

**BOROUGH OF EDDYSTONE
DELAWARE COUNTY, PENNSYLVANIA
ORDINANCE NO. 675**

AUTOMATIC SPRINKLER and FIRE ALARM SYSTEM

Section A

The standards adopted herein covering automatic sprinkler systems apply to newly constructed buildings and to existing buildings and supersede any and all provisions and requirements found in the International Building Code and the International Residential Code.

Section B

The standards adopted herein covering automatic fire alarm systems apply to existing buildings and supersede any and all provisions and requirements found in the International Building Code and the International Residential Code.

- (1)** Applicability. This Section **A** shall apply to single-family, two-family and multifamily residential structures, and commercial, industrial, educational and religious occupancies of one or more stories in height.
- (2)** Applicability. This Section **B** shall apply to commercial, industrial, educational and religious occupancies of one or more stories in height.
- (3)** Definitions. As used in Section **A** and Section **B** the following terms shall have the meanings indicated:

AUTHORITY HAVING JURISDICTION

The Borough of Eddystone.

COMMERCIAL STRUCTURES

Any structure used for retail and service use which is intended to service both regional and neighborhood customers.

EDUCATIONAL OCCUPANCIES

Any building, structure or dwelling that houses students, including but not limited to, schools, day cares, preschools, learning centers, etc.

INDUSTRIAL STRUCTURES

Any structure used for light/heavy or limited industrial use in the form of both industrial parks and individual industrial structures.

MULTIPLE-OCCUPIED DWELLINGS

Occupancies where there are three or more living units, including but not limited to apartment buildings, rooming houses, convents, rectories, assisted living facilities and halfway houses.

RELIGIOUS OCCUPANCIES

All houses of worship including any common area on the premises that provides a place of gathering for members, congregants or parishioners.

SINGLE-FAMILY DWELLINGS

An occupancy where a living unit is occupied by members of one family, including occupancies of the same description where rooms are rented.

SPRINKLER SYSTEM

For fire-protection purposes, an integrated system of underground and overhead piping designed in accordance with fire-protection engineering standards. The installation includes a water supply and/or connection by underground piping to a city main. The portion of the sprinkler system aboveground is a network of specially sized or hydraulically designed piping installed in a building, structure or area, generally overhead, and to which sprinkler are connected in a systematic pattern. The system includes a controlling valve and a device for activating an alarm when the system is in operation. The system is usually activated by heat from a fire and discharges water over the fire area. The sprinkler system shall meet NFPA-13 specifications for sprinkler performance.

AUTOMATIC FIRE ALARM SYSTEM

For fire-protection purposes, an automatic fire alarm system is designed to detect a fire in its earlier stages, notify building occupants of potential danger, and convey the message to emergency first responders and/or your Signals Receiving Centre through audio-visual alerts. The automatic fire alarm system shall meet NFPA-72 specifications.

TWO-FAMILY DWELLINGS

Any occupancy where the living units are occupied by two separate families with independent cooking, sleeping and bathroom facilities.

(4) Compliance requirements.

- (a)** Buildings and/or structures hereinafter constructed shall be equipped with an approved automatic sprinkler system.
- (b)** Plans of all proposed automatic fire-protection systems installations shall first be submitted to the Borough Code Enforcement Officer for approval, prior to the issuance of any building permit.
- (c)** Vacant or unoccupied buildings or portions thereof which now have automatic sprinkler and/or automatic fire alarm systems shall be maintained so as to keep the system active and functional at all times.
- (d)** All buildings and/or structures that are being renovated, rebuilt or modified for more than 50% of their value shall conform to the provisions of Section **A** and Section **B**.
- (e)** All buildings, structures and dwellings that are converted from single-family owner-occupied dwellings to single-, multiple- or two-family rental units or where the number of living units is increased by one or more units shall conform to the provisions of Section **A** and Section **B**.
- (f)** All buildings, structures and dwellings that are transferred from rental or non-owner-occupied dwellings to non-owner-occupied single-, multiple- or two-family rental units or where the number of living units is increased by one or more units shall conform to the provisions of Section **A** and Section **B**.
- (g)** All buildings, structures and dwellings that are transferred from rental or non-owner-occupied dwellings to owner-occupied single-family, shall be exempt from the provisions of Section **A** and Section **B**.
- (h)** All buildings or structures that are converted from commercial or industrial occupancies to residential, educational or religious occupancies shall conform to the provisions of this Section **B**.

(5) Combination system allowed. In single-, multiple- and two-family residential structures with a maximum of two stories, a combination automatic fire-protection sprinkler system shall be allowed. In a combination system, the

automatic sprinkler system and domestic water system can utilize the same common water service supply pipe to the premises so long as they meet NFPA-13 and Water Authority requirements.

(6) Installation of system.

- (a) All automatic sprinkler systems shall be installed in compliance with the applicable sections of the NFPA 13, 13-D or 13-R and NFPA-72 and any requirements imposed by the Borough Code Enforcement Officer.
- (b) When an automatic sprinkler and/or automatic fire alarm system is required by these regulations, it shall be meant to require 100% coverage of all interior spaces, except those areas that are given special exception by the Borough Code Enforcement Officer.
- (c) A complete set of drawings showing the design, spacing and location of all equipment as well as a listing of all hydraulic calculations shall be submitted to the Borough Code Enforcement Officer with approved engineer seals, prior to the commencement of any work.
- (d) A permit shall be obtained from the Borough Code Enforcement Officer prior to the commencement of any work.

(7) Maintenance. It shall be the legal duty of the owner of each building, structure or dwelling occupancies to maintain the automatic sprinkler system and automatic fire alarm system so as to keep the automatic sprinkler system and automatic fire alarm system active and functional at all times.

(8) Testing of system.

- (a) Systems in commercial, industrial or multifamily dwellings shall be flow tested and inspected once per year by a certified fire-protection engineer, and a report on such testing shall be filed with the Borough Code Enforcement Officer.
- (b) Systems in single-family and two-family dwellings shall be flow tested and inspected once every two years by a certified fire-protection engineer, and a report on such testing shall be filed with the Borough Code Enforcement Officer.

- (c) Systems in owner-occupied single-family dwellings are not required by this Section A or Section B to be tested, but, in the interest of fire safety, all owners are encouraged to have their systems checked at least every two years.
 - (d) All systems in existence at the time of adoption of Section A and Section B shall be tested and inspected in compliance with the applicable sections.
- (8) Enforcement. The Borough Code Enforcement Officer shall ensure proper compliance with all provisions of Section A and Section B.
- (9) Liability of Borough. This Section A and Section B creates no legal liability to the Borough of Eddystone other than to ensure that, at the time of inspection, the system was present and functional.
- (10) Violations and penalties. Any person violating any of the provisions of Section A and/or Section B shall, upon conviction before a Magisterial District Judge, be punishable for each offense by a fine not exceeding \$1,000 together with the costs of prosecution and, upon default in payment thereof, be sentenced to a term of imprisonment not to exceed thirty (30) days.

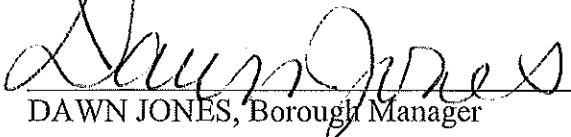
This Ordinance is hereby adopted this 14th day of November, 2022.

(SEAL)

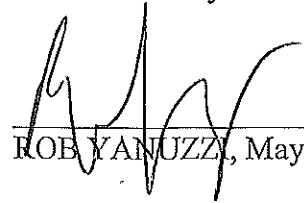
EDDYSTONE BOROUGH
DELAWARE COUNTY, PENNSYLVANIA


RACHAEL WALKER
President of Eddystone Borough Council

ATTEST:


DAWN JONES, Borough Manager

APPROVED by the Mayor this 14th day of November, 2022.



ROB YANUZZI, Mayor of Eddystone