

**PROPOSED ZONING ORDINANCE CHANGES FOR JUNE 13, 2023 ANNUAL TOWN MEETING**

**ARTICLE I. PURPOSE:**

SECTION I. To establish an ordinance governing the installation of Fire Suppression Systems in certain buildings within the Town of Hollis.

**ARTICLE II. DEFINITIONS AND REQUIREMENTS:**

SECTION I. A “Sprinkler/fire suppression system” shall mean an approved automatic system installed in accordance with the National Fire Protection Association (NFPA) Standard 13, 13R, 13D, and NFPA 750 and in accordance with the provisions of this ordinance and approved by the State Fire Marshal’s Office and shall remain subject to the Fire Chief’s approval under Section III below.

SECTION II. Any Structure requiring the installation of a Standard 13 or 13R System, shall have a Fire Department Connection (FDC) as that term is defined by the NFPA. The location of the FDC shall be approved by the Fire Chief and properly signed as the Fire Department Sprinkler Connection.

The FDC shall be kept clear of any obstruction, such as bushes, grass, or debris.

SECTION III. The type of system to be installed and its adequacy of life safety from fire in accordance with the provisions of this ordinance shall be reviewed and approved by the Fire Chief or his designee in accordance with this ordinance, provided adequate provisions are made for life safety and property safety. Any sprinkler, or suppression system installed, whether complete or partial at the choice of the owner occupant, shall meet the requirements of this ordinance.

SECTION IV. A permit shall be obtained from the Maine State Fire Marshal’s office pursuant to Maine Title 32 § 1372. A copy of the permit shall be forwarded to the Code Enforcement Office and no

Certificate of Occupancy shall be issued until the system has been properly installed, and tested. The testing documents shall be forwarded to the Fire Department upon completion, for review, prior to issuing the certificate of occupancy.

SECTION V. The State Of Maine requires that any sprinkler/suppression system installed, extended, modified or altered in the state, shall be done by a State of Maine Licensed Installer and requires a certified "Responsible Managing Supervisor (RMS)" to obtain the permit and oversee the project. (Title 32 § 1372)

### ARTICLE III. MULTI-FAMILY UNITS:

SECTION I. A sprinkler/suppression system shall be installed in all areas of all new buildings meeting any or all of the following requirements:

1. All newly constructed residential dwelling units 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, all new one and two family dwelling units, multiplex housing, residential condominium units, garden apartments, hotels, motels, boarding homes and lodging houses or any residential unit attached horizontally or vertically to a commercial or industrial unit.
2. Any pre-existing building changing occupancy classification to multi-unit residential, or changing to a mixed occupancy classification that newly includes residential and is connected to a commercial or industrial unit as described in part 1 of this section.

#### ARTICLE IV. ONE AND TWO-FAMILY HOMES:

SECTION I. All new dwelling units, including those that are single family and duplex houses, including those that are one or two family dwellings and all newly constructed or newly re-purposed dwelling units, are required to be sprinkled. The automatic sprinkler/suppression system shall comply with the following:

- A. All new residential dwelling units, including all new one and two family dwellings, including all newly constructed or newly re-purposed dwelling units, shall be equipped with an NFPA 13D or 13R automatic sprinkler/suppression system. All areas of the building will have sprinkler coverage, with the following exceptions:
  1. Closets, as allowed under 13D or 13R unless they are used for laundry room or storage of flammable liquids.
  2. Attics, when the attic is not boarded over, has no stairway or ladder leading to the attic, and the shuttle hole is no bigger than 24" x 24" or 576 square inches, and the attic is not used for storage and that at least one (1) smoke detector, hard-wired, into the other detectors in the house, are placed in the attic.
  3. Attached garages, if there is no living space above or in the garage space and two-hour wall and a 1 ½ hour fire door including the jams is placed between the house and the garage. In addition, a sprinkler/suppression system stub shall be installed in the garage and overhead area to allow for the extension of the sprinkler/suppression system into these areas if required in the future. The location of the stub shall be noted on the sprinkler/suppression system plans.
  4. The sprinkler/suppression system is not required to be monitored by an outside source. However it is recommended that an electric alarm bell and flashing red LED light or a combination horn/light unit be located on the outside of the building.
  5. A single two and one half inch (2 ½") FDC is to be placed on the outside of the building. Exception: Combination systems.

B. Exemptions:

1. Tiny homes as defined under 29-A M.R.S.A. § 101 (80-C) shall be exempt from the requirements of Fire Suppression Systems Ordinance.

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