

Item #6:

Village Trustee Marshall

A. Downtown Fire Alarm Installation Requirement & Deadline



August 25, 2010

Dear Downtown Property Owners & Merchants,

On September 8, 2009, the Village of Long Grove Board of Trustees approved Ordinance 2009-O-32 amending the Village Code adopting the 2009 International Fire Code (Fire Code). The Village of Long Grove (Village) and the Long Grove Fire Protection District (Fire District) worked closely together in the adoption of the Fire Code to be proactive in requiring widely accepted requirements toward protecting the life, health and safety of Residents and Businesses throughout the Village. A significant consideration in the Village's adoption of this new Fire Code was balancing the need for building improvements versus the expected costs for making these improvements. As such, the Village postponed the requirement for the installation of an automatic fire alarm and detection system (System) in the Historic Downtown until January 1, 2011.

Section 907.11 Existing Buildings And Structures Located In The Village Historical Business District. An automatic fire alarm and detection system shall be installed within existing buildings located in the village historical business district in accordance with section 907.1. The fire code official shall determine when the installation of the automatic fire alarm and detection system is required. Change in ownership, interior alterations, additions, change in occupancy may require the installation of automatic fire alarm and detection system. Compliance with this code section is required by January 1, 2011.

With this January 1, 2011 deadline approaching and in consideration of the downturn in the economy and the cost for the installation of the required system, the Village and Long Grove Fire Protection District have been working closely together to consider possible amendments to fire alarm requirements for the downtown. Recognizing the shared primary goal of both the Village and Fire District to have addressable fire alarm systems installed in every building as soon as possible, the group agreed to the concept of requiring early "monitored early warning detection (smoke/heat) system in each building level (basement, attic, storage, floors) by the current Jan 1, 2011 deadline with the installation of a full NFPA compliant UL approved commercial grade system that is directly connected to the Long Grove Fire Protection District's Dispatch Center by Jan 1, 2013. The Village Board of Trustees unanimously adopted this change to the Code during their July 27, 2010 meeting.

The Village and the Fire District offer the following list of potential alarm companies for your consideration. Please note that this list is provided as a courtesy and it is not intended as a recommendation/requirement or restriction that the installation of the System be completed by a company from this list. Also, please note that the Village and Fire District are very much interested in working with the property owners to clearly define the System requirements and to identify potential areas for limiting the purchase and installation costs (e.g. possible sharing of components of the System among numerous buildings and/or property owners). To this end, please contact Long Grove Fire District Fire Marshal Michael Schmitt at 847 634-3143 to schedule a meeting to review the System requirements and possible options in detail in order to meet the **January 1, 2011 installation deadline**.

Thank you in advance for your cooperation.

Sincerely,
Robert Block
Village Superintendent
Village of Long Grove

Sincerely,
Michael Schmitt
Fire Marshall
Long Grove Fire Protection District

VILLAGE OF LONG GROVE
ORDINANCE NO. 2010-O-___

AN ORDINANCE AMENDING SECTION 4-7-2
OF THE LONG GROVE VILLAGE CODE
RELATING TO FIRE ALARM AND DETECTION SYSTEMS

Adopted by the
President and Board of Trustees
of
the Village of Long Grove
this ___ day of _____, 2010

Published in pamphlet form by direction
and authority of the Village of Long Grove,
Lake County, Illinois
this ___ day of _____, 2010

VILLAGE OF LONG GROVE

ORDINANCE NO. 2010-O-___

**AN ORDINANCE AMENDING SECTION 4-7-2
OF THE LONG GROVE VILLAGE CODE
RELATING TO FIRE ALARM AND DETECTION SYSTEMS**

WHEREAS, on September 8, 2009, the President and Board of Trustees of the Village of Long Grove (the "**Village**") adopted Ordinance No. 2009-O-32 adopting by reference, *inter alia*, the 2009 International Fire Code as the Village's Fire Code subject to various amendments, additions, revisions, and deletions codified in Section 4-7-2 of the Long Grove Village Code ("**Fire Code**"); and

WHEREAS, Section 907.11 of the Fire Code provides for the installation of automatic fire alarm and detection systems that meet the standards and requirements established in the Fire Code ("**Fire Alarm Systems**") in existing buildings and structures located in the Village Historical Business District by January 1, 2011; and

WHEREAS, Section 907.7.5 of the Fire Code provides for the Fire Alarm Systems to transmit alarm, supervisory, and trouble signals to the main dispatch center for the "Jurisdictional Fire Protection District" via a two-radio radio transmitter; and

WHEREAS, the Village President and Board of Trustees has determined that, since adopting Ordinance No. 2009-O-32, hardships caused by the current economic climate warrant revisions to the compliance time frames identified in the Fire Code; and

WHEREAS, the Village President and Board of Trustees have determined that it is in the best interests of the Village and its residents to amend certain sections of the Fire Code to clarify and revise the time frames and procedures for compliance with the Fire Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Long Grove, County of Lake, State of Illinois, as follows:

SECTION ONE. **Recitals.** The foregoing recitals are incorporated in this Ordinance as the findings of the President and the Board of Trustees.

SECTION TWO. **Amendment to Section 907.1 of the Fire Code.** Section 907.1 of the Fire Code, entitled "Existing Buildings and Structures Located In The Village Historical Business District," as codified in Section 2, entitled "Amendments," of Chapter 7, entitled "Fire Code," of Title 4, entitled "Building Regulations" of the Village Code, is hereby amended and shall hereafter be and read as follows:

Section 907.11 Existing Buildings and Structures Located In The Village Historical Business District. An automatic fire alarm and detection system shall be installed within existing buildings located in the Village Historical Business District in accordance with Section 907.1. The Jurisdictional Fire Protection District Fire Code Official shall determine when the installation of the automatic fire alarm and detection system is required. The Jurisdictional Fire Protection District Fire Code Official shall review existing automatic fire alarm and detection systems and may, in his or her sole discretion (and subject to such conditions as the Jurisdictional Fire Protection District Fire Code Official may determine), allow such existing systems to remain in service. The location of all fire alarm initiating devices, horns, strobe lights, and fire detectors in existing buildings must be reviewed and approved by the Jurisdictional Fire Protection District Fire Code Official. Change in ownership, interior alterations, additions, change in occupancy, or vacancy of an existing building, space, or structure may require the installation of a new automatic fire alarm and detection system. Compliance with this code section is ~~required by~~ January 1, 2011.

SECTION THREE. **Amendment to Section 907.7.5 of the Fire Code.** Section 907.7.5 of the Fire Code, entitled "Monitoring," as codified in Section 2, entitled "Amendments," of Chapter 7, entitled "Fire Code," of Title 4, entitled "Building Regulations" of the Village Code, is hereby amended and shall hereafter be and read as follows:

Section 907.7.5 Monitoring. All required fire protective signaling systems located within the Fire Protection Districts shall transmit alarm, supervisory, and trouble signals to the main dispatch center for the Fire Protection District. This connection shall be made with a two-way radio transmitter installed at each location. All required fire protective signaling systems shall report to the Fire Protection District main communication center via a two-way radio transmitter. Future methods of connection shall be determined by the Jurisdictional Fire Protection District Fire Code Official. The Jurisdictional Fire Protection District Fire Code Official, in his or her sole discretion, may approve and accept existing fire protective signaling systems that transmit an alarm signal to a certified and licensed central dispatch center using a listed security fire alarm panel and may permit such systems to remain in service until January 1, [2013]. After January

1. [2013], all fire protective signaling systems shall transmit alarm signals to the main dispatch center of the Jurisdictional Fire Protection District using a two-way radio transmitter, and the signal must be transmitted through an addressable fire alarm control panel approved by the Jurisdictional Fire Protection District Fire Code Official.

Exceptions:

Single- and multiple-station smoke alarms required within dwelling units.

Smoke detectors in Group I-3 occupancies.

Automatic sprinkler systems in one- and two-family dwellings.

SECTION FOUR. **Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this ___ day of _____, 2010.

AYES: ()

NAYS: ()

ABSENT: ()

APPROVED this ___ day of _____, 2010.

ATTEST:

Village President, Maria Rodriguez

Village Clerk, Karen Schultheis

9648172_v5

Date: July 21, 2010

To: Village Manager Dave Lothspeich

From: Village Superintendent Robert Block

Subject: Automatic Fire Alarm and Detection System for existing buildings located in the Village of Long Grove Historical Business District

The Village adopted the 2009 International Fire Code (IFC) with amendments on September 8th 2009. Since the adoption of the IFC the Village has experienced the vacancy of existing businesses, change in ownership of buildings, and the poor economy for businesses.

The Village adopted the following code sections:

Subsection 907.11 Existing Buildings and Structures Located in the Village Historical Business District.

An automatic fire alarm and detection system shall be installed within existing buildings located in the Village Historical Business District in accordance with Section 907.1. The Fire Code Official shall determine when the installation of the automatic fire alarm and detection system is required. Change in ownership, interior alterations, additions, change in occupancy may require the installation of automatic fire alarm and detection system. Compliance with this code section is required by January 1, 2011.

Subsection 907.1.3 Equipment.

New fire alarm control panels shall be addressable unless otherwise approved by the Fire Code Official. The equipment shall be capable of having the audio signal silence without resetting the fire alarm control panel. All fire alarm control panels shall have an approved method of placing the system in trouble mode at the location of the alarm panel.

Subsection 907.7.5 Monitoring.

All required fire protective signaling systems located within the Fire Protection Districts shall transmit alarm, supervisory, and trouble signals to the main dispatch center for the Fire Protection District. This connection shall be made with a two-way radio transmitter installed at each location. All required fire protective signaling systems shall report to the Fire Protection District main communication center via a two-way radio transmitter. Future methods of connection shall be determined by the Fire Code Official.

The Village of Long Grove supports the decision of the Fire Code Official in the determination as to when an existing business shall install an automatic fire alarm and detection system. Each existing automatic fire alarm and detection systems shall be reviewed by the Fire Code Official. The Fire Code Official may accept existing systems to remain in service. The location of fire alarm initiating devices, horn and strobes, and detectors for existing buildings shall be approved by the Fire Code Official. Each existing building and/or tenant space that is occupied or vacant will be inspected by the Fire Code Official and a letter will be submitted to the property owner with a date for compliance to install automatic fire alarm and detection system.

Adopted code Section 907.7.5 requires all required fire protective signaling systems to transmit the alarm signal to the Long Grove Fire Protection District dispatch center with a two-way radio transmitter by January 1, 2011. The Village of Long Grove supports the Fire Code Official in accepting existing fire protective signaling systems that transmit the alarm signal to a certified and listed central station facility from a listed fire alarm control panel. The Fire Code Official may accept a listed security alarm control panel that will transmit the fire alarm signal. The alarm signal being transmitted to the central station is acceptable until January 1, 2013 and at such time prior to January 1, 2013 the alarm signal shall be transmitted to the Long Grove Fire District dispatch center with a two-way radio transmitter.

The Village of Long Grove would like to document the requirements as Authority Having Jurisdiction policy manual for the enforcement of the automatic fire alarm and detection systems in the Village Historical Business District.



LONG GROVE FIRE PROTECTION DISTRICT

1165 OLD MCHENRY ROAD
LONG GROVE, IL 60047-9565

(847) 634-3143
FAX (847) 634-2027

RECEIVED

MAY 19 2010

VILLAGE OF LONG GROVE

May 12, 2010

David Lothspeich
Village Manager
Village of Long Grove
3110 Old McHenry Rd.
Long Grove, IL. 60047

Re: Request from David Lothspeich to possibly extend deadline for monitored fire alarms in downtown businesses

Dear Mr. Lothspeich:

The Fire District Board has authorized me to write this letter addressing the Village of Long Grove request to extend the deadline to have the downtown businesses protected by monitored fire alarms. The adoption of the 2009 International Building and Fire Codes for the Village of Long Grove was a great move forward to protect the owners, visitors and citizens of our village. The Long Grove Fire Protection District also adopted the 2009 International Fire Code and in light of recent incidents relating to fire protection, we believe that by updating the fire code, the citizens of and the visitors to Long Grove will benefit and be better protected. The Long Grove Fire Protection District is ready to assist your staff in any way possible with implementation of the new codes. We believe in providing the highest level of protection and safety to the people we serve and this will only enhance our efforts to do so.

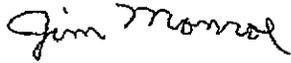
The Fire District Board and the Fire Protection District share the same concerns with extending the deadline for monitoring the downtown businesses. Our concerns are that by delaying the implementation of the fire alarms that the downtown businesses will be at risk for a fire that if not detected early could cause major damage to the downtown business district. We realize that this new code comes at an extremely tough economic time when a lot of us are hurting financially and don't have extra cash flow laying around for extra projects. We understand that by implementing this ordinance that some of the downtown owners will say they can't afford to do this and might have to shut down more businesses in a district that already has empty building spaces. The bottom line is there will never be a good time for this to be implemented as far as the owners are concerned but the longer we prolong the addition of monitored fire alarms, the more we increase the vulnerability from a fire damaging a large portion of the downtown business district.

I would like to see all other avenues exhausted before you extend the deadline for implementation of the monitored fire alarms. Have you looked into leasing or financing for these alarm systems where the cost could be absorbed over a longer period of time.

If the village decides that they will extend the deadline, it is our hope that the extension is as short as is necessary to accomplish the project.

Chief Robert Turpel and Fire Marshal Michael Schmitt will be available for any questions or help that you may need during the implementation phase.

Respectfully,

A handwritten signature in cursive script that reads "Jim Monroe".

Jim Monroe

President, Board of Trustees

Long Grove Fire Protection District

Cc: Village of Long Grove Trustees