

Request For Board Action

REFERRED TO BOARD: November 2, 2015

AGENDA ITEM NO: 6

ORIGINATING DEPARTMENT: Administration

SUBJECT: Consideration of an Amendment to Village Code Section 9-3 relating to Smoke Detectors

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Village has had an ordinance for Smoke Detectors in place for some time. Technological changes in alarm systems and the associated costs for enforcement of codes and standards are constantly changing. These smoke detector systems have proven to save lives and reduce the property losses during acts of fire situations. These same systems present a burden on emergency services when they are not maintained in a fully operational capacity. With changes in the Village's method of operation, certain changes are necessary to maintain the integrity of this ordinance. Village staff has reviewed many incidents, ordinances from other municipalities and codes and standards (both adopted and current changes to be presented in the future code adoptions).

It has been determined that the Village staff needs to have the proposed revisions to this ordinance in place to efficiently and effectively educate the alarm owners and maintain a safety standard amongst our Village. The proposed ordinance changes will provide a solution to current and future enforcement problems, and provide an understandable document for said owners to understand.

FINANCIAL IMPACT:

The implementation of the proposed ordinance changes will acknowledge acceptable alternatives to monitoring required systems in residences and reimburse emergency service departments when alarm owners fail to maintain a safe and proper alarm system. The mechanics of this ordinance provide a solution for recovering costs for legal actions for those who fail to follow these guidelines.

DOCUMENTS ATTACHED:

1. Ordinance

RECOMMENDED MOTION:

Move to authorize the attorney to draft an ordinance amending Section 9-3 relating to smoke detectors.

Chapter 3

SMOKE DETECTORS

9-3-1: NEW OWNERS:

9-3-2: RESIDENTIAL REQUIREMENTS:

9-3-3: BUILDINGS HOUSING TRANSIENT OCCUPANTS:

~~9-3-4: AUTOMATIC FIRE SUPPRESSION SYSTEMS CONNECTED TO FIRE DEPARTMENT:~~

9-3-5: 9-3-4: MAINTENANCE RESPONSIBILITY:

9-3-6: 9-3-5: PENALTY:

9-3-1: NEW OWNERS:

It shall be the responsibility of the new purchaser of any home in the village which does not have smoke detectors, to install at least one battery operated or better type smoke detector in the common area in the home. (1976 Code § 92.023)

9-3-2: RESIDENTIAL REQUIREMENTS:

A. Single-Family Residences:

1. All new single-family buildings shall have smoke detectors hardwired into the electrical system. Smoke detectors shall also be of the design to include a battery backup contained within the unit. An approved underwriter laboratories rated smoke detector shall be installed on each floor of the building. The smoke detectors shall be located within the laundry area, furnace area, and bedroom or sleeping area as determined by the authority having jurisdiction. Smoke detectors shall be interconnected so that if one is activated all will activate.
2. All residential smoke detectors shall be connected to a dedicated circuit strictly for smoke detector use only. The circuit shall be labelled smoke detectors. At the time of final inspection, the circuit shall be secured (breaker lockout) in the on position so that it cannot be turned off. (Ord. 05-03-04, 3-21-2005, eff. 4-1-2005)

B. Two-Flat Residences: There shall be at least one approved battery operated smoke detector in each apartment and in the furnace room, as well as one approved battery operated smoke detector at the top of all required stairwells. This shall be required in all two-flat or more multiple-family units regardless of age. The battery operated smoke detectors shall be required to be installed within six (6) months of notification of this ordinance to the owners of record of the land. (1976 Code § 92.020)

C. Multiple-Family Residential Buildings Of Three ~~Apartments~~ Units Or More:

1. All buildings that have more than two (2) units for residential occupancy with a common area of entrance and egress shall have approved underwriter laboratories rated smoke detectors installed within each unit and in all common areas. Common areas shall include, but not be limited to, attics, hallways, stairwells, laundry rooms, storage areas and other areas accessible to the public. All detectors in common areas are to be connected into a monitored fire alarm system approved by the ~~fire department or public safety inspector~~ village that will ~~immediately dispatch~~ notify the fire department upon receipt of an alarm. The system shall be installed per National Fire Protection Association #72 requirements. ~~and with the approval of the local fire official including the public safety inspector.~~ Installation of fire alarm systems shall be approved by the ~~fire department or public safety inspector~~ village prior to installation. ~~Installation shall be performed by a licensed/certified alarm system installer.~~ Location of the fire alarm control panel shall be in a common area accessible to the public without having to enter in to a residential unit.

- ~~2. It is the recommendation of the local fire official to have the alarm monitored at the fire/police dispatch center. An alternate monitoring station may be used on approval of the local fire official.~~ [Installation of fire alarm system shall be in accordance with Title 9 Chapter 6 of the Village of Antioch Code.](#)
- ~~3. For existing buildings that currently do not have an alarm system within the building, they shall have two (2) years to comply with this chapter. Buildings that do not have electrically connected alarm systems, and do not meet the new requirements, shall be in compliance within six (6) months.~~
4. ~~3.~~ The building owner may choose to have smoke detectors, within each individual residential unit, connected directly to the alarm system. If the smoke detectors are to be separate from the alarm system, they are to be hardwired into the electrical system. Smoke detectors shall also be of the design to include a battery backup contained within the unit. Smoke detectors within individual units shall be placed within fifteen feet (15') of the sleeping area. (1976 Code § 92.021)
- ~~4. The common areas of multiple family residential buildings shall be fully covered using the appropriate detection devices connected to the building fire alarm.~~

9-3-3: BUILDINGS HOUSING TRANSIENT OCCUPANTS:

- A. In all units where the occupants reside less than thirty (30) days or where units can be used as a hotel/motel environment, approved smoke detectors shall be installed within each unit and in all common areas. All detectors are to be connected into an approved monitored alarm system that will immediately ~~dispatch~~ notify the fire department upon receipt of an alarm. The system shall be installed per National Fire Protection Association #72 requirements. ~~and by approval of the local fire official.~~ Fire Alarm systems shall be approved prior to installation and shall be fully tested at the time of completion of installation. Installation shall be performed by a ~~licensed certified alarm system installer~~ [in accordance with Title 9 Chapter 6 of the Village of Antioch code.](#)
- ~~B. It is the recommendation of the local fire official to have the alarm monitored at the fire/police dispatch center. An alternate monitoring station may be used on approval of the local fire official.~~
- ~~C. For existing buildings that currently do not have an alarm system within the building, they shall have two (2) years to comply with this chapter. Buildings that do have alarm systems, but do not meet the new requirements, shall be in compliance within six (6) months. (1976 Code § 92.025)~~

~~9-3-4: AUTOMATIC FIRE SUPPRESSION SYSTEMS CONNECTED TO FIRE DEPARTMENT:~~ **Delete this section from this Chapter. Sprinklers are covered in the Title 9 Chapter 6 code**

- ~~A. Any building that has any type of automatic fire suppression system, including sprinkler systems, hood and duct systems, chemical suppression systems and automatic ejection systems, shall have such systems connected to a fully monitored alarm system approved by the fire department or public safety inspector. Fire alarm systems are to be monitored twenty four (24) hours a day, and are to send a signal that will immediately dispatch the fire department upon receipt of the alarm. It is recommended that the approved alarm systems are connected directly to the village police dispatch center. Alternate fully monitored alarm companies~~
- ~~B. The requirement that any building which has a chemical suppression system or Ansul system mandated to be connected to a building monitor alarm system shall occur only under the following circumstances:
 - ~~1. Where the floor area on one floor exceeds two thousand five hundred (2,500) square feet; or~~
 - ~~2. Where the floor area on one floor will handle one hundred sixty seven (167) or more occupants in an assembly area and/or in the adjacent commercial kitchen.~~
 - ~~3. The assembly area is situated on a floor above a commercial kitchen.~~
 - ~~4. One or more residential units are situated on any floor above a commercial kitchen.~~~~

~~5. The assembly area and/or commercial kitchen are separated from any adjacent structure with a wall having less than a two (2) hour fire rating.~~

~~C. For single-family residential buildings that the owners elect to install a sprinkler system, it is the recommendation of the local fire official that the sprinkler system should be connected to a monitored alarm system that will immediately dispatch the fire department upon activation of the sprinkler system. (1976 Code § 92.026)~~

~~9-3-5~~ **9-3-4: MAINTENANCE RESPONSIBILITY:**  

A. In residential units, it shall be the responsibility of the occupant to maintain the smoke detector in working order to ensure they function effectively at all times. Where battery operated smoke detectors are currently permitted, the occupant shall do regular tests of the smoke detector and change the battery once a year or more if necessary.

B. If battery operated smoke detectors are not maintained by the occupants, the owner of the building shall be required to change the detectors to be hardwired into the electrical system. Detectors shall then be connected to the electrical system with a circuit dedicated strictly for use of the smoke detectors. The circuit breaker shall be clearly marked smoke detectors. The circuit shall be secured into the on position upon completion of the final inspection so that it cannot be turned off.

C. Residential units shall include multi-family units, condos, apartments, single-family residences and townhouses. (1976 Code § 92.024)

~~9-3-6~~ **9-3-5: PENALTY:**  

Refer to subsection [1-3-1A](#) of this code for a schedule of fines applicable to specifically identified offenses. Any person who violates any provision of this chapter that is not listed on the schedule set forth in subsection [1-3-1A](#) of this code may be fined pursuant to the general penalty set forth in section [1-3-1](#) of this code. Each day that a violation of any provision of this chapter exists shall be deemed to constitute a separate offense. (Ord. 10-04-07, 4-5-2010)

Chapter 3

SMOKE DETECTORS

9-3-1: NEW OWNERS:

9-3-2: RESIDENTIAL REQUIREMENTS:

9-3-3: BUILDINGS HOUSING TRANSIENT OCCUPANTS:

9-3-4: MAINTENANCE RESPONSIBILITY:

9-3-5: PENALTY:

9-3-1: NEW OWNERS:

It shall be the responsibility of the new purchaser of any home in the village which does not have smoke detectors, to install at least one battery operated or better type smoke detector in the common area in the home. (1976 Code § 92.023)

9-3-2: RESIDENTIAL REQUIREMENTS:

A. Single-Family Residences:

1. All new single-family buildings shall have smoke detectors hardwired into the electrical system. Smoke detectors shall also be of the design to include a battery backup contained within the unit. An approved underwriter laboratories rated smoke detector shall be installed on each floor of the building. The smoke detectors shall be located within the laundry area, furnace area, and bedroom or sleeping area as determined by the authority having jurisdiction. Smoke detectors shall be interconnected so that if one is activated all will activate.
2. All residential smoke detectors shall be connected to a dedicated circuit strictly for smoke detector use only. The circuit shall be labelled smoke detectors. At the time of final inspection, the circuit shall be secured (breaker lockout) in the on position so that it cannot be turned off. (Ord. 05-03-04, 3-21-2005, eff. 4-1-2005)

B. Two-Flat Residences: There shall be at least one approved battery operated smoke detector in each apartment and in the furnace room, as well as one approved battery operated smoke detector at the top of all required stairwells. This shall be required in all two-flat or more multiple-family units regardless of age. The battery operated smoke detectors shall be required to be installed within six (6) months of notification of this ordinance to the owners of record of the land. (1976 Code § 92.020)

C. Multiple-Family Residential Buildings Of Three Units Or More:

1. All buildings that have more than two (2) units for residential occupancy with a common area of entrance and egress shall have approved underwriter laboratories rated smoke detectors installed within each unit and in all common areas. Common areas shall include, but not be limited to, attics, hallways, stairwells, laundry rooms, storage areas and other areas accessible to the public. All detectors in common areas are to be connected into a monitored fire alarm system approved by the village that will notify the fire department upon receipt of an alarm. The system shall be installed per National Fire Protection Association #72 requirements.
- Installation of fire alarm systems shall be approved by the village prior to installation. Location of the fire alarm control panel shall be in a common area accessible to the public without having to enter in to a residential unit.
2. Installation of fire alarm system shall be in accordance with Title 9 Chapter 6 of the Village of Antioch Code.

3. The building owner may choose to have smoke detectors, within each individual residential unit, connected directly to the alarm system. If the smoke detectors are to be separate from the alarm system, they are to be hardwired into the electrical system. Smoke detectors shall also be of the design to include a battery backup contained within the unit. Smoke detectors within individual units shall be placed within fifteen feet (15') of the sleeping area. (1976 Code § 92.021)
4. The common areas of multiple family residential buildings shall be fully covered using the appropriate detection devices connected to the building fire alarm.

9-3-3: BUILDINGS HOUSING TRANSIENT OCCUPANTS:

- A. In all units where the occupants reside less than thirty (30) days or where units can be used as a hotel/motel environment, approved smoke detectors shall be installed within each unit and in all common areas. All detectors are to be connected into an approved monitored alarm system that will immediately notify the fire department upon receipt of an alarm. The system shall be installed per National Fire Protection Association #72 requirements. Fire Alarm systems shall be approved prior to installation and shall be fully tested at the time of completion of installation. Installation shall be in accordance with Title 9 Chapter 6 of the Village of Antioch code.

9-3-4: MAINTENANCE RESPONSIBILITY:

- A. In residential units, it shall be the responsibility of the occupant to maintain the smoke detector in working order to ensure they function effectively at all times. Where battery operated smoke detectors are currently permitted, the occupant shall do regular tests of the smoke detector and change the battery once a year or more if necessary.
- B. If battery operated smoke detectors are not maintained by the occupants, the owner of the building shall be required to change the detectors to be hardwired into the electrical system. Detectors shall then be connected to the electrical system with a circuit dedicated strictly for use of the smoke detectors. The circuit breaker shall be clearly marked smoke detectors. The circuit shall be secured into the on position upon completion of the final inspection so that it cannot be turned off.
- C. Residential units shall include multi-family units, condos, apartments, single-family residences and townhouses. (1976 Code § 92.024)

9-3-5: PENALTY:

Refer to subsection [1-3-1A](#) of this code for a schedule of fines applicable to specifically identified offenses. Any person who violates any provision of this chapter that is not listed on the schedule set forth in subsection [1-3-1A](#) of this code may be fined pursuant to the general penalty set forth in section [1-3-1](#) of this code. Each day that a violation of any provision of this chapter exists shall be deemed to constitute a separate offense. (Ord. 10-04-07, 4-5-2010)