

**VILLAGE OF CHAGRIN FALLS
SAFETY COMMITTEE
June 5, 2012**

Members present: Lutz, Newell, Evans
Also present: Zugan, Alunni, Himes, Brosius, Edwards

The meeting was called to order at 4:30 p.m. by Chairman Janna Lutz.

COMMERCIAL FIRE ALARM SYSTEMS AND SPRINKLER SYSTEMS

Fire Chief, Frank Zugan, explained the details of the 3 fires that occurred recently in the Village; November 25, 2011 at Joey's Restaurant, February 10, 2012 at Citadel, and February 21, 2012 at Caravan Splenders. He said it took about 15 minutes after the fire started at Joey's before they called the fire department. At the Citadel, a second floor resident called to say that they smelled something burning. And, the power supply was disconnected to the detector in this unit. The resident lost her life. The fire department was notified of the fire at the Caravan Splenders by the second floor occupants in an office who saw smoke coming up through the floor symotaneously with a burglar alarm at that location. With these fires there was a lot of loss of building structure, loss of business, and loss of revenue to the village. Chief Zugan said the outcome of each fire would have been different if they all had an early detection fire alarm system and a sprinkler system.

Jim Alunni, Fire Marshall, said they do not have the right to go into individual units to check for fire alarms. They do do inspections at places like Nob Hill, the Citadel, and Carriage Hill in the common areas only. Nob Hill has a monitored fire alarm. Detectors last ten years and theirs were put in place in the 90's so they are spending a lot of money to update that building. The Citadel, unfortunately, has local detectors. A fire alarm system would solve that because it is interconnected. If you have a fire in one apartment the whole building is ringing and everybody is supposed to evacuate. Employees of Joey's tried to fight the fire with their extinguishers but their extinguishers did not work. Mr. Alunni said he writes them up every year for not servicing their fire extinguishers. As of now they do not cite businesses but this is something they should think about doing so that maybe they would correct the violations.

Mr. Alunni passed out some sample legislation to update their codes. He said some examples of cost to put in fire alarm systems are:

The Fire Department	\$250,000	The Popcorn Shop	\$ 85,000
The Village Hall	\$195,000	Starbucks	\$115,000
The Police Station	\$175,000	The Hardware Store	\$315,000
Township Hall	\$ 95,000	Caravan Splenders	\$118,000.

There was general discussion, comments were heard, and questions were answered.

The meeting adjourned at 5:34 p.m.



Janna Lutz, Chairman
lgb

CHAGRIN FALLS, FIRE ALARM ORDINANCE FIRE ALARM SYSTEMS

Fire Alarm Systems

Adoption of fire alarm systems requirements.

(a) The installation, maintenance, operation and transmission of fire alarm systems, to which the Village Fire Department shall be in accordance with the requirements of the National Fire Protection Association 72 (National Fire Code) currently adopted edition. In addition, fire alarm systems shall be subject to the amendments set forth in this ordinance.

(b) This ordinance adopts by reference the following codes and standards as they apply to automatic fire alarm systems.

NFPA 72 National Fire Alarm Code current edition

NFPA 70 National Electrical Code

NFPA 13 Installation of Sprinkler Systems current edition

(c) If there is any conflict between the language of this article and the language of the aforementioned codes and standards, the most restrictive shall apply.

Applicability.

These requirements of this article shall apply to all existing commercial buildings all residential occupancies housing more than two families.

(1) New buildings shall comply with the requirement of this article before the building is occupied or used for any purpose other than its construction.

(2) False alarm provisions shall apply to both new and existing structures.

(3) All costs associated with the installation, operation, transmission, and maintenance of automatic fire alarm systems shall be borne by the building owner and/or occupant.

(1) *Transmission of alarm signals:*

a. All alarm signals emanating from automatic fire alarm systems shall transmit by dedicated circuit.

b. Systems may transmit clear signals via digital communicator or other means to a UL listed central station. All alarm signals received by the central station must be relayed to the Chagrin Falls Dispatch Center via public switched telephone network. Alarm installation company shall provide for current UL listing for central stations.

c. Systems that transmit alarm via recorder or digital voices shall be prohibited. No fire alarm system shall be programmed to directly dial 911 or other emergency and/or non-emergency number of the Chagrin Falls Dispatch Center.

d. Alarm, supervisory alarms, trouble alarms and the like shall be programmed at the

direction of the Fire Prevention Bureau.

(2) *Registration, permits and Time Limits:*

- a. All new automatic fire alarm systems, and modification to existing systems, shall be reviewed by the Chagrin Falls Fire Department in addition to the State of Ohio prior to installation or modification.
 1. A minimum of two sets of detailed plans and specifications shall be submitted to the Chagrin Falls Fire Department before any automatic fire alarm system is installed or altered.
 2. A minimum of one set of approved plans and specifications shall be on the job at all times.
 3. All fire alarm systems shall be inspected by and tested in the presence of the Chagrin Falls Fire Department Fire Prevention Bureau before it is placed in service. An appointment for acceptance and testing shall be made five days prior to the final testing.
 4. The authority having jurisdiction shall be authority to disconnect primary power and seal the panel a minimum of 24 hours prior to the acceptance test. If seal is broken or opened the final acceptance test will not be done that day.
- b. All fire alarm systems shall be registered with the Chagrin Falls Fire Department Fire Prevention Bureau on a form provided. A list of at least three key holders including home, work and cellular telephone numbers shall be submitted on supplied forms prior to acceptance. It shall be the responsibility of the owner/occupant to update this registration whenever changes occur.
5. Time limits for the installation of automatic fire sprinkler systems shall be as follows 24 months from passage of this ordinance.

Additional specific system requirements:

- a. All fire alarm control panels shall be capable of silencing the audio notification signal without re-setting the panel. The silencing switch shall be a single switch requiring no keys, access codes or special knowledge. The reset switch shall be a single switch requiring no keys, access codes or special knowledge. A key may be used to actuate a remote annunciator panel to silence a system.
- b. All wiring should conform to the most recent requirements of NFPA 72 (National Fire Alarm Code) and the National Electrical Code.
- c. All smoke detectors should have indicating lights that illuminate when the detector activates. When smoke detectors are installed in any location not visible from the floor area, remote indicating lights shall be provided in a location approved by the Village Fire Department.
- d. The installation of safety guards over alarm initiating devices shall be required when such devices are subject to damage or frequent malicious activation.
- e. All sprinkler system control valves and associated control functions shall be equipped with electric supervision including pump power, pump run and room temperature etc. Supervised functions shall transmit a separate and distinct supervisory alarm. Said alarm should automatically restore when the supervised function is restored to the normal position and indicates restoration at the remote alarm monitoring station.
- f. Alarm system indicating panels shall be placed so that fire fighting personnel do not have to pass through or into the structure any further than the main entrance to view or operate the alarm panel.

Vacant buildings: The alarm system shall remain in operation at all times.

Maintenance and repair of systems: All building owners and/or occupants shall maintain their automatic fire alarm systems in good operating condition at all times.

- a. Every automatic fire alarm system shall be inspected annually or more frequently if required by NFPA 72, by a licensed fire alarm contractor. Systems shall be cleaned when necessary.
- b. If a system malfunctions or otherwise needs repair, the building owner and/or occupant shall see that said repairs are performed by a licensed fire alarm contractor or electrician within 24 hours of discovery.
- c. Automatic fire alarm systems that transmit more than two false alarms in a 24-hour period or more three false alarms in a seven-day period may be taken out of service by the city fire department. Automatic fire alarm systems taken out of service necessitates the establishment of a human fire watch, 24 hours per day until the system is repaired and the entire system is functional.

System resetting:

- (1) No person other than a fire official, shall cause a fire alarm system to be reset once an alarm has been activated. This section will not apply to alarms generated for testing or fire drills when the fire department has been notified of the testing or drill.
- (2) Alarm system audio warning devices shall not be silenced by the building owner/occupant.

CHAGRIN FALLS, OHIO SPRINKLER ORDINANCE FIRE SPRINKLER SYSTEMS

SPRINKLER SYSTEMS REQUIRED

(A) *Requirement.* An automatic fire sprinkler system shall be installed throughout all existing commercial buildings having floors used for human occupancy and all residential occupancies housing more than two families. Such automatic fire sprinkler systems and related installations shall be installed in accordance with appropriate National Fire Protection Association (NFPA) standards as approved by the State of Ohio Board of Building Standards.

Exceptions:

- (1) Open parking structures;
- (2) Within telephone central office equipment buildings, the automatic fire suppression system is not required in the following rooms or areas when such rooms or areas are protected with an approved automatic fire alarm system:
 - (a) Generator and transformer rooms;
 - (b) Communication equipment areas when such areas are separated with fire assemblies consisting of one-hour fire-resistance rated walls and two-hour fire-resistance rated floor/ceiling assemblies, and are used exclusively for such equipment.

PLANS REQUIRED; TIME LIMITS.

(A) The owner of every affected existing commercial building having floors used for human occupancy and all residential occupancies housing more than two families which is not equipped throughout with an automatic fire sprinkler system shall submit for approval to the Ohio Board of Building Standards, in cooperation with the Chief of the Fire Department or Fire Marshal with Authority Having Jurisdiction which is the primary protector of the fire protection district in which the building is located, a detailed written plan describing the time schedule and method to be used for compliance with this subchapter.

(B) Time limits for the installation of automatic fire sprinkler systems shall be as follows:

- (1) All occupancies
 - (a) Four years from passage of this ordinance, approved water supply shall be installed to all floors of the building. Also all lobby floors and below grade levels shall have installed and operational full automatic sprinkler system protection.
 - (b) Six years from passage of this ordinance, a minimum of 25% of the remaining unsprinkled square footage of the building shall have installed and operational full automatic sprinkler system protection.
 - (c) Eight years from passage of this ordinance, a minimum of 50% of the remaining unsprinkled square footage of the building shall have installed and operational full automatic sprinkler system protection.

(d) Ten years from passage of this ordinance, a minimum of 75% of the remaining unsprinkled square footage of the building shall have installed and operational full automatic sprinkler system protection.

(e) Twelve years from passage of this ordinance, total square footage of the building shall have completed, approved, operational automatic sprinkler system protection.

MODIFICATIONS TO TIME LIMITS.

When there are practical difficulties involved in complying with the time frames of this subchapter, the Chief of the Fire Department or Fire Marshal with Authority Having Jurisdiction is permitted to vary or modify such time frames upon application by the owner or the owner's representative, provided that the spirit and intent of the law is observed and public welfare and safety are assured.

**VILLAGE OF CHAGRIN FALLS
SAFETY COMMITTEE
November 26, 2012**

Members present: Lutz, Evans, Newell
Also present: Mayor Brick, Bloom, Himes, Subel, Chess, Zugan, Alunni, Vedder,
Boylan, Brosius, Byron, Edwards, Lannon

The meeting was called to order at 7:00 p.m. by Chairman Janna Lutz.

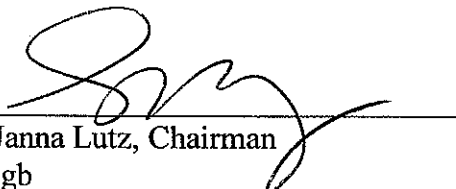
EMS CONTRACT

Mark Vedder explained that we are currently in the middle of a three-year contract from 2011 through 2013. He said the contract rate in 2010 did not have an increase and then from 2011 to 2012 it went up 3%. The increase in the contract for 2013 is 4%, however, because of the economy we have been able to cut expenses on a number of items and because of that we are not going to raise the price in 2013. There will be no 4% increase in any of our contracts in 2013. This will result in a savings to the village of \$12,794.

SMOKE DETECTOR ORDINANCE

Chief Zugan said at our last meeting we talked about a larger proposal with sprinkler systems and fire alarm systems for all existing buildings. Since that time the law director has looked into a few things and unfortunately we are not going to be able to go with that proposal. We have compromised and come down just to smoke detectors or commercial fire alarm systems. We are hoping to tie it into when building permits are pulled via the state through the village.

Fire Marshall Jim Alunni presented to the committee the revisions to the proposed smoke detector ordinance. Chief Zugan said we are not requiring anybody in the village right now to put this in. We will encourage it but as soon as a new business comes in or a business remodels that is when it will be triggered. We are definitely going to educate the current business owners on what we are proposing. There was discussion, comments were heard, and questions were answered. The meeting adjourned at 7:30 p.m.


Janna Lutz, Chairman
lgb

Chagrin Falls Fire Department



Fire Alarm Ordinance

Chagrin Falls, a historic mill town situated on the Chagrin River and inhabited by charming buildings from the mid 1800's that distinguish our Village from all others in the area. Time continues to pass us by but the Chagrin Falls architecture does its best to remain in stasis. Modern amenities are housed in the brick shells built by our forefathers. Things unheard of in the 1800's...basic plumbing, modern electrical services, and high speed fiber optic and communication lines that bring the rest of the world to our fingertips.

If you look at older photos and drawings of Chagrin Falls you will see that our Village Hall once stood taller than it does now. There was a majestic hotel at the corner of Main and Washington Streets...Township Hall...what happened to those prominent structures and several smaller ones not mentioned?

Fire.

The majority of those major fire losses were incurred before fire and building codes were merely the minimum basic guidelines. Today, with all of our modern technology, it is time to protect the things that can never be replaced. Fire devastates, it's the ultimate thief, fire does not want money or commodities, it takes entire structures, it takes our history.

In Ohio, the basic rule is that the construction of all new buildings and work that structurally changes existing buildings through remodeling and additions will require a building permit. Most electrical, plumbing, and mechanical work beyond basic repairs will also require a building permit.

We propose that NFPA Compliant Monitored Fire Alarm Systems be required throughout all commercial buildings and all residential occupancies housing more than two families upon the request of a State of Ohio Building Permit.

A – Assemblies (social or civic gathering buildings)

B – Business (office, professional or service-type transaction building)

E – Educational

F – Factory

H – High-Hazard (manufacturing of materials that constitute a physical or health hazard)

I – Institutional (supervised environment buildings)

M – Mercantile (building that display or stock merchandise)

R – Residential

S – Storage (non-hazardous storage buildings)

Residential housing more than two families

CHAGRIN FALLS, FIRE ALARM ORDINANCE

FIRE ALARM SYSTEMS

Fire Alarm Systems

Adoption of fire alarm systems requirements.

(a) The installation, maintenance, operation and transmission of fire alarm systems, to which the Village Fire Department shall be in accordance with the requirements of the National Fire Protection Association 72 (National Fire Code) currently adopted edition. In addition, fire alarm systems shall be subject to the amendments set forth in this ordinance.

(b) This ordinance adopts by reference the following codes and standards as they apply to automatic fire alarm systems.

NFPA 72 National Fire Alarm Code current edition

NFPA 70 National Electrical Code

NFPA 13 Installation of Sprinkler Systems current edition

(c) If there is any conflict between the language of this article and the language of the aforementioned codes and standards, the most restrictive shall apply.

Applicability.

These requirements of this article shall apply to all existing and future structures in use and occupancy classification A, B, E, F, H, I, M, R, S, U and all residential occupancies housing more than two families that require a State Building Permit for new construction, remodel, addition, electrical, plumbing or mechanical work.

(1) New buildings shall comply with the requirement of this article before the building is occupied or used for any purpose other than its construction.

(2) False alarm provisions shall apply to both new and existing structures.

(3) All costs associated with the installation, operation, transmission, and maintenance of automatic fire alarm systems shall be borne by the building owner and/or occupant.

(1) *Transmission of alarm signals:*

a. All alarm signals emanating from automatic fire alarm systems shall transmit by dedicated circuit.

b. Systems may transmit clear signals via digital communicator or other means to a UL listed central station. All alarm signals received by the central station must be relayed to the Chagrin Falls Dispatch Center via public switched telephone network. Alarm installation company shall provide for current UL listing for central stations.

c. Systems that transmit alarm via recorder or digital voices shall be prohibited. No fire alarm system shall be programmed to directly dial 911 or other emergency and/or non-emergency

number of the Chagrin Falls Dispatch Center.

d. Alarm, supervisory alarms, trouble alarms and the like shall be programmed at the direction of the Fire Prevention Bureau.

(2) *Registration and permits:*

a. All new automatic fire alarm systems, and modification to existing systems, shall be reviewed by the Chagrin Falls Fire Department in addition to the State of Ohio prior to installation or modification.

1. A minimum of two sets of detailed plans and specifications shall be submitted to the Chagrin Falls Fire Department before any automatic fire alarm system is installed or altered.

2. A minimum of one set of approved plans and specifications shall be on the job at all times.

3. All fire alarm systems shall be inspected by and tested in the presence of the Chagrin Falls Fire Department Fire Prevention Bureau before it is placed in service. An appointment for acceptance and testing shall be made five days prior to the final testing.

4. The authority having jurisdiction shall be authority to disconnect primary power and seal the panel a minimum of 24 hours prior to the acceptance test. If seal is broken or opened the final acceptance test will not be done that day.

b. All fire alarm systems shall be registered with the Chagrin Falls Fire Department Fire Prevention Bureau on a form provided. A list of at least three key holders including home, work and cellular telephone numbers shall be submitted on supplied forms prior to acceptance. It shall be the responsibility of the owner/occupant to update this registration whenever changes occur.

Additional specific system requirements:

a. All fire alarm control panels shall be capable of silencing the audio notification signal without re-setting the panel. The silencing switch shall be a single switch requiring no keys, access codes or special knowledge. The reset switch shall be a single switch requiring no keys, access codes or special knowledge. A key may be used to actuate a remote annunciator panel to silence a system.

b. All wiring should conform to the most recent requirements of NFPA 72 (National Fire Alarm Code) and the National Electrical Code.

c. All smoke detectors should have indicating lights that illuminate when the detector activates. When smoke detectors are installed in any location not visible from the floor area, remote indicating lights shall be provided in a location approved by the Village Fire Department.

d. The installation of safety guards over alarm initiating devices shall be required when such devices are subject to damage or frequent malicious activation.

e. All sprinkler system control valves and associated control functions shall be equipped with electric supervision including pump power, pump run and room temperature etc. Supervised functions shall transmit a separate and distinct supervisory alarm. Said alarm should automatically restore when the supervised function is restored to the normal position and indicates restoration at the remote alarm monitoring station.

f. Alarm system indicating panels shall be placed so that fire fighting personnel do not have to pass through or into the structure any further than the main entrance to view or operate the alarm panel.

Vacant buildings: The alarm system shall remain in operation at all times.

Maintenance and repair of systems: All building owners and/or occupants shall maintain their automatic fire alarm systems in good operating condition at all times.

- a. Every automatic fire alarm system shall be inspected annually or more frequently if required by NFPA 72, by a licensed fire alarm contractor. Systems shall be cleaned when necessary.
- b. If a system malfunctions or otherwise needs repair, the building owner and/or occupant shall see that said repairs are performed by a licensed fire alarm contractor or electrician within 24 hours of discovery.
- c. Automatic fire alarm systems that transmit more than two false alarms in a 24-hour period or more three false alarms in a seven-day period may be taken out of service by the city fire department. Automatic fire alarm systems taken out of service necessitate the establishment of a human fire watch, 24 hours per day until the system is repaired and the entire system is functional.

System resetting:

- (1) No person other than a fire official, shall cause a fire alarm system to be reset once an alarm has been activated. This section will not apply to alarms generated for testing or fire drills when the fire department has been notified of the testing or drill.
- (2) Alarm system audio warning devices shall not be silenced by the building owner/occupant.

RECENT FIRES

The Caravan Splendors Fire: Chagrin Falls Dispatch was notified by burglar alarm activation, the second floor tenants were alerted by hearing and feeling an automatic fire door drop. As a result the Fire Department response was delayed.

The Citadel Fire: Chagrin Falls Dispatch was notified by the Fire Department who received a call to their non-emergency number from tenants two floors above fire that smelled a strange odor, as a result the Fire Department response was delayed and a fatality resulted.

The Joey's Fire: The fire started in basement and had enough to time to grow and spread to the first and second floors while workers were prepping in the front of the restaurant, workers attempted to fight the fire with two separate fire extinguishers before the Fire Department was called giving fire a 10-15 minute head start on us.

The J. Diblasi's Fire: Chagrin Falls Dispatch was notified by second floor tenants who smelled and saw smoke as it worked its way through their floor assemblies, as a result the Fire Department response was delayed.

Restaurant fires, Joey's, Yours Truly, Blake's Seafood, and Rick's Café had an unreported fire in 2012 discovered by Fire Prevention Bureau.

Inspections do not extinguish fires, water extinguishes fires and fire alarm systems alert us at the very incipient stages of the fires.

KLR Fire and Security, LLC

Fire Protection and Security Compliance Professionals

Phone: 440-376-1047

Email: dloebick@klrfire.com

City of Chagrin Falls/ Fire Prevention
21 West Washington St.
Chagrin Falls, OH 44022

Phone: 440-247-1671
Fax: 440-247-2068
Email: jim@chagrin-falls.org

Date: 5/15/2012

Attn: Jim Alunni

Subject: Estimate for Fire Alarm Systems

After a walkthrough of several sites I have come up with an estimate per site for fire alarm systems.

Police Station
Estimate Total.....\$10,000.00

City Hall
Estimate Total.....\$10,000.00

Popcorn Shop
Estimate Total.....\$5,000.00

Starbucks
Estimate Total.....\$8,000.00

Hardware Store
Estimate Total.....\$26,000.00

Old Town Hall
Estimate Total.....\$10,000.00

Splendors
Estimate Total.....\$6,000.00

Live Nation Bldg.
Estimate Total.....\$15,000.00

Umami Restaurant
Estimate Total.....\$3,000.00

Note: These are high estimates. To get a closer total of cost, an engineer will have to design a system per site. The prices reflect the, Material, Labor, Designs, and Tests. Also figured in is the time of install.

Not included in the quote is the cost of having systems monitored. But this is minimal.

Your Compliance Professionals,

David Loebick

Terms and Conditions

- All work to be completed per MFG requirements
- All work to meet NFPA regulations, State of Ohio fire codes and local city codes
- Any changes to above quotation due to city, state, insurance company, or KLR Fire LLC will be adjusted accordingly in writing and approved.

Accepted By: _____ Date: _____

FIRE ALARM COST SAVINGS

Jim,

After looking through the quote I gave you earlier, it seems that you would save around \$3000.00 to \$5000.00 for the sites that can be combined. I forget what areas share the same structure, besides Village Hall and the Police Station. The bigger savings from combining a strip store is the monthly monitoring. There would only be one fee a month for a single panel. Instead of a monitoring fee for each individual suit and that can add up. A monitoring fee is around \$28.00 per month and up. Also the cost of 2 phone lines. We can eliminate the phone lines by going GSM, but the monitoring fee goes up to \$38.00 a month plus the cost of the dialer. This is around \$400.00. But to have 2 phone lines, you're looking around \$70.00 a month per line for Commercial Applications.

To answer the question about what kind of savings there are if the fire alarm was installed during reconstruction. The savings can run from 20-40% depending on the structure. For example: (Live Nation could have saved more by installing wire and boxes for the fire alarm during construction. It will now take a lot longer to install a system in that suit and more material due to the lay out. But a smaller area that has a drop ceiling, attic, or basement wouldn't save as much.

Dave Loebick – KLR Fire & Security