



CHAPTER 16

AUTOMATIC SPRINKLER AND FIRE PREVENTION SYSTEMS



[REDACTED]

[REDACTED]

[REDACTED]

16.03 APPLICATION.

(A) **New Buildings and Additions.** The provisions of this chapter shall apply to all new commercial buildings, and to all existing commercial buildings receiving additions which are subject to the minimum building size requirements under §16.19. These provisions shall not apply to those buildings indicated under §16.04.

(B) **Alterations to Buildings.** The provisions of this chapter shall apply to all existing buildings receiving remodeling and/or alterations which are subject to the minimum building size requirements under §16.19. These provisions shall not apply to those buildings indicated under §16.04.

(C) **Change of Use.**

(1) **Reported.** If the use of an existing building is changed in accordance with the definition of §16.30, and the current requirements for the new use are more stringent than those for the previous use, the building shall be made to comply with the current requirements for the new use.

(2) **Unreported.** If, upon inspection of an existing building, it is found that its use has been changed in accordance with the definition of §16.30, and the current requirements for the new use are more stringent than those for the previous use. The building shall be made to comply with the current requirements for the new use.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

16.18 INCORPORATION OF STANDARDS BY REFERENCE.

The most current edition of all NFPA documents are hereby incorporated by reference into this chapter.

16.19 GENERAL DESIGN REQUIREMENTS.

(A) Approved automatic fire sprinkler systems shall be installed and maintained in all of the following classifications of buildings which are located within the Town of Somers, Wisconsin, subject to the exemptions contained in §16.03 and §16.04 of these ordinances, in accordance with the following criteria:

(B) **Occupancy Classification.** The occupancy of a building or structure, or portion of a building or structure, shall be classified in accordance with (1) through (19). Occupancy classification shall be subject to the ruling of the Somers Fire Department where there is a question of proper classification in any individual case.

[REDACTED]

[REDACTED]

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

(11) **Residential Board and Care Occupancy.** A building or portion thereof that is used for lodging and boarding of four (4) or more residents, not related by

[REDACTED]



blood or marriage to the owners or operators, for the purpose of providing personal care services.

- (a) All areas of all buildings.



(13) **Business Occupancy.** An occupancy used for account and record keeping or the transaction of business other than mercantile.

- (a) **Fire resistive construction.**

- (i) **One story.** All areas of buildings exceeding ten thousand (10,000) square feet in total area.

- (ii) **Two story.** All areas of buildings exceeding ten thousand (10,000) square feet in total area or having a single floor area exceeding five thousand (5,000) square feet.

- (iii) **More than two stories.** All areas of all buildings.

- (b) **Non-fire resistive construction.**

- (i) **One story:** All areas of buildings exceeding five thousand (5,000) square feet in total area.



[REDACTED]

(ii) More than one story. All areas of all buildings.

[REDACTED]

(18) **Attic Spaces in Non-single or two-family residential.**

■ [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

(b) **Commercial, industrial governmental and institutional buildings.**

(i) Buildings with a combustible roof shall have attic spaces subdivided into areas not exceeding three thousand (3,000) square feet by a one (1) hour fire rated partition.

(ii) All openings in the attic space partitions shall have a one (1) hour fire rated self-closing door.

(iii) All combustible attic spaces and all attics used for storage shall be completely protected by an approved automatic fire sprinkler system.

(iv) The requirements of §16.19(B)(20)(b)(i) and §16.19(B)(20)(b)(ii) shall not apply when the building, including all attic spaces, is completely protected by an approved automatic fire sprinkler system.

(19) **Other Buildings.** The Somers Fire Department shall be consulted for the requirements of all non-exempt buildings that are not included in the other categories listed under this subsection.

[REDACTED]



16.20 SMOKE/HEAT DETECTION.

Smoke and heat detection systems shall be installed throughout the following buildings. These systems shall be monitored twenty-four (24) hours per day by a remote central station service. When activated, the systems shall send an alarm signal to the central station service who shall then notify the Kenosha County Dispatch Center immediately.

- (A) Theaters and Assembly Buildings.
 - (B) Hospitals.
 - (C) Nursing Homes.
 - (D) Convalescent Homes.
 - (E) Homes for the Aged.
 - (F) Adult Living Centers.
 - (G) Adult Day Care Facilities.
 - (H) Community-Based-Residential-Facilities.
 - (I) Schools and Other Places of Instruction.
 - (J) Hotels.
 - (K) Motels.
 - (L) Dormitories.
 - (M) Fraternities.
 - (N) Sororities.
 - (O) Child Day Care Facilities.
 - (P) Multi-Family Buildings.
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[REDACTED]

16.21 SPRINKLER HEADS.

(A) **Spacing.** All building code requirements, rules and laws of the State of Wisconsin and the requirements of all applicable NFPA documents shall apply with the following exceptions:

(1) For all hazards requiring a design density less than 0.25 gpm/sq. ft. the maximum head spacing shall be one hundred thirty (130) square feet.

(2) For all buildings which qualify for NFPA 13R designs, the spacing requirements of these documents shall be used except that:

(a) Maximum head spacing for all areas outside of the dwelling units, excluding attic spaces, shall be one hundred thirty (130) square feet.

[REDACTED]

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

[REDACTED]

[REDACTED]

16.23 FIRE DEPARTMENT CONNECTION.

(A) The distance between Fire Department Connections (FDC) for either sprinkler or standpipe systems and the pumper pad shall be no greater than forty (40) feet.

(B) The minimum distance of the pumper pad from the building shall be equal to the height of the building plus ten (10) feet.

(C) All FDC's shall be equipped with an automatic ball drip. Location and arrangement shall be approved by the Fire Department prior to installation.

[REDACTED]

[REDACTED]

16.26 STROBE LIGHT.

(A) A strobe light shall be placed above the audible water flow alarm. The light shall be activated by the flow from a single sprinkler head. Additional strobe lights shall be required on buildings that have multiple sprinkler systems (risers in multiple locations).

(B) **Strobe specifications.** The following model strobe lights are acceptable for use:

- (1) Federal, Model 131 ST/DST.
- (2) Whelan, Model 1550.
- (3) Equal.

[REDACTED]

16.28 NON-HYDRANTS AREAS.

(A) Any building which is subject to the requirements of this chapter pertaining to automatic fire sprinkler systems or an automatic fire suppression system and which is located in a non-hydrant area of the Town of Somers (an area without public water mains), shall be provided with an approved source of water supply capable of providing a maximum pressure of fifty (50) psi to the building's automatic fire sprinkler system(s) and/or automatic fire suppression system(s).

[REDACTED]

[REDACTED]

(B) Should a public water main be installed at the site of an existing building which is protected by either an existing automatic fire sprinkler system or an existing automatic fire suppression system, the owner shall connect the existing system(s) to the public water main within six (6) months of the date that the public water main is installed at the building site.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



16.31 OTHER REQUIREMENTS.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

(F) Sprinkler systems shall be monitored twenty-four (24) hours a day by a Central Station Service.

[REDACTED]

(H) All Fire Department Connections shall be located within one hundred (100) feet of a fire hydrant.

(I) Strobe/horn alarms shall be mounted above the Fire Department Connection.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]