

PRE-CONSTRUCTION CONCERNS

The mission of the St. Francis Fire Department is to ensure fire safe environments and buildings for its citizens, its businesses' employees and patrons. Specifically, for renovations or for new developments we strive to make a smooth transition from plans to completion; therefore, we provide the following concerns to be addressed prior to any construction.

Access Road and Access to Building

- At least two access roads into the development area to ensure proper access by reducing congestion to the property in an emergency setting is required per NFPA 1, 18.2.3.3, *Multiple Access Roads* which states "More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access."
- Minimum access onto site from street and any access roads on site to accommodate a 49-foot long fire apparatus turning radius. All access roads shall be in accordance with NFPA 1 Chapter 18.
- There shall be unobstructed access and egress lanes/roads for emergency personnel, workers, and patrons to enter/exit the property during all phases of the project.
- Building Numbering shall be in accordance to municipal ordinance 1190, including block letters no less than three (3) inches in height and two (2) inches in width attached to a contrasting background.

Approved Fire Hydrant

- Approved hydrants shall have one 4.5-inch connection and two 2.5-inch connections with the connections at least 18 inches from the ground.
- At least one (1) approved hydrant must be located within 150 feet of the fire department sprinkler/standpipe connection.
- An approved hydrant shall not be more than 350 feet from another.
- The connecting water line between the municipal water main and approved hydrant shall not be less than eight (8) inches.
- Installation prior to construction: private fire hydrants shall be installed, tested and placed in service prior to combustible construction.
- Bollards: Private Hydrants shall be protected from vehicular traffic damage with bollards. The fire department shall determine the number of bollards needed.

Access Box (Supra Lock Box)

- Access Box (SupraSafe) shall be installed at or near the main entrance (or where approved by AHJ) prior to occupancy. The Access Box shall contain the key(s) to gain entry to the building and any secured area within the building; each key to be labeled and all keys bound on one key ring. Contact the fire department for an application.

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Portable Fire Extinguishers

- Plans submitted to the St. Francis Fire Department shall indicate the location of the appropriate type fire extinguishers throughout the building.

Kitchen Cooking Equipment

- All cooking areas and equipment shall be installed, operated, inspected, and maintained according to NFPA 1 Chapter 50 and NFPA 96.

Elevators

- Elevators shall be large enough to accommodate and maneuver a fire department stretcher and personnel. The elevator shall be large enough to allow the use of a stretcher in a fully horizontal position. St. Francis Fire Department approval is required prior to installation.

Ramps

- Ramps shall be large enough to accommodate and maneuver a fire department stretcher in a fully horizontal position and personnel. St. Francis Fire Department approval is required prior to installation.

Fire Sprinkler System (If Applicable)

- Developer shall receive a copy of the **St. Francis Fire Sprinkler Ordinance**.
- After receiving State Approval, **Three (3) copies** of the State Approved sprinkler plans, including standpipe locations and hose connection locations, shall be submitted to the St. Francis Fire Department for approval.
- **No Installation of the Fire Suppression System shall begin** until the state and municipal plans are reviewed and approved by the respective authority, prior to construction. Non-compliance shall result in **TRIPLE FEES**.
- Plans submitted to the St. Francis Fire Department shall indicate the location of exits and exit signs, including location of directional exit signs where exit doors are not visible from normal access routes.
- Complete and accurate "as-built" drawings with revised calculations shall be submitted to the fire department prior to concealment.
- **System inspections and/or witnessing of tests are mandatory and must be scheduled a minimum of 72 hours in advance.** To schedule an appointment the Sprinkler Contractor shall contact Malek and Associates Consultants, Inc. directly at (414) 483-0100.
- Conditional approval of any fire protection, fire alarm, fire control, and/or fire suppression system and/or any portion thereof does not grant waiver to and/or modify any requirements of any applicable code, standard, regulation and/or law.
- As the authority having jurisdiction (AHJ), an **enhanced** NFPA 13R, *Installation of Sprinkler Systems in Low-Rise Residential Occupancies* system for all new construction, multi-unit residential buildings shall be required when a 13R system is acceptable by the State of Wisconsin Building Code. The enhanced NFPA 13R system consists of the

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sprinkler system to be installed per NFPA 13R, and the **attic** sprinkler system to be installed per NFPA 13, *Installation of Sprinkler Systems*.

- A **full automatic standpipe system** may be required to be installed according to NFPA 14, *Installation of Standpipe and Hose Systems* due to the size of the building and limited resources available to the City of St. Francis Fire Department. Contact the St. Francis Fire Department if this may be applicable.

Fire Alarm System (If Applicable)

- Developer shall receive a copy of the **St Francis Fire Alarm System Requirements**.
- Location of annunciator panel(s) shall be approved by the St. Francis Fire Department prior to installation of the Fire Alarm System.
- After receiving State Approval, **Three (3) copies** of State Approved fire alarm plans shall be submitted to the St. Francis Fire Department for approval. The plans shall indicate the location of pull stations, alarm panels, and horn/strobe locations, etc.
- **No Installation of the Fire Alarm System shall begin** until the state and municipal plans are reviewed and approved by the respective authority, prior to construction. Non-compliance shall result in **TRIPLE FEES**.
- Manual fire alarm systems (manual pull stations) are required to be installed in **all** fire alarm and detection systems in the City of St. Francis.
- **DO NOT install any smoke detectors until after the construction cleanup of ALL trades is complete** AND a representative of the City of Saint Francis and/or the City of Saint Francis Fire Department has confirmed that the area is clean enough for the installation of the smoke detectors AND authorizes the installation of the smoke detectors.
- Complete and accurate "as-built" drawings shall be submitted to the fire department prior to concealment.
- **System inspections and/or witnessing of tests are mandatory and must be scheduled a minimum of 72 hours in advance**. To schedule an appointment the Fire Alarm Contractor shall contact Malek and Associates Consultants, Inc. directly at (414) 483-0100.
- Conditional approval of any fire protection, fire alarm, fire control, and/or fire suppression system and/or any portion thereof does not grant waiver to and/or modify any requirements of any applicable code, standard, regulation and/or law.
- **Detectors shall not be installed until after the construction cleanup of all trades is complete and final per NFPA 72.**
- A full fire alarm system, including heat/smoke detectors and notification devices throughout the building, may be required in buildings with an automatic sprinkler system. Contact the St. Francis Fire Department if this may be applicable.
- Manual Initiating Devices (manual pull stations) are required to be installed in **all** fire alarm and detection systems in the City of St. Francis and shall be located at all points of egress, including all exit doors on every floor and/or building level.
- Fire Alarm Systems shall be addressable and capable of indicating the status of all specific components connected to the system.

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Central Station Monitoring (If Applicable)

- The alarm/sprinkler system must be connected to a 24-hour/7-day-a-week monitoring central station located off-premise and possess a **UL listing specifically for sprinkler and fire alarms.**
- In the event a sprinkler head is activated, the monitoring central station will receive the signal and contact the appropriate entity within one minute after receiving the alarm.