

ORDER  
STANDISH TOWN COUNCIL

DATE: September 11, 2018  
ORDER NUMBER: 121-18

Submitted by: Libby

TITLE: AMENDMENTS TO THE STANDISH TOWN CODE, CHAPTER 142, FIRE PREVENTION, ARTICLE II, WATER SUPPLIES

ORDERED that the Town of Standish hereby ordains the following amendments to the Fire Prevention Ordinance, effective immediately upon adoption.

FIRE PREVENTION  
Article II  
Water Supplies

**§ 142-8 Purpose.**

This article establishes guidelines for the installation of fire protection water supplies in any subdivision where public water is not available for this purpose.

**§ 142-9 Applicability.**

A. This article is applicable to any project requiring Planning Board subdivision review and approval and subdivision consisting of three or more ~~house lots containing single- family dwelling units homes or lots.~~

B. Multifamily (three or more dwelling units) and ~~or~~ commercial structures requiring Planning Board site plan review and approval ~~may have additional requirements after being reviewed by the Fire Department and prior to approval by the Planning Board.~~

**§ 142-10 Minimum standards.**

The following shall be considered minimum water supply standards for site plans or subdivisions with three or more single-family dwelling units or lots ~~homes~~:

A. Option I: Natural water supply. Artificial or man-made fire ponds are not allowed to be used to meet minimum water supply standards. Natural fire ponds are only permitted within existing streams, ponds or rivers and shall only be considered for protection of existing buildings that are located within 2,000 feet of neighboring structures and where there exists an inadequate existing water supply for fire protection purposes as determined by the Fire Chief. Any fire pond within an within

existing stream, pond or river ~~The fire protection water supply~~ shall meet the following standards

A. as required for groups of single-family dwellings separated by a distance of 100 feet or more according to current standards of the National Fire Protection Association and the Standish Fire Department: a minimum of 120,000 gallons of water storage as certified by a registered professional engineer for the purpose of supplying the fire flow requirements of 500 gallons per minute for the duration of two hours, with the additional amount being a safety margin for dry weather, additional fires, etc.

B. Option II: Storage tank. The storage tank(s) shall have a minimum capacity of 10,000 gallons and be constructed of concrete or fiberglass. The storage tank(s) ~~will~~ shall be buried fixtures and must be installed, tested and certified by the Fire Chief prior to the issuance of any building permit.

C. Option III: Residential/Commercial Sprinkler System meeting the currently adopted edition of National Fire Protection Association Standards #13, #13R or #13D, as applicable to the use of the structure(s).

#### **§ 142-11 Fire ponds, tanks, ~~and dry hydrants~~ and residential sprinkler systems.**

A. All ponds, tanks, dry hydrants, piping and materials are to be supplied and installed in accordance with guidelines as set forth by the Standish Fire Department and the Public Works Director.

B. If possible, the dry hydrants shall be located adjacent to a town-accepted road or proposed right-of-way.

C. In cases where the tank/dry hydrant cannot be placed next to a town-accepted road, an access road to the dry hydrant shall be provided to allow a Fire Department pumper to be capable of connecting to the tank/dry hydrant connection with one ten-foot length of hard suction hose. The access road shall be a minimum of 12 feet wide, built to the Town of Standish back lot road standards with a two-inch asphalt layer, and capable of supporting Fire Department apparatus in all seasons and weather conditions. The access road shall be approved by the Public Works Director. The access road shall be posted "No Parking Fire Lane."

D. Tanks and ~~D~~dry hydrants shall be installed in accordance with the following standards:

- (1) The area around the pond/tank and where the piping has been installed shall be graded and seeded.
- (2) The maximum distance from the dry hydrant to any dwelling within

the subdivision shall be 2,000 feet of hose length, as measured along a road or fire lane.

- (3) A deeded right-of-way or easement shall be given to the Town of Standish to allow the town to maintain both the pond/tank and the hydrant piping.
- (1) (4) A detailed plan of the pond/tank hydrant, piping, overflow and roadway shall be submitted to the Fire Chief and Public Works Director before construction starts. Once approved by the Fire Chief and Public Works Director, a permit will be issued.
- (5) The fire protection water supply with dry hydrant shall be in working order, tested and approved by the Fire Chief or his designees and the Public Works Director prior to the issuance of any certificate of occupancy within the subdivision or location.

E. Sprinkler systems for one and two-family units.

Whenever single family and/or two-family dwelling units are required to be sprinkled under the requirements of this ordinance; any other code, regulation, rule or statute; and/or by the Owner's free choice, the automatic sprinkler system shall comply with the following:

- (1) Single family and two-family dwelling units shall be equipped with an automatic sprinkler system meeting the currently adopted edition of a National Fire Protection Association Standards #13D or #13R ("NFPA #13D or #13R").
- (2) All areas of the building will have sprinkler coverage, with the following exceptions (i.e., these areas need not have sprinkler coverage):
  - (a) Closets – Closets as allowed under NFPA #13D or #13R, unless they are used as a laundry room or the storage of flammable liquids, in which case sprinkler coverage is required.
  - (b) Attics – When the attic (i) has floors that are not boarded over and has no stairway or ladder leading to the attic; (ii) has a scuttle hole that is not bigger than 24" x 24" or 576 square inches; (iii) is not used for storage; and (iv) has at least two (2) smoke detectors, hard wired into the other detectors in the house, located in the attic.
  - (c) Garages – Attached garages, if there is no living area above or in the garage space and a two-hour firewall is placed between

the house and garage.

- (3) The sprinkler system is not required to be monitored by an outside source; however, an electric alarm bell shall be located on the outside of the building.
- (4) A single two and one-half inch (2½") Fire Department hose connection shall be placed on the outside of the building and shall be easily accessible to the Fire Department year-round.

(1) **§ 142-12 Impact fee assessed-[intentionally omitted].**

~~[Amended 6-1-1999 by Order No. 44-99; 2-8-2000 by Order No. 176-99]~~

~~If the Fire Chief determines that a fire pond/tank dry hydrant system, or a public water source, is not a feasible fire protection option, an impact fee shall be assessed by the Planning Board, upon recommendation of the Fire Chief, for the purpose of town procurement of additional necessary fire fighting equipment related to the proposed subdivision, including a dry hydrant system which may be more than 2,000 feet from the proposed subdivision.~~

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

ROLL CALL                      YEA                      NAY                      ABSTAIN

DELCOURT	_____
LIBBY	_____
NESBITT	_____
POMERLEAU	_____
SIRPIS	_____
STAROSTECKI	_____
_____	_____

COUNCIL CHAIR \_\_\_\_\_

CLERK/SECRETARY \_\_\_\_\_

Planning Board Public Hearing Not Needed  
Introduction – September 11, 2018  
First Reading – October 9, 2018  
Public Hearing – November 13, 2018