

DIVISION III

SPRINKLER SYSTEM RETROFIT

Sec. 8.203. EXISTING BUILDINGS TO HAVE SPRINKLER SYSTEMS.

- (1) The following terms as used in this article shall have the meaning respectively ascribed to them in this section.

Automatic Sprinkler System. An automatic sprinkler system within the meaning of this section shall consist of piping designed in accordance with fire protection engineering standards, that includes a suitable water supply, and which is activated by heat or the products of combustion, to discharge water over the fire area.

Fire Chief means the Fire Chief of the Ames Fire Department or said Fire Chief's designee.

High-Rise buildings shall mean buildings having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.

Impaired evacuation capability occupant, for the purposes of this article, shall mean an occupant that cannot reliably evacuate a building in a timely manner because of that occupant's physical and/or mental limitations or disabilities.

- (2) Retrofit Requirements. The following existing buildings shall be retrofitted with an automatic sprinkler system in accordance with Section 403.2 of the 2003 International Building Code and Section 903 of the 2003 International Fire Code.
- (a) Existing high-rise buildings having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.
 - (b) Institutions. Buildings housing more than 16 persons on a twenty-four hour basis to be cared for or provided a supervised environment because of their physical or mental condition, including hospitals, nursing homes, and assisted living facilities.
 - (c) Mobility Impaired. Buildings with 16 or more dwelling units of which eight are occupied by one or more persons who have an impaired evacuation capability. The Fire Chief, or his/her designee, shall have the authority to determine whether a person is an occupant with an impaired evacuation capability as aforesaid, and to conduct a timed evacuation drill to determine the extent to which an apartment building may contain occupants with such impaired evacuation capabilities.
 - (d) Dormitories. A building in which sleeping accommodations are provided for more than 16 persons, who are not related by marriage or consanguinity, in one room or a series of closely associated rooms, with or without meals, including fraternity and sorority houses, barracks, and dormitories.
- (3) Each and every existing building that comes within the scope of this section shall be retrofitted as aforesaid not later than October 1, 2011.
- (4) Should a facility be unable to meet the prescribed date of October 1, 2011, the owners can request up to two extensions. Requests for extension will be heard by the Building Board of Appeals.
- (a) A first request for extension must be brought to the Building Board of Appeals prior to October 1, 2010. If granted an extension for three years, the implementation period would end on October 1, 2014.
 - (b) Should a facility be unable to meet the extended compliance date of October 1, 2014, a second request for extension must be brought to the Building Board of Appeals prior to October 1, 2013. If granted an extension for two years, the implementation period would end on October 1, 2016.
- (5) In order to grant an extension, the Board must find all of the following five criteria have been met:
- (a) The owners have made a compelling case that they cannot be Code compliant by the prescribed ordinance date.
 - (b) The owner's request for extension is based upon financial need.
 - (c) The owners have made substantial and unsuccessful efforts to acquire necessary funds.
 - (d) Complete and thorough cost estimates, construction plans, and Code compliant sprinkler system designs have been developed.
 - (e) The owners have a viable plan for compliance if an extension is granted.