

9. Miscellaneous Ordinances (Fire Protection Ordinance)

- A. Article IV (NFPA Life Safety Code 101) Revise to reference 2018 Edition of NFPA Life Safety Code 101 and NFPA Fire Code 1**
- B. Article VII (New Building Construction) Change requirement that all buildings over 10,000 SF to 4,800 SF shall require new automatic sprinkler systems.**

Changes are shown via strikeout and colored text additions

ARTICLE #: Shall Article VIII of the Town of Raymond Fire Protection Ordinance, Section IV, Definitions, as adopted May 19, 1995, and amended through June 5, 2018, be further amended by the adding the underscored language and removing the language in strikeout text as shown below?

DESCRIPTION:

Two Changes:

- *Strike and revise language under Section 1 B. Strike out 10,000 Square Feet and add in 4,800 Square Feet.*
- *Strike out existing Section 1 F, revise with new automatic sprinkler system and exceptions to one and two-family buildings or structures.*

[Note: The use of the word "Article" within the ordinance does not indicate a separate warrant article.]

ARTICLE #: Shall Article IV of the Town of Raymond Fire Protection Ordinance Ordinance, Section IV, Definitions, as adopted May 19, 1995, and amended through June 5, 2018, be further amended by the adding the underscored language and removing the language in strikeout text as shown below?

DESCRIPTION:

One Change:

- *Strike and revise language NFPA LIFE SAFETY CODE 101 and add NFPA Fire Code (NFPA 1) This will reference latest 2018 NFPA 1 Edition for basis of inspections and plan review.*

[Note: The use of the word "Article" within the ordinance does not indicate a separate warrant article.]

FIRE PROTECTION ORDINANCE

Adopted May 19, 1995
Amended June 7, 2011
Amended June 7, 2016

ARTICLE I

Section 1. This Ordinance shall be known as the Town of Raymond Fire Protection Ordinance.

Section 2. The purpose of the Ordinance is to establish in the manner provided by law, a Municipal Fire/Rescue Department according to the provisions of 30-A M.R.S.A. §3151 and to establish an ordinance governing the installation of sprinkler systems in certain buildings in the Town of Raymond, Maine.

Section 3. A Municipal Fire/Rescue Department means an organized Firefighting/Rescue unit established pursuant to this Ordinance.

Section 4. A Municipal Firefighter shall mean an active member, whether full-time, part-time, or on call, of a municipal fire department.

Section 5. A Municipal Rescue Member shall mean an active member whether full-time, part-time, or on call, of a municipal rescue department, who aids in providing emergency medical and rescue assistance and is qualified to render such aid under current Human Services regulations governing rescue and ambulance personnel.

ARTICLE II

Section 1. There shall be a Municipal Fire/Rescue Department that is established by this Ordinance.

Section 2. The duties of the Fire/Rescue Department shall be to provide fire protection and emergency medical care to the Town of Raymond and elsewhere as provided by mutual aid or other contractual agreements approved by the municipal officials.

Section 3. The head of the Municipal Fire/Rescue Department shall be the Fire Chief, who shall be appointed by the Town Manager and confirmed by the Board of Selectmen.

ARTICLE III

Section 1. Members of the Municipal Fire/Rescue Department shall enjoy the privileges and immunities as provided them by 30-A, M.R.S.A. §3155, and 14 M.R.S.A. §8101-8118.

ARTICLE IV

NFPA LIFE SAFETY CODE 101 and NFPA FIRE CODE (NFPA 1)

The Town of Raymond adopts the NFPA Life Safety Code 4012018 edition by reference as the basis for inspection and plans review for buildings as defined in this ordinance.

ARTICLE V ALARM SYSTEM REQUIREMENTS

Section 1. A monitored fire alarm system is required in any business, manufacturing facility, school, day care, church, and apartment house with more than 3 units, or other public assembly occupancy of more than 1,000 square feet. Spaces of less than 1,000 square feet housed in one building or sharing common walls, roofs, or foundations are not exempted. This requirement must be implemented by December 31, 2001.

- A. Proof of yearly alarm system testing must be forwarded to: The Raymond Fire Department, Attn: Chief's Office, 1443 Roosevelt Trail, Raymond, Maine 04071 by January 1st of each year.
- B. All structures that are required to have an alarm or sprinkler system shall also have a secure key box, approved by the Fire Department, containing keys to the entire building, contact information and a map of the building.
- C. A permit shall be obtained from the Fire Chief, or his or her appointee, before the start of construction or alteration of any fire alarm system. A set of plans showing all devices and a one-line diagram of the intended system shall be submitted for review prior to a permit being issued.

ARTICLE VI

Section 1. All trash and construction dumpsters shall be placed no closer than 10 feet from a structure, overhang, overhead wires, or be protected by an automatic suppression system if placed closer than 10 feet.

The storage of any flammable items, other than items accepted by local Fire Department, Code Enforcement, in compliance with NFPA Life Safety Code, or BOCA Maine Uniform Building Code, within 10 feet of any business, manufacturing facility, apartment house, school, day care, or public assembly occupancy is prohibited.

Section 2: Solid Fuel Burning Stove Permit (Adopted June 7, 2011)

A permit is required for the installation or alteration of any solid fuel burning device in the Town of Raymond. As used in this section, the term "solid fuel burning device" includes any wood or pellet stove or any other stove which burns a solid fuel as described in the National Fire Protection Association's Standard No. 211, Standards for Chimney's, Fireplaces, Vents and Solid Fuel-Burning Appliances, and the term "alteration" means any change to the device other than routine, periodic maintenance or repair or replacement of damaged or worn components with equivalent components. Before a solid fuel burning device is utilized, the owner of the property on which it is located must contact the Raymond Fire/Rescue Department and arrange to have the device inspected. The fee for such inspection shall be \$25.00. If the Fire/rescue Department finds that the device and its installation comply with all applicable codes and regulations, the fire/Rescue Department shall issue a permit. Permits may be obtained at either the Fire/Rescue Department or Code Enforcement Office and copies of the permits will be kept by both departments.

- A. A Solid Fuel Burning Device Permit shall be issued only when the occupancy where the device is installed complies with the following requirements:

1. Smoke Detectors shall be installed, in accordance with the manufacturer's requirements at the time of the installation, within any bedroom or within 21 feet of the access door to any bedroom and one detector per 500 square feet of floor area of other living areas on each floor of the occupancy.
2. Carbon Monoxide Detector(s) shall be installed, in accordance with the manufacturer's requirements at the time of installation, in the room where the solid fuel burning device is installed and in each area within, or giving access to, bedrooms.

Section 3: Chimney Ordinance (Adopted 2008 and incorporated June 7, 2011)

- A. It is required that chimneys for solid fuel burning appliances be of a fire-resistant masonry material, except as provided in paragraph 2 below.
- B. Installation of a prefabricated metal chimney is allowed if the chimney is listed as approved by Underwriters Laboratories or a similar nationally accredited testing laboratory and such listing is in effect at the time of installation. In addition, the use of the prefabricated metal chimney must be acceptable under any homeowner's insurance policy or other property and casualty insurance policy covering the building on which the chimney is installed.
- C. In the event of a chimney fire in any kind of chimney, before the chimney is used again the property owner must have the chimney inspected by a chimney sweep certified by the Chimney Safety Institute of America and provide proof of such inspection to the Town of Raymond Fire/Rescue Department.

ARTICLE VII
DEFINITIONS AND REQUIREMENTS

Section 1. An approved automatic sprinkler system shall mean a system installed in accordance with the National Fire Protection Association Standard 13 or 13D.

Section 2. Any building requiring the installation of a Standard 13 System shall have a fire department connection. The location of the connection shall be approved by the Fire Chief and properly signed Fire Department Connection.

Section 3. All sprinkler systems installed under this Ordinance shall have the following:

- A. A tamper switch alarm at the system shut-off;
- B. An evacuation alarm for the building that will sound when the sprinkler system is activated. The evacuation alarm shall be audible throughout the entire building;
- C. An outside water flow alarm;
- D. Butterfly valves will not be allowed on any N.F.P.A. Standard 13 System;
- E. An automatic alarm to dispatch when the system is activated.

Section 4. Occupied or unoccupied buildings or portions thereof of any construction having a sprinkler system in place, shall maintain all sprinkler 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 tests, repairs, alterations, or additions. The tests, repairs, alterations or additions are to be done in such a way as to avoid the creation of a safety hazard.

The Fire Chief shall be notified before any such tests; repairs, alterations or additions are started.

Section 5. For the purpose of this Ordinance, the term building shall mean any structure except:

- A. Single-family dwelling, unless specifically included by local ordinance or state law.
- B. Two-family dwelling of two stories or less in height.
- C. Barn or stable used exclusively for agricultural purposes.
- D. Shelters having roofs supported by columns or walls and intended for storage, housing use or enclosure of persons, animals, or chattels, but not excepting any garage, out building, or any accessory buildings used for any commercial or industrial purpose.

Section 6. Any building having more than one sprinkler riser shall have the risers separately zoned and wired to a local alarm energy panel to provide zone identification upon activation. The energy panel shall be located at the energy alarm panel showing each zone of the building.

Section 7. A lock box shall be provided outside the building's main entrance to any building regulated hereunder, containing a key or keys to allow access to all fire department areas.

Section 8. A permit shall be obtained from the Fire Chief before the start of construction of the sprinkler system. A set of blueprints showing the entire sprinkler system and rate of flow shall be provided when the permit is obtained.

A copy of the permit shall be forwarded to the Code Enforcement Office. No Certificate of Occupancy shall be issued until the system has been properly installed, tested and approved by the Fire Chief or his designee.

Section 9. 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 results shall be forwarded to the Fire Chief's office.

ARTICLE VIII NEW BUILDING CONSTRUCTION

Section 1. An approved automatic sprinkler system shall be installed in all areas of new buildings meeting any or all of the following criteria:

- A. Three (3) or more stories in height;

- B. Thirty-five (35) or more feet in height, one hundred thousand (100,000) cubic feet in volume or ten thousand (10,000) square feet in floor area, structures sharing a common foundation, roof, or walls totaling 10,000 square feet;
- C. Multiple family or multiple occupant dwelling and/or all lodging units of two (2) stories in height.
- D. Any single-family dwelling attached units – such as town houses, garden apartments, with three (3) or more units attached together and/or any grouping of 3 unit style buildings.
- E. Any building required to have sprinklers, larger than one dwelling unit, shall have sprinkler coverage in the truss loft.

ARTICLE IX BUILDING ADDITIONS

Section 1. An approved automatic sprinkler system shall be installed in addition to existing buildings when the cumulative area or volume of the total buildings, including the addition, equals or exceeds one hundred thousand (100,000) cubic feet in volume or ten thousand (10,000) square feet in area.

Section 2. In those instances where a proposed addition or additions will exceed twenty-five percent (25%) of the area and/or volume of the existing building and/or when the cost of the renovations of the existing building meeting the criteria in Article VIII New Building Construction Section 1A, B, or C, is equal to or greater than fifty percent (50%) of the then current building value as shown on the assessment records of the Tax Collector of the Town of Raymond, Maine, and when the resulting buildings including the addition or additions meets the criteria listed above, the existing building and addition or additions shall have an approved automatic sprinkler system.

ARTICLE X EXISTING COMMERCIAL/INDUSTRIAL BUILDINGS

Section 1. A change of use or occupancy, which increases the hazard classification, shall require the installation of a sprinkler system utilizing the NFPA Life Safety Code 101 hazard schedules.

ARTICLE XI AUTHORITY

Section 1. The Fire Department shall have the authority to inspect any building greater than a 2-family residence, public assembly occupancy, 3 family or greater, business, or manufacturing facility on a yearly basis.

Section 2. Liquor licenses will not be granted without full compliance with Fire Code.

ARTICLE XII VIOLATIONS AND LEGAL ACTION

Section 1. When any violation of any provision of the ordinance shall be found to exist the Town Attorney, as designated by the Municipal Officers and upon notice from the Fire Chief or his designee, is hereby authorized and directed to institute any and all actions and proceedings either legal or equitable, that may be appropriate or necessary to enforce the provisions of this Ordinance in the name of the Town.

ARTICLE XIII FINES

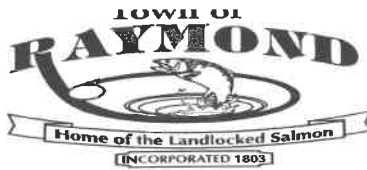
Section I. Any person, firm, or corporation being the owner or having control or use of any building or premises who violates any of the provisions of this Ordinance, shall be guilty of a civil offense and shall be fined not less than Twenty-Five Dollars (\$25.00) nor more than One Hundred Dollars (\$100.00) for each offense. Each day such violation is permitted to exist after notification shall constitute a separate offense.

ARTICLE XIV

This Ordinance shall be effective upon its adoption at the Town Meeting at which it is voted on.

[The ordinances entitled Town of Raymond Municipal Fire/Rescue Ordinance and Sprinkler System Ordinance were combined and renamed Town of Raymond Fire Protection Ordinance by Town Meeting vote on March 17, 2001.]

Bruce Tupper
Chief



Cathy Gosselin
Deputy Chief

FIRE/RESCUE

1443 Roosevelt Trail
Raymond, Maine 04071

Emergency 9-1-1

Chief's Office 655-1187

Dispatch 655-7851

FIRE PREVENTION ORDINANCE – SAMPLE LANGUAGE

ARTICLE IV **NFPA LIFE SAFETY CODE 101 and** **NFPA FIRE CODE (NFPA 1)**

The Town of Raymond adopts the NFPA Uniform Fire Code (NFPA 1) 2018 edition by reference as the basis for inspection and plans review for buildings as defined in this ordinance.

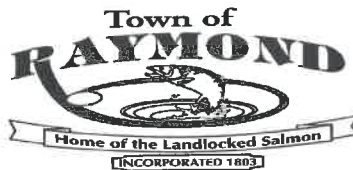
The Town of Raymond adopts ~~the~~ NFPA 101; Life Safety Code ~~101~~ 2018 edition by reference as the basis for inspection and plans review for buildings as defined in this ordinance.

Or add new article:

ARTICLE XV **NFPA FIRE CODE (NFPA 1)**

The Town of Raymond adopts the NFPA Uniform Fire Code (NFPA 1) 2018 edition by reference as the basis for inspection and plans review for buildings as defined in this ordinance.

Bruce Tupper
Chief



Cathy Gosselin
Deputy Chief

FIRE/RESCUE

1443 Roosevelt Trail
Raymond, Maine 04071

Emergency 9-1-1

Chief's Office 655-1187

Dispatch 655-7851

MEMORANDUM

January 29, 2020

To: Scott Dvorak - CEO, Jim Seymour - Town Planner, Planning Board
From: Wayne C. Jones - Fire Inspector
RE: Proposed changes to the Fire Protection Ordinance - Article VIII & XI

The following Memo includes proposed language to address the Planning Boards questions regarding Renovations and Additions for Large Residential Buildings (4800+ sq. ft) Sprinkler Ordinance being proposed by the Raymond Fire Rescue Department (RFRD). The proposed changes would be in **Article XI; Building Additions**.

“WHEREAS, the Town of Raymond, recognizing that One and Two Family dwellings that are 4,800 square feet or more present a significant challenge and danger to firefighters and occupants, and are treated as commercial buildings by the Insurance Services Office (ISO) for the purpose of determining needed fire flows, the Town of Raymond desires to mitigate, through the use of properly installed residential fire sprinkler systems, the additional risk to life and property that large homes present”.

In addition, this Memo addresses the proposed ordinance changes to **Article VIII; New Building Construction** to change the sprinkler language to meet local and national ordinance trends, and to bring them into compliance with the standards outlined in NFPA 1 and the ISO - Fire Protection Rating Schedule requirements. Also, from our discussions at the January 2020 meeting, language is being proposed to permit alternatives for building owners/contractors regarding the One-and Two-Family sprinkler requirements proposed.

The Fire Protection Ordinance, Articles VIII & XI are presented in their entirety below (color coded in Blue). The remaining sections of the Fire Protection Ordinance (including other sections dealing with sprinklers) are not included in this Memo. Only the Articles with proposed changes in language have been included. For ease of reference, proposed new language is shown as Red, underlined text, and proposed deleted language is shown as Red ~~strike through~~ text.

**ARTICLE VIII
NEW BUILDING CONSTRUCTION**

Section 1. An approved automatic sprinkler system shall be installed in all areas of new buildings meeting any or all of the following criteria:

A. Three (3) or more stories in height;

B. Thirty-five (35) or more feet in height, one hundred thousand (100,000) cubic feet in volume or ~~ten thousand (10,000)~~ **forty-eight hundred** square feet in **gross** floor area, structures sharing a common foundation, roof, or walls totaling ~~10,000~~ **4,800** square feet;

C. Multiple family or multiple occupant dwelling and/or all lodging units of two (2) stories in height.

D. Any single-family dwelling attached units - such as town houses, garden apartments, with three (3) or more units attached together and/or any grouping of 3-unit style buildings.

E. Any building required to have sprinklers, larger than one dwelling unit, shall have sprinkler coverage in the truss loft.

~~F. Any new or renovated Large Residential building consisting of One-and Two-Family buildings or structures of 4,800 square feet or more in total/gross floor area shall install an approved automatic fire sprinkler system throughout. An approved automatic fire sprinkler system shall be provided for all new or renovated large residential One-and Two-Family buildings or structures of 4,800 square feet or more of total floor area.~~

Exceptions for One-and Two-Family buildings or structures:

1. An engineered on-site fire protection water supply is provided that meets or exceeds the requirements of NFPA 1; Chapter 18, for fire flow and total water supply. These systems shall be designed and stamped by a State of Maine registered engineer, with plans and construction approved by the Fire Chief or his/her designee.
2. An engineered compartmentalization of One-and Two-Family residential buildings or structures with 2-hour fire rated separation wall(s) and components, with no openings or penetrations; and provides an engineered on-site fire protection water supply that meets or exceeds the requirements of NFPA 1; Chapter 18, for fire flows and total water supply required to protect the largest 2-hour rated compartment in the building/structure. These systems shall be designed and stamped by a State of Maine registered engineer, with plans and construction approved by the Fire Chief or his/her designee.
3. The Raymond Fire Rescue Department may approve alternative methods and means of fire suppression when requested by a property owner, provided that the Raymond Fire Rescue Department finds that the requested alternative method and means meets the intent of this section, and serves to preserve and promote life, health and safety.

Section 2. For purposes of this Article, the gross square footage of a building or structure shall include the sum total of the combined floor areas for all floor levels, basements, sub-

basements and additions, in the aggregate, measured from the outside walls, irrespective of the existence of interior fire resistive walls, floors and ceilings.

ARTICLE IX BUILDING ADDITIONS

Section 1. An approved automatic sprinkler system shall be installed in addition to existing buildings when the cumulative area or volume of the total buildings, including the addition, equals or exceeds one hundred thousand (100,000) cubic feet in volume or ~~ten thousand (10,000)~~ forty eight hundred (4,800) gross square feet in area.

Section 2. In those instances where a proposed addition or additions will exceed twenty-five percent (25%) of the area and/or volume of the existing building and/or when the cost of the renovations of the existing building meeting the criteria in Article VIII New Building Construction Section 1; A, B, or C, D, or F is equal to or greater than fifty percent (50%) of the then current building value as shown on the assessment records of the Tax Collector of the Town of Raymond, Maine, and when the resulting buildings including the addition or additions meets the criteria listed above, the existing building and addition or additions shall have an approved automatic sprinkler system.

Section 3. Any building or structure of 4,800 square feet or more in total/gross floor area; any repair, reconstruction, rehabilitation, alteration, or other improvement of a building or structure which equals or exceeds 50 percent of the existing building, shall require the entire building to be installed with an automatic fire sprinkler system.

Section 4. A fire sprinkler system is required throughout in any existing large residential One-and Two-Family building of 4,800 square feet or more in total/gross floor area; when any repair, reconstruction, rehabilitation, alteration, or other improvement of the building or structure which equals or exceeds 50 percent of the existing gross square footage of the building or structure. In all existing One-and Two-Family buildings/structures of 4,800 gross square feet; Where renovations occur that would require a building permit, and the total area of the ceiling and/or wall covering removed or exposed exceeds 50% or greater of the total gross floor area of the building/structure, an approved fire sprinkler system is required to be installed throughout.

Section 5. For the purposes of Section 3 and 4 of this Article, the Raymond Fire Rescue Department may consider the installation of a partial fire sprinkler system with the following conditions:

1. When a building is partially retrofitted with an approved automatic fire sprinkler extinguishing system pursuant to this section, the fire sprinkler extinguishing system retrofit shall be completed throughout the unprotected building interior areas within two (2) years from completion of the initial partial retrofit.
2. When a property owner or responsible party of a residential building chooses to partially retrofit a building as noted in the section above, the property owner shall file a deed restriction with Cumberland County Register of Deeds and obtain a performance bond with the Town of Raymond, Maine to ensure compliance with this ordinance.

Section 6. For purposes of this Article, the gross square footage of a building or structure shall include the sum total of the combined floor areas for all floor levels, basements, sub-basements and additions, in the aggregate, measured from the outside walls, irrespective of the existence of interior fire resistive walls, floors and ceilings.