CHAPTER 317

SPRINKLER ORDINANCE
Town of Yarmouth, Maine
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SPRINKLER ORDINANCE

ARTICLE I

A. TITLE
This ordinance shall be known as the Sprinkler Ordinance of the Town of Yarmouth, Maine.

B. DEFINITIONS

1. Unless otherwise expressly stated, definitions of terms used in this code shall be consistent with meanings listed in the most current edition of the Town of Yarmouth Building Code.

2. Floor areas listed in ARTICLE II, Section II.B, shall be gross floor areas between outside building walls or gross floor areas between outside building walls and approved masonry parapeted fire walls.

ARTICLE II

A. EXEMPTIONS AND SUBSTITUTIONS

1. Nothing herein shall be construed to require the installation of automatic sprinkler devices neither in single family residences nor in garages or other appurtenant structures to single family residences.

2. Automatic sprinkler equipment meeting the requirements of NFPA Pamphlet 13D or 13R or variations may be installed with permission from the Chief of the Yarmouth Fire Department.

B. WHERE INSTALLATION REQUIRED
Automatic sprinkler equipment meeting the requirements of NFPA Pamphlet 13 shall be installed in all instances in the following structures:

1. All new buildings meeting any of the following criteria:

   a. 4,000 square feet in floor area

   b. Three or more stories in height

   c. Thirty five (35) or more feet in height

   d. Multiple family dwellings consisting of four (4) or more units or multiple occupant dwelling and/or lodging units. (exception ARTICLE II, Section II.A.2)
e. Restaurants containing seating for forty (40) persons or more regardless of height or area.

2. All additions to existing buildings along with the existing buildings must be sprinkled when the cumulative area of the entire building, including the addition(s), equals or exceeds 4,000 square feet in area.

   a. The cumulative area or volume of any addition or additions approved and constructed after April 19, 2001 shall be less than 25% of the building area or volume existing on or before April 19, 2001.

C. INSTALLATION AND MAINTENANCE CODES

1. There is hereby adopted by the Town of Yarmouth for the purpose of prescribing regulations governing the installation of approved automatic sprinkler systems, that a certain Code, known as Pamphlet No. 13 “Standards For The Installation of Sprinkler Systems”, Pamphlet No. 13D “Standards For The Installation of Sprinkler System in One and Two-Family Dwellings and Mobile Homes”, and Pamphlet No. 13R “Standards for the Installation of Sprinkler Systems in Residential Occupancies up to Four Stories in Height” recommended by the National Fire Protection Association being particularly the 1987 edition thereof, and is hereby incorporated herein by reference and made a part of this Code and shall be applicable and controlling within the boundaries of the Town of Yarmouth.

2. The owner, tenant, or lessee of every building structure shall be responsible for the care and maintenance of all fire protection systems, including equipment and devices, to insure the safety and welfare of the occupants. Therefore, it is hereby adopted by the Town of Yarmouth for the purpose of prescribing regulations governing the maintenance of automatic sprinkler systems that certain Code known as Pamphlet No. 13A “Care and Maintenance of Sprinkler Systems” recommended by the National Fire Protection Association being particularly the 1987 edition thereof, and is hereby incorporated herein by reference and made a part of this Code and shall be applicable and controlling within the boundaries of the Town of Yarmouth.

3. The foregoing Codes are adopted on a permanent and continuing basis so that each subsequent amendment of the “Standards For The Installation of Sprinkler Systems”; “Standards For The Installation of Sprinkler Systems in One and Two-Family Dwellings and Mobile Homes”, “Standards for the Installation of Sprinkler Systems in Residential Occupancies up to Four Stories in Height” and “Care and Maintenance of Sprinkler Systems”, shall be adopted without further action by the Yarmouth Town Council. Three copies of the applicable Codes shall be and remain on file and available for the general inspection of the public in the Office of the Building Inspector, Town of Yarmouth, Maine.

D. DRAINAGE AND DISCHARGE
Provisions shall be made for the discharge of the overflow of water on every story of sprinklered buildings. A minimum of one – four (4) inch floor drain or other approved means shall be provided and located at least eight (8) feet from columns and walls for every 5,000 square feet or fraction thereof. The installation of floor drains must comply with the Plumbing Code of the Town of Yarmouth.

E. SPRINKLER SYSTEM SUPERVISION
All automatic sprinkler systems shall have a direct flow alarm connection to the Town of Yarmouth Dispatch Center alarm panel, or alternate method as approved by the Fire Chief of the Town of Yarmouth or his/her duly authorized representative.

F. PROHIBITED CONNECTIONS
No auxiliary connection shall be made to sprinkler systems for sill cocks, house service, or other house outlet purpose.

G. CONNECTION TO YARMOUTH WATER DISTRICT DISTRIBUTION SYSTEM

1. Each system shall be supplied with a detector check valve of the proper diameter, Fire Department connection approved by the Yarmouth Fire Department and other equipment prescribed in NFPA Pamphlet No. 13, NFPA Pamphlet No. 13D, and NFPA Pamphlet No. 13R.

2. All connections shall be made in compliance with requirements of the Yarmouth Water District.

ARTICLE III

A. AUTHORITY TO ENFORCE
It shall be the duty and responsibility of the Chief of the Yarmouth Fire Department or his/her duly authorized representative to enforce the provisions of this Ordinance.

B. CONFLICTING ORDINANCES
All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

C. APPEALS AND WAIVERS

1. Any person aggrieved by an error of a Town Official in the application, or interpretation of this Ordinance may appeal to the General Board of Appeals pursuant to the provisions in this Ordinance and the procedures outlined in Chapter 203, General Board of Appeals Ordinance. Any order, requirement, decision or determination made, or failure to act, in the enforcement of this Ordinance is not appealable to the General Board of Appeals but may be appealed directly to Superior Court.

2. Installation of otherwise required sprinkler systems may be waived for buildings not intended to be accessible to the general public when the Town Council, after consultation with the Fire Chief, finds that the location of the building, the type of
construction, the proposed use, or some combination thereof, make installation of a sprinkler system unnecessary to protect the safety of people served by, and property contained within the building, the building itself and any nearby buildings.

a. Any waiver granted pursuant to this Section, shall expire if the use of the building is changed.