator cars shall be clearly identifiable as ambulance stretcher compatible or not.

##### **Exception:**

Remodel, redesign, or alterations to a building that is of a nature that does not include required access modifications to any levels above or below the level of exit discharge, and thusly does not impact any existing elevator access.

## **CHAPTER 9- FIRE PROTECTION SYSTEMS**

### **SECTION 903 – FIRE PROTECTION**

#### **903.2.8 Group R**

**Append the following as new:**

Exception: One and two family dwelling

#### **903.3.8 Sprinkler Controls Access**

**Add as an additional section:**

Door used to access the room housing the fire sprinkler controls shall be marked "SPRINKLER ROOM" by method approved by Code Official.

#### **903.4.1 Monitoring**

**Append the following to this section:**

The aforementioned "approved supervising station" shall be a U.L. listed central station utilizing NFPA 72 and their respective listing by an approved agency, or the WESCOM Communication Center located in Will County.

#### **903.4.3 Floor control valves**

**Delete this section and insert the following:**

Approved supervised indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor of a multi-storied building.

#### **903.4.4 Fire Department Connection Strobe**

**Add as an additional section:**

A red-lensed strobe shall be placed above all fire department connections and this strobe shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest size orifice size installed in the system.

#### **903.6.1 Remodels**

**Add as an additional section:**

Existing buildings or structures that are remodeled, and that meet any of the criteria listed below, shall provide full building/structure fire protection as required in 903.2:

- If alteration costs 50% or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of the construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the alteration shall be construed as the total actual combined cost of all alterations made within any contiguous 30 month period.
- A project that results in an increase or decrease in the total number of tenant spaces within the building or structure where the remainder of the building/structure is consequently subjected to a higher level of hazard, potential or realized

- A project that entails a change in Use group for any part of the building where the new Use group subjects the remainder of the building/structure to a higher level of hazard, potential or realized

Exception: One and two family dwellings.

**903.6.2 Increasing existing floor area over 25% Add as an additional section:**

Fire protection as per 903.2 shall be required for the entire building or structure for additions that increase the existing floor area of a building or structure by more than 25%.

Exception: One and two family dwellings

**903.6.3 Increasing existing floor area by 25% or less  
Add as an additional section:**

As per 903.2, fire protection for additions that increase the existing floor area of a building or structure by 25% or less shall be as follows:

1. Provide automatic fire sprinkler protection for the entire building or structure as per 903.2 or
2. Provide both a UL listed three hour fire separation assembly between the existing building and the new addition and provide fire protection for the new addition as per 903.2.

Exception: One and two family dwellings

**903.6.4 Changes to Sprinkler System  
Add as an additional section:**

For any changes required for compliance to sections 903.6.3 through 903.6.5, the addition or relocation of sprinkler heads shall result in a required hydrostatic test, and all non-conforming piping shall be removed and brought up to current standard.

**903.7 Appendixes of NFPA standards  
Add as an additional section**

The appendices of all NFPA standards are to be considered a mandatory portion of the standard. Thusly, sprinkler system installations shall be installed per NFPA 13/D/R requirements.

## **SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS**

### **907.2 Where required – new buildings and structures**

**Delete paragraph 2 of this section and insert the following:**

Manual fire alarm boxes shall be required within 5 feet of all entrance/egress points at the discretion of the fire code official. Where other sections of this code allow elimination of fire alarm boxes due to automatic fire sprinklers, a single fire alarm box will be installed at the discretion of the fire code official.

#### **Append to this section:**

Fire alarm systems shall be maintained in full operating condition at all times.

In addition to the provisions of sections 907.2.1 through 907.2.23, with the exception of one and two family dwellings, an approved automatic fire alarm detection system shall be required under the following conditions.

In occupancies:

- a) with automatic sprinkler protection
- b) with commercial kitchen hoods utilized for fire protection
- c) one thousand (1000) square feet in area or greater
- d) with emergency fuel shut off switches

Buildings equipped with an approved automatic fire sprinkler system are not required to have automatic smoke or heat detection in areas covered by the automatic fire sprinkler system, unless an automatic smoke detection system is required in the provisions of sections 907.2.1 through 907.2.23 with no exceptions to its elimination due to an automatic fire sprinkler system. The approved automatic fire sprinkler system must be installed in accordance to Section 903 of this code and must activate the alarm notification devices upon fire sprinkler water flow.

**Delete exception #2.**

### **907.6.2.3 Visible alarms**

**Append to exception #1:**

... when approved by the fire code official.

### **907.6.3 Zones**

**Append to this section:**

Each type of system / device (sprinkler, halon, pull stations, A/V devices, alarm, kitchen hood, heat detector, etc.) shall be zoned separately.

Each type of system / device (manual fire alarm boxes, A/V devices, detectors, etc.) shall be on separate zones per floor or unit unless approved otherwise by the Code Official.

Each unit of a building shall be zoned separately and each zone will have clear strobe mounted on the exterior of the building near the main entrance for that zone. The device will activate upon a triggering of initiating device within that zone, including sprinkler activation.



#### **907.6.4 Access**

##### **Append to this section:**

The door used to access the room housing the fire alarm control panel shall be marked "FACP" by method approved by Code Official.

#### **907.6.6 Additional fire alarm and detection system installation requirements**

##### **Add as an additional section:**

The installation and maintenance of fire alarm and detection systems shall be in accordance with the following:

1. All types of detection devices (smoke, heat, pull station, etc.) shall be monitored and terminate at the approved fire alarm control panel
2. All fire alarm systems shall be electrically supervised and shall terminate at a U.L. listed central station utilizing NFPA 72 and their respective listing by an approved agency, or the WESCOM Communication Center located in Will County.
3. All new fire alarm systems shall be of the addressable type; this shall include older/existing systems in existing buildings and structures that are no longer able to be maintained and kept in service in a complaint manner, and therefore require replacement of the system and/or its compatible components
4. All multi-tenant occupancies shall be provided with exterior white strobes at the entrances/exits of all tenant spaces and shall activate upon an alarm condition in that tenant space.
5. Fire alarm systems within multi-tenant occupancies shall transmit and report the electrically supervised signals by point address to the monitoring station such that specific fire alarm point address information is available and reported on Fire Department dispatch.
6. With the exception of for reasons of maintenance, and without the express written consent and approval of the fire code official, existing fire alarm systems shall not be taken out service, disconnected, abandoned, discontinued, or in any other way allowed to become or made inactive and unable to provide its intended purpose.
7. All emergency shut off switches for fuel dispensing facilities shall automatically transmit a fire alarm signal when switch is activated.

#### **907.9.1 Remodels**

##### **Add as an additional section:**

Existing buildings or structures that are remodeled, and that meet any of the criteria listed below, shall provide full building/structure fire protection as required in 907.2:

- If alteration costs 50% or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of the construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the alteration shall be construed as the total actual combined cost of all alterations made within any contiguous 30 month period.
- A project that results in an increase or decrease in the total number of tenant spaces within the building or structure where the remainder of the building/structure is consequently subjected to a higher level of hazard, potential or realized.

- A project that entails a change in Use group for any part of the building where the new Use group subjects the remainder of the building/structure to a higher level of hazard, potential or realized

Exception: One and two family dwellings.

#### **907.9.2 Increasing existing floor area over 25% Add as an additional section:**

Fire protection as per 907.2 shall be required for the entire building or structure for additions that increase the existing floor area of a building or structure by more than 25%.

Exception: One and two family dwellings

#### **907.9.3 Increasing existing floor area by 25% or less Add as an additional section:**

As per 907.2, fire protection for additions that increase the existing floor area of a building or structure by 25% or less shall be as follows:

1. Provide fire protection for the entire building or structure as per 907.2 or
2. Provide both a UL listed three hour fire separation assembly between the existing building and the new addition and provide fire protection for the new addition as per 907.2.

Exception: One and two family dwellings

#### **907.9.4 Changes to Fire Alarm System Add as an additional section:**

For any changes required for compliance to section 907.2 or the addition or relocation of previously installed fire alarm system components shall result in all non-conforming components being removed and brought up to current standard.

#### **907.10 Appendixes of NFPA standards Add as an additional section:**

The appendices of all NFPA standards are to be considered a mandatory portion of the standard. Thusly, fire alarm system installations shall be installed per NFPA 72 requirements.

#### **912.4 Signs Append to this section:**

Where a fire department connection inlet pressure greater than 150 psi has real potential to damage the system, the metal sign shall indicate the maximum pressure allowable at the inlets to safely deliver the greatest system demand.

**APPENDIX C  
FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

**SECTION C106 ADDITIONAL REQUIREMENTS**

**Add this section as new:**

Water supplies shall be delivered under pressure to fire hydrants as follows:

1. Access to fire hydrants shall be all-weather access-ways adequate in width, clearance, and strength for firefighting purposes. Such routes, including private access routes, shall be maintained accessible during all seasons of the year.
2. It shall be unlawful to obstruct from view, damage, deface, obstruct, or restrict in any way the access to any fire hydrant or any fire department system connection, including fire hydrants/connections located on public or private roadways. All vehicles blocking such equipment shall be either moved immediately upon proper notification, or be subject to ticketing and towing according to local ordinances. The Troy Fire Protection District, located in Will and Kendall Counties, shall not be held liable for any damages occurring to vehicles or other property improperly located in violation of this section.
3. Property owners, or their hired contractor, shall not bury any fire hydrant under snow on private or public roadways. All hydrants shall have complete access around all hydrants with access to all ports and valves.