

(8) Fire Hydrant Requirements on Private Property.

(a) Intent. The intent of this section is to insure adequate water supply for fire fighting purposes to structures and buildings located at extended distances from approved fire hydrants on private property.

(b) Where Required.

1. Any building, hereafter erected or structurally altered to increase the floor area by 50% or more, which is located such that any part of the building or addition is 300 feet or more from any street or highway, or 500 feet or more by normal access routes from an approved fire hydrant, shall have provided, at the owner's expense, free standing, approved fire hydrants located as follows:

a. One approved fire hydrant shall be located between twenty-five (25) to 50 feet from the building's main entrance.

b. Additional approved fire hydrants shall be provided around the perimeter of the building and positioned twenty-five (25) to 50 feet from the exterior wall so that no approved fire hydrant is more than 500 feet from any other approved fire hydrant by normal access routes.

c. When a substantial portion of the building perimeter is not accessible by normal access routes, approved wall hydrants per National Fire Protection Association (NFPA) Codes and standards will be provided. The number and location will be determined by the Chief of the Fire Department.

2. Fire Department standpipes.

a. Class 3 standpipes will be installed in any building, hereafter erected or structurally altered to increase the floor area by 50% or more, if three stories or more, and/or new buildings, which, because of their occupancy, create special fire fighting problems. All standpipes will be installed per National Fire Protection Association (NFPA) Codes and Standards 14. The number and location will be determined by the Chief of the Fire Department.

b. The installation of a sprinkler system will not supersede the requirements for the installation of Fire Department standpipes.

3. Any new mobile home or trailer park or any mobile home or trailer park which expands by adding additional trailers or area to the present court site shall provide an approved fire hydrant when any trailer or building located in such park is more than 300 feet from an approved fire hydrant. Approved fire hydrants shall be provided so that no trailer or building is more than 300 feet from any approved fire hydrant.

4. Approved Fire Hydrant. Where an internal fire protection appliance incorporates a Fire Department connection, a pumper hydrant shall be provided, at the owner's expense, within 100 feet of the connection.

(c) Approved Fire Hydrant. An approved fire hydrant is a hydrant approved by the West Allis Water Department and Fire Department with one four and one-half (4-1/2) inch and two two and one-half (2-1/2) inch Fire Department connections.

The connecting water line from the City water main to the vicinity of the approved fire hydrant shall be not less than an eight inch diameter water pipe. A 12 inch water line shall be installed if it is needed to meet minimum fire flow requirements. Looped water line systems may be required for larger developments. The hydrant branch from the new water line to the new fire hydrant shall be not less than six inches in diameter and shall not exceed 40 feet in length and be capable for delivering 1,500 gallons per minute with 20

pounds residual pressure. All approved fire hydrants and valves shall be purchased from the West Allis Water Department and shall be approved by the Chief of the Fire Department and shall be installed in accordance with the standards of the West Allis Engineering Department.

(d) Use of Approved Fire Hydrants on Private Property. Approved fire hydrants, provided pursuant to the terms of this section, shall be used solely for the purpose of fire protection.

1. Property owners providing approved fire hydrants, pursuant to the requirements of this section, shall grant the City of West Allis, through the Department of Public Works, a 10 foot easement on both sides of the water main and around the approved fire hydrant, for the purpose of routine inspection, testing, maintenance and repair of the water main and approved fire hydrant by the City of West Allis. Subsequent to June 1, 1982, the grant of such easement shall be a condition prerequisite to the issuance of an occupancy permit. Easements granted pursuant to the terms of this subsection shall be subject to the following conditions:

a. Access to approved fire hydrants with easements shall not be obstructed under any circumstance. Prohibited obstructions may include, but are not limited to, snow accumulation, parked vehicles, material and equipment storage and refuse storage.

b. Improvements within easements may be constructed only upon prior written approval by the City of West Allis Fire Department and Department of Public Works.

c. The cost of repairing and restoring improvements within easements, which is incurred as the result of repair or replacement of water mains, shall be borne by the property owner.

d. Property owners providing approved fire hydrants, pursuant to the terms of this section, shall bear the cost of repairs to approved fire hydrants which are required as the result of damage. Damage repairs shall be accomplished by either of the following:

(i) The City of West Allis, with the cost of such repairs billed to the property owner.

(ii) A contractor selected by the property owner and approved by the West Allis Water Department. The work of the contractor shall be inspected and approved by the West Allis Water Department.

e. Property owners shall immediately advise the West Allis Fire Department and Water Department as to easement approved fire hydrants which have been damaged or are found to be inoperable.

f. The grant of an easement to the City of West Allis for the purpose of inspection, testing, maintenance and repair of approved fire hydrants shall not affect the responsibility of property owners for City of West Allis Water Utility quarterly service charges.

2. Owners of approved fire hydrants installed prior to June 1, 1982, may grant an easement to the City of West Allis for the purposes and under the conditions described in subsection (1) above, and provided that prior to the acceptance of the easement:

a. Approved fire hydrants shall be of an approved type, conforming to the standards prescribed by subsection (c) above.

b. The capacity and operating condition of the water distribution system servicing each approved fire hydrant shall be approved by the West Allis Fire Department and Department of Public Works.

c. Each approved fire hydrant shall be satisfactorily flow tested.

(e) Inspection, Testing, Maintenance and Repair of Approved Fire Hydrants.

1. Inspection, testing, maintenance and repair of approved fire hydrants, as to which an easement has been granted, pursuant to subsection (e) above, shall be conducted in accord with the terms of the easement.

2. Inspection, testing, maintenance and repair of approved fire hydrants, as to which an easement has not been granted, pursuant to the provisions of subsection (e) above, shall be the responsibility of the property owner. This responsibility shall include the obligations to:

a. Flow test each approved fire hydrant at least once during each five year period and maintain records of the result of such tests for a period of five years. Such records shall be subject to inspection upon demand by representatives of the West Allis Fire Department and Water Department.

b. Maintain approved fire hydrants in proper operating condition at all times and upon request of officials of the West Allis Fire Department, perform such tests, to include a flow test, which will demonstrate the proper operating condition of the approved fire hydrant.

c. Not obstruct access to the approved fire hydrant under any circumstance. Prohibited obstructions may include, but are not limited to, snow accumulation, parked vehicles, material and equipment storage and refuse storage.

d. Property owners shall immediately advise the West Allis Fire Department and Water Department as to approved fire hydrants which have been damaged or which are found to be inoperable.

(15) Automatic Closing Devices.

(a) Where Installed.

1. Except on single and two family dwellings, there shall be an automatic closing device on all fire and smoke doors, except doors leading directly outside in all buildings, regardless of size.

2. On all fire shutters and vents.

3. Wired into fire alarm system where fire alarm system is required.

(b) How Installed. Per National Fire Protection Association standards and West Allis Fire Department requirements.

(16) Automatic Fire Sprinklers.

(a) Definitions.

1. Approved. As applied to automatic fire sprinkler equipment means approval by the Fire Prevention Bureau.

2. Area. Means the maximum horizontal projected area on one floor of a building or structure using the exterior walls or between approved fire walls including fire walls.

3. Automatic Closing Device. Means one which functions without human intervention and is actuated as a result of the predetermined temperature rise, rate of rise of temperature, combustion products or smoke density.

4. Automatic Fire Sprinkler Equipment. Means a system of piping connected to an adequate water supply provided with approved automatic fire sprinklers and devices so arranged and located as to discharge water automatically to the area on fire.

5. Basement. Means any story where less than half the height between floor and ceiling is above the average level of street, sidewalk or finished grade.

6. Dwelling. Any building or portion thereof designed or used as the living and/or sleeping place of one or more persons, and including:

a. Single Family Dwelling. A detached building designed for only one family and containing only one dwelling unit.

b. Two Family Dwelling. A detached building containing not more than two individual dwelling units which are entirely separated by vertical walls or horizontal floors, unpierced except for access to the outside or common basement.

c. Multi-Family Dwelling. An apartment house or a building designed for occupancy by three or more families living independently of each other and containing three or more dwelling units, including, but not limited to, row houses, garden or elevator apartments and rooming houses.

7. Dwelling Structures. Any structure containing one or more rooms providing sleeping and sanitary facilities, but not including a hotel, hospital, nursing home, dormitory, fraternity or sorority house.

8. Dwelling Unit. One or more rooms which may include a kitchen or kitchenette, sleeping areas, dining areas and sanitary facilities, designed as a unit for occupancy by not more than one family.

9. Fire Resistive. Means the type of construction in which the structural members, including walls, partitions, columns, floor and roof construction are of noncombustible materials with fire resistive rating of at least four hours.

10. Fire Wall. Means a wall which has a fire resistance rating of not less than four hours and which subdivides a building or separates buildings to restrict the spread of fire, including a three foot parapet wall beyond the farthest point of the sides and roof.

11. Ground Floor. The floor of a building most nearly on a level with the ground; example, ground floor, first floor and second floor comprises three floors.

12. High Hazard Occupancy. Any building, which by reason of its construction or highly combustible occupancy, involves a severe life hazard to its occupants, as classified by the Department of Industry, Labor and Human Relations (DILHR).

13. Multi-Family House. Means a building or portion thereof containing three or more dwelling units; including tenement apartment house, mother-in-law apartments or flat.

14. NFPA. National Fire Protection Association.

15. Roof Spaces.

a. Multi-family. Roof spaces shall be subdivided above every two apartments on the uppermost floor by a one hour rated partition. All openings must have a one hour rated self-closing door.

b. Commercial, industrial, governmental and institutional buildings. Buildings with a combustible roof shall have all roof spaces subdivided every 3,000 square feet by a one hour rated partition. All openings must have a one hour rated partition. All openings must have a one hour rated self-closing door.

16. Story. The portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

(b) Where Installed. Approved automatic fire sprinkler equipment shall be installed and maintained in all buildings, including the following: multi-family, commercial, office, industrial, institutional, governmental buildings and public buildings, in accordance with this paragraph.

1. In all principal buildings, as follows:
 - a. Fire Resistive Buildings. Throughout every building which is either:
 - (i) 10,000 square feet or more in total area; or,
 - (ii) Is over one story in height and exceeds 6,000 square feet in total area;or,
 - (iii) Is over two stories in height.
 - (iv) Throughout every building regardless of stories where the floor area is not divided by fire walls and exceeds 6,000 square feet and where a point within the building is more than 50 feet, measured in a straight line, from any exterior and accessible opening of the building.
 - b. Non-Fire Resistive Buildings. Throughout every building which is either:
 - (i) 5,000 square feet or more in total area; or,
 - (ii) Is over two stories in height.
 - (iii) Throughout every building regardless of stories where any point in the building is more than 50 feet measured in a straight line, from any exterior and accessible opening of the building.
2. Approved automatic fire sprinkler equipment shall be installed and maintained in the following accessory buildings and special principal building and building areas:
 - a. Garages as follows:
 - (i) Garages within, attached to, above or below other occupancies.
 - (ii) Garages used as passenger terminals.
 - b. In the basement and subbasements of principal and accessory buildings, as follows:
 - (i) Basements having a total area of two thousand five hundred (2,500) square feet or more; and,
 - (ii) All sub-basements regardless of size.
 - c. Multi-Family Buildings.
 - (i) Throughout all buildings, the provisions of National Fire Protection Association 13, "Standard for the Installation of Sprinkler Systems," will be followed for all common areas; and, National Fire Protection Association 13R, "Standard for the Installation of Sprinkler Systems in Residential Occupancies up to Four Stories in Height."
 - (ii) Buildings over four stories in height must be completely sprinklered in accordance with National Fire Protection Association 13, "Standard for the Installation of Sprinkler Systems."
 - d. Theaters and Assembly Buildings.
 - (i) Throughout all buildings of nonfire resistive construction; and,
 - (ii) In buildings of fire resistive construction in such places as stage, under roof of stage, gridiron, fly galleries and bridges, in dressing rooms, work rooms, property rooms, crawl spaces, hidden spaces and on stage side of proscenium opening.
 - e. Hospitals. Throughout all buildings regardless of construction type.
 - f. Nursing, Convalescent, Old Age and Other Similar Institutional Buildings. Throughout all nursing, convalescent, old age and other institutional buildings regardless of size and construction type.
 - g. Schools, Colleges and Universities.

(i) Throughout all buildings of nonfire resistive construction; and,
(ii) In buildings of fire resistive construction, throughout basements, workshops, laboratories, stairways and corridors, stage areas of auditoriums, janitor's closets, kitchens, cafeterias, crawl spaces, linen closets, hidden spaces and throughout all others where combustible materials are handled or stored.
h. Dormitories, Fraternities and Sorority Houses.

(i) Throughout all buildings of nonfire resistive construction; and,
(ii) In buildings of fire resistive construction, throughout basements, workshops, laboratories, stairways and corridors, stage areas of auditoriums, janitor's closets, kitchens, cafeterias, crawl spaces, linen closets, hidden spaces and throughout all others where combustible materials are handled or stored.

i. Day Care Centers. All new construction regardless of size shall be completely sprinklered in accordance with National Fire Protection Association 13.

j. Community Based Residential Facilities (CBRF). All new construction or use which houses or is intended or designed to house more than eight residents shall be completely sprinklered in accordance with National Fire Protection Association 13.

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