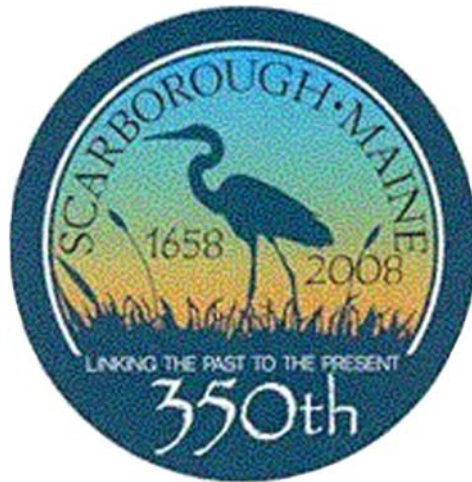


CHAPTER 305

TOWN OF SCARBOROUGH

SPRINKLER SYSTEM ORDINANCE



Adopted October 6, 1993
Amended August 16, 1995

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**CHAPTER 305
TOWN OF SCARBOROUGH
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New Building Construction.

Except as provided in Section 8, an Approved Automatic Sprinkler System shall be installed in all areas of all new buildings described in whole or in part by any of the following criteria:

- a. Three or more stories in height; or
- b. Forty or more feet in height; or
- c. Either 100,000 cubic feet or more in total volume or 7,500 square feet or more in floor area; or
- d. Multiple family or multiple occupant dwelling and/or lodging units which are attached to one another, whether vertically or horizontally, in a configuration of three or more units. Examples include, but are not limited to, multiplex housing, condominium units, garden apartments, town houses, attached dwellings, semi-detached dwellings, apartment houses, hotels, motels, boarding homes and lodging houses; or
- e. Non-residential Units of Occupancy which are attached to one another, whether vertically or horizontally, in a configuration of three or more units.
- f. Any building, regardless of size, that is part of a retail sales operation and that involves the storage and/or sale of consumer fireworks or fireworks; or,
- g. Any health care and/or educational occupancy as defined in NFPA 101 Life Safety Code.

2. Existing Building and Requirements of Other Codes.

Except as provided in Section 8, an Approved Automatic Sprinkler System shall also be installed in any of the following circumstances:

- a. When an existing building is enlarged, altered or renovated and the enlarged, altered or renovated portion, together with the area and/or volume of any other enlargements, alternations or renovations occurring since the effective date of this Ordinance, does not exceed 25% of the area and/or volume of the building existing on the effective date of this Ordinance, 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 other enlargements, alternations or renovations occurring since the effective date of this Ordinance, exceeds 25% of the area and/or volume of the building existing on the effective date of this Ordinance, and if as a result of the enlargement, alteration or renovations, the building as a whole will meet any of the criteria listed in Section 1, then an Approved Automatic Sprinkler System must be installed in the entire building.
- b. When a new dwelling or lodging unit 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 the criteria of Section 1 (d).

- c. When any other applicable ordinance, code, regulation, rule or statute so requires, then an Approved Automatic Sprinkler System shall be installed accordingly.

3. Definitions.

- a. “An Approved Automatic Sprinkler System” means a system either voluntarily installed or required under this ordinance or other codes and standards. All systems must be installed in accordance with National Fire Protection Association Standards or a system approved and permitted by the Maine State Fire Marshall’s Office and the Scarborough Fire Department.
- b. “Alteration” means any construction or renovation to an existing structure other than repair or addition.
- c. “Approved Supervisory Alarm System” means a system which complies with the requirements of the Town of Scarborough Ordinance Regulating Fire Detection, Suppression and Supervisory Alarm Systems adopted July 17, 1991, as such ordinance may be amended from time-to-time.
- d. “Building” means any structure having a roof supported by columns or walls. For purposes of determining when an Approved Automatic Sprinkler System is required by this Ordinance, portions of buildings separated from other portions by a fire walls shall not be considered separate buildings.
- e. “Consumer Fireworks” has the same meaning as provided for in 8 M.R.S.A. §221-A(4).
- f. “Fireworks” has the same meaning as provided for in 8 M.R.S.A. §221-A(4).
- g. “Unit of Occupancy” means any interior space with defined boundaries described in a deed, lease, license or agreement in which a discreet business, commercial, office, service, professional, institutional or industrial activity is conducted and which is separated from any other business, commercial, office, service, professional, institutional or industrial activity by interior or exterior walls.

4. Additional Requirements of Sprinkler Systems.

- a. An Approved Automatic Sprinkler System shall be equipped with an Approved Supervisory Alarm System which will transmit to an approved receiver or municipal fire alarm system. The determination of what systems and receivers are “approved” shall be made by the Scarborough Fire Department in order to ensure that only compatible systems are connected to the municipal fire alarm cable. The Scarborough Fire Department Electrician or designee is the only person authorized to make the connection to the municipal system.
- b. An Approved Automatic Sprinkler System shall include an approved Fire Department Connection with cap. The style and location of the Fire Department

sprinkler and standpipe connections shall be approved by the Scarborough Fire Department.

- c. An Approved Automatic Sprinkler System shall include an evacuation alarm which will provide audible and visual warning throughout the entire building when the sprinkler system is activated.
- d. Notwithstanding anything to the contrary in any other regulation, code or rule, an Approved Automatic Sprinkler System shall provide sprinkler heads both above and below ceilings in all building spaces, including, without limitation, closets, stairwells, storage rooms, mechanical rooms and equipment rooms (unless an alternative method is acceptable to the Scarborough Fire Chief and the Maine State Fire Marshal's Office). [amended 08/16/95]
- e. Tamper switches shall be installed and monitored on all sprinkler systems to indicate a condition that would impair the satisfactory operation of the sprinkler system. System components and parameters that shall be monitored include, but are not limited to, control valves, water tank levels, tank pressure, and air pressure on dry-pipe systems.
- f. When required, fire suppression hood systems shall be installed and monitored. Upon activation of the fire alarm system, the alarm system shall automatically disconnect the fuel or energy supply to the protected appliances and the power to any ventilation and/or make-up air fans.

5. Maintenance of System Required.

Occupied or unoccupied buildings or portions thereof having a sprinkler system in place, whether or not such system is required by this Ordinance, shall maintain all sprinklers and standpipe systems and all component parts in workable condition at all times, and it shall be unlawful for any owner or occupant or agent of either to reduce the effectiveness of the protection those systems provide. This Section does not prevent the owner or occupant of a building from temporarily reducing or discontinuing the protection when necessary in order to conduct testing, repairs, alterations or additions to the system, provided that the testing, repairs, alterations or additions are done in such a way to avoid the creation of a safety hazard, and provided that the Fire Department has been notified that the work will be done, informed of the time the system will be shut down and then notified when the system is put back on line.

6. Enforcement.

A person, firm or corporation who is the owner or has control or use of any building and who violates or permits or causes a violation of any of the provisions of this Ordinance in such building commits a civil violation punishable pursuant to 30-A M.R.S.A. §4452. The provisions of this Ordinance shall be enforced by the Scarborough Fire Chief or members of the Fire Department expressly designated by the Chief.

7. Authority and Purpose.

This Ordinance is enacted pursuant to 30-A M.R.S.A. §3001 and 30 M.R.S.A. §3007(2) as a local life safety code and for the purpose of fulfilling the municipality's enforcement responsibilities pursuant to Title 25, Chapter 313 of the Maine Revised Statutes.

8. Exemption.

This Ordinance shall not apply to single-family dwellings, two-family dwellings and barns or greenhouses used for agriculture or horticulture.