



Legislation Text

File #: 34448, Version: 1

**Fiscal Note**

No significant fiscal impact is anticipated.

**Title**

Creating Section 34.903(4) of the Madison General Ordinances to require existing buildings to have automatic fire sprinklers installed by January 1, 2025.

**Body**

DRAFTER'S ANALYSIS: This ordinance places requirements for automatic sprinklers in existing buildings, and provides for a staggered compliance schedule over fourteen years. The intent is to create the safest possible environment for residents, patrons and workers in buildings covered by this ordinance.

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The Common Council of the City of Madison do hereby ordain as follows:

Subsection (4) entitled "Existing Buildings" of Section 34.903 entitled "Automatic Sprinkler Systems" of the Madison General Ordinances is created to read as follows:

"(4) Existing Buildings.

The following requirements are adopted in accordance with Wis. Stat. § 101.02(7r)(f) (2014):

- (a) The following buildings and occupancies existing prior to the effective date of this section, which do not have compliant automatic fire sprinklers installed, shall install fire sprinklers in accordance with the installation schedule provided in sub. (d)
  - 1. Buildings more than fifty-five (55) feet in height, in accordance with 2009 International Building Code (IBC) § 903.2.11.3
  - 2. Group A-2 buildings and occupancies in accordance with IBC § 903.2.1.2. Occupant load is to be determined in accordance with IBC § 1004.1. For areas without fixed seating, the occupant load shall be exclusively determined by the calculation specified in IBC § 1004.1.1 without exception.
  - 3. Group R-2 buildings and occupancies in accordance with IBC § 903.2.8 containing more than thirty (30) dwelling units, except buildings that are two (2) stories or fewer in height and, as of the enactment date of this subsection, have a balcony with a minimum area of fourteen (14) feet attached to each dwelling unit.
  - 4. All buildings fronting on State Street in accordance with IBC §§ 903.2.1 - 903.2.12.
- (b) Buildings more than fifty-five (55) feet in height, which do not have a compliant standpipe system and are required to install an automatic fire sprinkler system in accordance with sub. (a), shall install at least one (1) standpipe riser with in accordance with IBC § 905.3.1.
- (c) The design and installation of the fire sprinkler protection and standpipe systems installed as a result of this section shall comply with the following:
  - 1. The editions of NFPA 13, 14, 20, and 72 in effect at time of system design.
  - 2. The following are exceptions to the fire pump requirements of NFPA 20:
    - a. Fire pumps installed per this ordinance may be allowed a single National Electric Code (NEC) compliant electrical service.
    - b. Fire pumps installed per this ordinance are not required to be connected to emergency or standby power supply unless an existing source is capable of handling the added load.
    - c. Fire pumps installed per this ordinance may be allowed a single water supply.

(d) Installation Schedule.

- 1. Buildings more than fifty-five (55) feet in height shall comply within eight (8) years after adoption of the ordinance.

2. A-2 occupancies with a three hundred (300) person capacity shall comply within nine (9) years after adoption of the ordinance.
  3. All other A-2 occupancies shall comply within ten (10) years of adoption of the ordinance.
  4. Buildings fronting State Street shall comply within twelve (12) years of adoption of the ordinance.
  5. All other buildings covered under sub. (a) shall comply within fourteen (14) years after adoption of the ordinance.
- (e) Plan review and inspection fees for the fire sprinkler system will be waived when plans are submitted and inspections completed twelve (12) or more months prior to the required date of installation.”