

City of Prospect Heights

AMENDMENTS

**To the
Requirements for the Installation of Automatic Fire
Suppression Systems.**

Effective 1-1-07

SECTION 1 - AUTOMATIC FIRE SUPPRESSION SYSTEM

A. Definitions: Unless otherwise expressly stated, definitions of terms used in this Ordinance shall be consistent with those meanings listed in the most current adopted codes of the City of Prospect Heights.

Floor areas listed herein shall be gross floor areas between outside building walls or gross floor areas between outside building walls and approved masonry parapeted fire walls.

B. Codes Adopted: There is hereby adopted by the City of Prospect Heights, for the purpose of prescribing regulations governing the installation of approved automatic sprinkler systems, that certain code known as National Fire Protection Association (NFPA) 13, 13R, 13D, 2002 Edition, Including Appendix, Standard for the Installation of Sprinkler Systems.

Hydraulically designed sprinkler systems shall be calculated so that the total pressure at the base of each riser will be at least 105% of the required design pressure.

The owner, tenant, or lessee of every building or structure shall be responsible for the care and maintenance of all fire protection systems, including equipment and devices, to insure the safety and welfare of the occupants. Therefore, it is hereby adopted by the City of Prospect Heights, for the purpose of prescribing regulations governing the maintenance of automatic sprinkler systems, that certain Code, known as NFPA 25, 2002 Edition, Care and Maintenance of Sprinkler Systems.

C. An automatic sprinkler system shall be installed throughout in all newly constructed buildings, structures or portions thereof regardless of occupancy classification, construction or space footage, or use groups for the purpose of life safety and property preservation.

Exceptions: New commercial structures less than 5000 square feet and not an Assembly use. Detached garages, sheds, accessory structures that are ten (10) feet or more away from principal structure of one and two family dwelling units or in residentially zoned districts.

D. Additions that exceed fifty percent (50%) of the existing floor area of the existing building, or in excess of fifty percent (50%) of the equalized assessed valuation of the property, or as determined by the City Director of building and Zoning and the Fire Marshal of the Prospect Heights Fire District, shall require the installation of an approved automatic sprinkler system.

E. Existing Buildings: Except as otherwise provided in this paragraph, buildings built under, and in full compliance with the codes in force at the time of construction or alteration thereof, and that have been properly maintained and used as originally permitted, shall be exempt from this code. No change or alteration shall be made to any building or structure, whether new or existing, except in conformity with the provisions of this Code, and no change of classification of occupancy, whether necessitating a physical alteration or not, shall be made in any existing building or structure, unless such building or structure is brought into conformance with the requirements of this Code which apply to new buildings of the proposed new use.

F. Exempted areas: In buildings or rooms where the work operations, manufacture process, storage of products, or hazardous materials that can have an adverse affect from sprinkler system water, (water reactive agents as determined by the products Material Safety Data Sheet). However, an approved automatic fire suppression system may be required in lieu of a water based fire sprinkler system.

G. Required alarm: All automatic sprinkler systems shall have a direct water flow alarm connection to the main Fire Department dispatch center for monitoring. This alarm will comply with all accepted and adopted codes of the City of Prospect Heights. Exception: Single-family dwellings and one and two family dwellings shall have a Local Alarm as a minimum. The Local alarm will activate on a flow switch that will be in an approved location as to alert all occupants inside the building.

H. Drainage required: Provisions shall be made for the discharge of the overflow of water on every story of sprinkled buildings. A minimum of one four inch (4") floor drain or other approved means shall be provided and located at least eight feet (8') away from columns and walls for every five thousand (5,000) square feet or fraction thereof. The installation of floor drains must comply with the current plumbing codes.

I. Connection with water: No auxiliary connection shall be made to sprinkler systems for sill cocks, house services, or other house outlet purpose. All connections to existing available water supply shall be within the guidelines as dictated by the water utility having jurisdiction.

J. Limited area sprinkler systems: Limited area sprinkler systems may be supplied from the domestic water system provided the domestic water system is designed to adequately support the design flow of the largest number of sprinklers in any one of the enclosed areas. When supplied by the domestic water system, the maximum number of sprinklers in any one enclosed area shall not exceed twenty, which must totally protect the area.

K. Omission of Sprinklers from Rooms or Spaces: When sprinkler protection is required, sprinklers shall be provided throughout all areas of the building in every room or space regardless of use or occupancy contents, Combustible concealed spaces shall be protected per NFPA #13, 2002 Edition.

Exception: Upon written approval by the Director of Building and Zoning of the City of Prospect Heights and the Fire Marshal of the Prospect Heights Fire District.

SECTION 3 - PENALTY

Whoever violates any of the provisions of this ordinance shall be fined not less than one hundred dollars (\$100.00) nor more than seven hundred and fifty dollars (\$750.00) for each offense; and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues. 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 City of Prospect Heights in enforcing the provisions of the ordinance.

SECTION 4 - VALIDITY

That this Ordinance shall be in full force and effect upon its adoption and shall supersede any ordinances, resolutions or motions, or parts thereof in conflict with any part herein, and any such ordinances, resolutions or motions, or parts thereof, are hereby repealed to the extent of any conflict. If any section, paragraph or provision of this Ordinance shall be held invalid or unenforceable for any reason such invalidity or unenforceability shall not affect any other remaining provisions of this Ordinance.