

**ORDINANCE NO. 2010-O-01**

**AN ORDINANCE AMENDING ORDINANCE 2009-O-05  
REGULATING AND CODIFYING THE  
AUTOMATIC FIRE ALARM AND DETECTION SYSTEM CODE  
OF THE DEERFIELD-BANNOCKBURN FIRE PROTECTION DISTRICT**

**WHEREAS**, the Deerfield-Bannockburn Fire Protection District (the "District") is a fire protection district duly organized under the laws of the State of Illinois; and

**WHEREAS**, the Board of Trustees (the "Board") of the District has express power pursuant to 70 ILCS 705/11 to adopt and enforce fire prevention codes and standards parallel to national standards to promote fire prevention; and

**WHEREAS**, the Board has full power pursuant to 70 ILCS 705/6 to pass all necessary ordinances and rules and regulations for the proper management and conduct of the business of the Board for carrying into effect the objects for which the District was formed; and

**WHEREAS**, the Board has the authority pursuant to 70 ILCS 705/6(h) to impose reasonable civil penalties on individuals who repeatedly cause false fire alarms; and

**WHEREAS**, on December 11, 1986, the Board passed Ordinance No. 86-O-122 regulating the installation and use of automatic fire alarm and detection systems within the District; and

**WHEREAS**, the Board has amended this ordinance on three occasions; by passing Ordinance 87-O-125 on May 14, 1987 and Ordinance 90-O-150 on February 8, 1990; and, Ordinance 2000-O-03 on July 13, 2000; and

**WHEREAS**, the Board determined there to be a need to amend the District's Automatic Fire Alarm and Detection System Code; and

**WHEREAS**, the Board adopted Ordinance 2009-O-05 on August 13, 2009, codifying its original ordinance along with all subsequent amendments to create a single unified ordinance; and

**WHEREAS**, the Board finds and determines there to be a need to again amend the District's Automatic Fire Alarm and Detection System Code; and

**WHEREAS**, the Board intends to incorporate all ordinances and parts of ordinances into this codified ordinance to the extent that they do not conflict or are inconsistent with this ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the Deerfield-Bannockburn Fire Protection District, Lake County, Illinois, as follows:

**Section 1: Fire Alarm Systems**

1-1.1 Where required, fire alarm detection systems shall be installed and maintained in proper operating condition in all buildings/areas specified in this Ordinance for the following occupancy use groups:

- A.) Assembly Occupancies – In all buildings or structures or portions thereof of assembly use.
- B.) Business Occupancies – In all buildings or structures or portions thereof of business use.
- C.) Mercantile Occupancies – In all buildings or structures or portions thereof of mercantile use.
- D.) Education Occupancies – In all buildings or structures or portions thereof of education use.
- E.) Storage Occupancies – In all buildings or structures or portions thereof of storage use.
- F.) Industrial Occupancies – In all buildings or structures or portions thereof of industrial use.
- G.) Health Care Occupancies – In all buildings or structures or portions thereof used for health care.
- H.) Residential Occupancies – In all buildings or structures or portions thereof used for residential use other than one and two family dwellings.
- I.) All buildings or structures thirty (30) feet in height and/or four stories or greater.

*Exception for Buildings With Automatic Sprinklers: In building (s) with occupancy use group of a business, mercantile or storage that are protected throughout by automatic sprinklers. These locations are not required to be equipped with open-air automatic detectors in all common areas. Only when required by another code for compliance, is this occupancy type required to have early warning detection devices.*

1-1.2 Automatic smoke detectors are required at the top of any vertical shaft greater than twenty (20) feet) in height or more than two stories, that is designed for use of egress.

1-2 Remote indicating lights are required for any automatic detection device located within a high-hazard room, as determined by the authority having jurisdiction (A.H.J.), shall be located outside the hazard area no higher than six (6) feet from finished floor.

1-3 Fire alarm panel location shall be approved by local A.H.J. All new and existing fire alarm control panels shall be provided with written operating instructions to perform the necessary features of the alarm system. These instructions shall include fire zoning maps, emergency contact and service contractor information.

**Section 2:** All design, installation, and testing of any automatic fire alarm and detection systems shall be made in accordance with the requirements of one or more of the following:

- A.) N.F.P.A. 72 – National Fire Alarm Standard, 2010 Edition.
- B.) N.F.P.A. 70 – National Electrical Code, 2008 Edition.
- C.) N.F.P.A. 92A – Smoke Control Systems, 2009 Edition.
- D.) N.F.P.A. 92B – Smoke Management Systems in Malls, Atria, Large Spaces, 2009 Edition.
- E.) N.F.P.A. 96 – Ventilation Control and Fire Protection of Commercial Cooking Operations, 2008 Edition
- F.) N.F.P.A. 2001 – Clean Agent Fire extinguishing Systems, 2008 Edition
- G.) Illinois Accessibility Code, 1997 Edition.

**Section 3: Application to New and Existing Buildings.**

3-1.1 The Ordinance shall apply to new and existing buildings. For existing structures, the requirements may be modified in accordance with the provisions of 3-1.2 and 3-1.3.

3-1.2 Modification shall be allowed only to the extent that in the opinion of the authority having jurisdiction that reasonable life safety against fire has been provided and maintained.

3-1.3 Any change of building use group and/or occupancy classification for an existing building or portions there in, shall comply with the code requirements for new construction.

**Section 4: Zoning and Buildings.**

4-1.1 System zoning shall be done in accordance with the requirements of the adopted standards, but in no case shall any floor be less than two (2) zones when that floor exceeds two hundred (200) feet in any direction.

4-1.2 In the case of multiple tenant occupancies provisions shall be made for external indication as to the tenant space originating the alarm either by a jeweled light or some other approved means.

4-1.2.1 The detector used to activate this indicator shall be tied into that particular zone and thereby cause transmission of the alarm to the Fire Alarm Control Panel and Remote Annunciator Panel.

4-1.3 Manual fire alarm and detection devices shall not be on the same zone as sprinkler water flow and / or duct smoke detector.

4-1.4 Each building floor level shall be on a separate zone per floor. (Added by Ordinance 00-O-03).

4-1.5 Any specialized approved suppression system shall be monitored by the building fire alarm control panel system.

**Section 5: Supervision.**

5-1.1 All new non-required or required fire alarm systems shall transmit by a listed means of communication signal, to a location that the Deerfield-Bannockburn Fire Protection District has approved and that meets N.F.P.A. #72 Fire Alarm Standard, 2010 Edition, for transmitting via wireless radio system. Each fire alarm control panel shall have the capability to transmit an alarm, supervisory, and trouble signals through a reverse polarity output.

5-1.2 All existing fire alarm system subscribers that use a telephone line "direct connection" method to transmit an alarm signal shall convert to a U.L. approved listed wireless radio connection type or other alternate connection means that has been approved by the Fire District. An approved wireless radio transmitter shall be designated to transmit signals to the wireless receiver located at the Village of Deerfield Police Department located at 850 Waukegan Road, Deerfield, Illinois. This conversion shall be completed not later than twelve (12) months after adoption of this Section.

5-1.3 A person, business or corporation residing or having a place of business within the Fire District who fails to comply requirements specified in this Section as it pertains to installation of an approved means of transmitting a fire alarm signal shall be deemed to be in violation of this Section, and shall be subject to a fine of not less than One Hundred Dollars (\$100.00) per week of non-compliance, as measured from Midnight on Monday through one (1) minute prior to Midnight on the following Sunday, regardless of weekday, weekend or holiday designation.

*Exception: Residential one-two family homes, manufactured homes or townhouses*

**Section 6: Plan Review and Permits.**

6-1.1 All new automatic fire detection systems and any modifications to existing systems shall be reviewed and approved by the Deerfield-Bannockburn Fire Prevention Bureau prior to installation or modification.

6-1.2 An installation permit must be obtained from the Bureau of Fire Prevention prior to any work being started on the installation of any fire alarm or detection system.

6-1.3 Application for a permit shall be made on such form and in such manner as provided by the authority having jurisdiction.

6-1.4 All plans and specifications must be on file with the Bureau of Fire Prevention before any permit for installation will be issued.

6-1.5 The plan review, inspection and acceptance fee schedule is based on the number of devices within scope of work. All fees shall be paid to the Fire District prior to the issuance of a permit.

1 – 10 Devices	\$175.00
11 – 20 Devices	225.00
21 – 50 Devices	300.00
51 – 75 Devices	375.00
76 or greater	425.00 (plus \$5.00 per device)

*Exception: Permit fees for the replacement of system components due to weather related damage to the system, as defined in Section 7-1.1, Part A of this Ordinance, may be subject to a waiver, with the authority having jurisdiction approval.*

6-1.6 A minimum of four (4) sets of detailed plans and specifications shall be submitted to the Bureau of Fire Prevention.

### **Section 7: False Fire Alarms.**

7-1.1 Definitions. For the purpose of this section, the following words and phrases shall have the meanings ascribed to them in this section.

A.) False Alarm. An alarm signal which indicates the existence of any emergency situation when in fact, no such emergency exists, and shall include any alarm signal generated by any fire protection system by whatever means, but shall not include alarms resulting from any of the following causes:

- 1.) Fire causing structural damage to the protected premises verified by the Fire District.
- 2.) Earthquake causing structural damage to the protected premises.
- 3.) Tornado or hurricane winds causing structural damage to the protected premises.
- 4.) Flooding to the protected premises due to overflow of natural drainage.
- 5.) Lightning causing physical damage to the protected premises.
- 6.) Telephone line malfunction verified to the Fire District by an authorized telephone company supervisor within seven days of the occurrence.
- 7.) Electrical service interruption verified to the Fire District by the local power company manager within seven days of the occurrence.

- 8.) Plumbing or electrical malfunctions unrelated to the fire protection system.

B.) Fire Alarm User: A "fire alarm user" is defined as the owner of the property from which the false alarm originates and any individual, partnership, corporation, organization or other entity occupying or on the property with permission of the owner.

7-1.2: Schedule of Fines. The schedule of fines for false fire alarms shall be as follows:

A.) Type of False Alarms Charged: A fire alarm user shall be fined for each fire alarm if such false alarm is:

- 1.) Given intentionally or negligently;
- 2.) Due to or caused by improper installation, design or use or due to a lack of required maintenance;
- 3.) Resulting from any test, repair, alteration or addition to the fire protection system without prior notification thereof to the Deerfield-Bannockburn Fire Protection District.

B.) Fines. A fire alarm user shall be fined for false fire alarms as follows:

- 1.) No fee shall be assessed for the first two (2) false fire alarms at the same premises responded to by the Deerfield-Bannockburn Fire Protection District during a calendar year.
- 2.) The third false alarm within the same calendar year: No fines will be assessed, but a warning letter will be issued.
- 3.) The fourth false alarm within the same calendar year: A fine of \$100.00 is assessed.
- 4.) The fifth false alarm within the same calendar year: A fine of \$150.00 is assessed.
- 5.) The sixth or greater fire alarm within the same calendar year: A fine of \$200.00 is assessed.
- 6.) If the false alarm is given intentionally, then an additional fine of \$500.00 shall be added to the fine listed above.

C.) Out of Service Alarm: If a fire alarm system gives two (2) or more false fire alarms within a twelve (12) hour period, the Deerfield-Bannockburn Fire Protection District reserves the right to have one of its authorized officers place the fire alarm system out-of-service and require a fire watch at its discretion.

D.) Any fire alarm placed out-of-service under this section must be repaired and placed back in service within the time period specified by the Deerfield-Bannockburn Fire Protection District.

7-1.3: That, in addition to the fine(s) set forth in Section One, if any false alarm user refuses to pay or fails to pay within 60 days of notice of the fine, the user will be deemed to have further violated this Ordinance and will incur an additional fine of not less than \$75.00, nor more than \$500.00 for each offense plus all legal fees and all costs caused by enforcement. Such fees and costs shall include, but not be limited to, staff costs of inspection or reinspection, legal fees, and staff cost at enforcement. A separate offense shall be deemed committed for each day on which a violation occurs or continues.

7-1.4: Failure to pay any fine, which is reduced to judgment, could result in a lien filed against the fire alarm user's property.

7-1.5: The Deerfield-Bannockburn Fire Protection District assumes no liability for:

- 1.) Any defects in the operation of an alarm system.
- 2.) Failure or neglect to respond appropriately upon receipt of an alarm.
- 3.) Failure or neglect of any person in connection with the installation, operation or maintenance of any alarm system.
- 4.) The transmission of alarm signals, pre-recorded alarm messages, or the relaying of such signals and messages.

7-1.6: The Fire Chief is hereby authorized to waive any or all of the fees due under this Ordinance. He/she may do so by policy or on an individual basis.

7-1.7: All revenue from the charges assessed pursuant to this Ordinance shall be deposited in the general fund of the Deerfield-Bannockburn Fire Protection District.

7-1.8: Nothing in this Ordinance shall authorize the District to refuse to provide any service to any person, business or other entity that has not paid for services previously provided or that owes money for services previously rendered.

## **Section 8: Testing and Maintenance.**

8-1.1: Prior to final approval of any fire alarm detection system, an acceptance test shall be conducted. This test shall be conducted in the presence of the authority having jurisdiction.

8-1.2: The District will arrange a time for an initial inspection and periodic re-inspections of fire alarm or detection systems with the contractor, building manager or other owners/operators of said systems. After the contractor, building manager or other owner/operator of the fire alarm or detection system fails to be prepared and/or otherwise breaks one (1) appointment for inspection or reinspection, the District will charge the offending party a fee of \$100.00 for each additional inspection or reinspection appointment that is broken.

**Section 9: Exemption for Newly Installed Alarms.**

The provisions of this ordinance for false fire alarms and alarm malfunctions shall not apply to any newly installed alarm system for a period of thirty (30) days from the date that the system was placed in service by a Fire Department official, but shall apply from the expiration of the initial thirty (30) day period following installation.

**Section 10:** Any amendments to the Ordinance shall be in full force and effect from and after its passage. The balance of the Ordinance remains in full force and effect at least ten (10) days after publication of this Ordinance as provided by law.

**Section 11:** If any section, paragraph or provisions of this Ordinance shall be held invalid or unenforceable for any reason, such invalidity or unenforceability shall not affect any of the remaining provisions of this Ordinance.

**ADOPTED** this 11th day February, 2010, by the following roll call vote:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Thomas J. Fahey  
President, Board of Trustees  
Deerfield-Bannockburn Fire Protection District

ATTEST:

\_\_\_\_\_  
Jeffery Hansen  
Secretary, Board of Trustees  
Deerfield-Bannockburn Fire Protection District

TATE OF ILLINOIS            )  
  )  
COUNTY OF LAKE            )        SS

**SECRETARY'S CERTIFICATE**

I, Jeffery Hansen the duly qualified and acting Secretary of the Board of Trustees of the Deerfield-Bannockburn Fire Protection District, Lake County, Illinois, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

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which Ordinance was duly adopted by said Board of Trustees at a meeting held on this 11th day of February, 2010.

I do further certify that a quorum of said Board of Trustees was present at said meeting, and that the Board complied with all requirements of the Illinois Open Meetings Act.

**IT WITNESS WHEREOF**, I have hereunto set my hand this 11th day of February, 2010.

\_\_\_\_\_  
Jeffery Hansen  
Secretary, Board of Trustees  
Deerfield-Bannockburn Fire Protection District