



**8.08.030 Adoption of fire protection regulations.**

The following regulations are adopted by reference and incorporated into this chapter as if fully set forth herein and any violation of these provisions constitutes a violation of this chapter:

- A. The codes of the National Fire Protection Association (NFPA) as they are from time to time updated and amended;
- B. The codes and statutes of the state of Wisconsin and the Wisconsin Department of Safety and Professional Services as they relate to fire prevention, investigation, and life safety, including but not limited to the Fire Prevention Code and the Building and Heating,

Ventilation, and Air Conditioning Code, as they are amended and updated from time to time.  
(Ord. [2318-13](#) § 2 (part), 2013; Ord. 1793 § 1 (part), 2001)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

#### **8.08.050 Installation of automatic sprinkler systems.**

Approved automatic fire suppression systems shall be installed per NFPA 13, 13D and 13R, and maintained per NFPA 25 in all newly constructed buildings, including but not limited to commercial, office, industrial, governmental, garages, theaters, restaurants, multifamily, schools and educational facilities, and places of assembly as follows:

- A. Where required by the Wisconsin Building Code;
- B. Buildings for the manufacture, storage and/or sale of goods or merchandise and office buildings that are greater than six thousand (6,000) square feet in area;
- C. Theaters, restaurants, and places of assembly and shall utilize quick response sprinkler heads;
- D. Hospitals, medical centers, nursing homes, convalescent centers, elderly retirement complexes and day care centers and shall utilize quick response heads.

All existing health care facilities and community based residential facilities, including housing for the elderly (persons over sixty-two (62) years of age) or any place that houses nine or more unrelated people who are elderly, as herein defined, or who are physically or mentally challenged shall comply with this code per Ordinance 1364 adopted March 19, 1991;

E. Dormitories, fraternity and/or sorority houses and shall utilize quick response heads;

- [REDACTED]
  - [REDACTED]
  - [REDACTED]

G. All properties containing hazardous materials as defined in NFPA 1, Fire Code;

- [REDACTED]
- [REDACTED]
  - [REDACTED]
  - [REDACTED]
  - [REDACTED]
  - [REDACTED]
  - [REDACTED]
  - [REDACTED]
  - [REDACTED]
  - [REDACTED]
- [REDACTED]
  - [REDACTED]
  - [REDACTED]

  
  
**8.08.060 Smoke detection required.**

All buildings enumerated in Section [8.08.050](#) shall be required to install an approved fire and smoke detection system when the building area is less than the area required for the installation of an automatic sprinkler system. (Ord. [2318-13](#) § 2 (part), 2013; Ord. 1793 § 1 (part), 2001)

**8.08.070 Areas not served by a municipal water system.**

A. Until such time as a municipal water system is available to serve a building in which installation of an automatic suppression system is required, connection of the system to the domestic water supply shall be required. However, all design characteristics of systems installed under this section shall include provisions for eventual connection to a municipal water supply. In addition, such interim installations shall also include:

1. One or more fire department connections with two female couplings with National Standard Threads or one five-inch Storz connection, as approved by the fire chief, attached to a header of adequate size in accordance with fire protection engineering standards;
2. An approved automatic fire detection and alarm system monitored by an Underwriters Laboratory (UL), or equal, listed monitoring station and which complies with applicable NFPA 1, Fire Code requirements.

B. All fire suppression systems installed under the requirements of this chapter shall be connected to the municipal water system within twelve (12) months after municipal water is available. (Ord. [2318-13](#) § 2 (part), 2013; Ord. 1793 § 1 (part), 2001)

**8.08.080 Existing buildings.**

A. All existing buildings which would be required to be sprinkled with occupant notification under Section [8.08.050](#) had they been newly constructed shall conform to this chapter when one of the following conditions are present:

1. An alteration with an accumulative total square footage equal to or greater than fifty (50) percent of the interior area or an addition with an accumulative total square footage equal to or greater than twenty-five (25) percent of the building. Alteration and addition are defined by the city of Brookfield Municipal Code Section [15.04.040](#) or any modifications, amendments, or recreations thereof. All building permits issued after December 2, 1986 shall be applied to the accumulative area calculation pursuant to Ordinance 1163.
2. When the use of a building or structure is changed as defined by the Wisconsin Commercial Building Code.
3. Repealed.

4. All buildings subject to fire suppression installation requirements under subsections (A)(1) or (2) of this section will have twelve (12) months from issuance of permit for alteration, addition, or change of use to meet the requirements.

B. All buildings enumerated in this chapter shall be required to install an approved fire and smoke detection system with occupant notification when the building area is less than the area required for the installation of an automatic sprinkler system.

C. The city fire appeals board may approve installation of the equivalent of a sprinkler system in a building where such system is impossible or a practical difficulty exists precluding installation of a sprinkler system. The fire appeals board shall consider the type of occupancy and use in its decision. (Ord. [2318-13](#) § 2 (part), 2013; Ord. 1910-03 §§ 1-5, 2003; Ord. 1793 § 1 (part), 2001)

#### **8.08.090 Exhaust hoods.**

As defined by SPS 64 and the Wisconsin Building Code shall have an approved suppression system. The suppression system shall be interconnected with the required alarm system as an individual zone. (Ord. [2318-13](#) § 2 (part), 2013; Ord. 1819 § 1 (part), 2001; Ord. 1793 § 1 (part), 2001)

#### **8.08.100 Spray booths.**

All spray booths greater than ten square feet in area shall have an approved suppression system per NFPA 33. The suppression system shall be interconnected with the required alarm system as an individual zone. (Ord. [2318-13](#) § 2 (part), 2013; Ord. 1793 § 1 (part), 2001)

#### **8.08.110 Alarm systems.**

All sprinkler, suppression and detection systems shall be connected to an approved fire alarm system.

A. Fire alarm systems shall be designed and installed in accordance with NFPA 72.

B. The alarm system shall be monitored by an Underwriters Laboratory (UL), or equal, listed monitoring station.

C. The alarm/indicator panel shall be located in the main entry foyer or airlock of the building. All functions for reset and area identification shall be performed at this panel.

D. Each fire suppression zone shall be provided with an individual alarm zone and individual identification.

E. The alarm system shall be audible in all areas of the building and comply with the requirements of [28](#) CFR Part CFR Appendix A.



#### **8.08.120 Fire department standpipes/risers.**

A. The installation of a fire suppression system will not supersede the requirements for the installation of fire department standpipes.

[REDACTED]

C. Standpipe connections shall have a two and one-half inch to one and one-half inch reducer cap. (Ord. 1793 § 1 (part), 2001)

[REDACTED]

[REDACTED]