

EXHIBIT B

OSWEGO FIRE PROTECTION DISTRICT FIRE PREVENTION CODE

2003 EDITION OF THE INTERNATIONAL FIRE CODE WITH CERTAIN AMENDMENTS

The regulations of the 2003 edition of the International Fire Code, as published by the International Code Council is hereby adopted as the regulations governing the safeguard of life and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the use or occupancy of existing or proposed new buildings or premises in the Oswego Fire Protection District, located in Kendall and Will Counties, with such amendments as are hereafter set forth.

CHAPTER 1 - ADMINISTRATION

SECTION 101 – GENERAL

101.1 Title

Delete this section and insert the following:

These regulations shall be known as the Fire Code of the Oswego Fire Protection District, located in Kendall and Will Counties, hereafter referred to as “this Code”.

101.2.1 Appendices

Delete this section and insert the following:

Provisions in the appendices apply and are specifically adopted with this code.

SECTION 103 – DEPARTMENT OF FIRE PREVENTION

103.1 General

Delete this section and insert the following:

The Bureau of Fire Prevention is a subdivision or agency of the fire district, or jurisdiction that is responsible for fire prevention duties, including, but not limited to code enforcement, conduct of fire inspections, public education, fire investigations, the keeping of records, and any other activity that may have as its ultimate purpose, the prevention of fire and the reduction of life and property loss from fire and explosion within the boundaries of the Oswego Fire Protection District, located in Kendall and Will Counties. This subdivision or agency may be known as the Fire Prevention Bureau, Bureau of Fire Prevention, or other such similar names.

103.2 Appointment

Delete this section and insert the following:

The Chief of the Oswego Fire Protection District shall, by reason of said position, appoint personnel of the Oswego Fire Protection District to assist in enforcing this Ordinance. Such appointments shall include, but not be limited to, a Fire Marshal and as many inspectors,

investigators, and public safety educators as may be needed. For the purposes of this Code, the Fire Marshal is the same as the Code Official, Fire Code Official, and/or Code Enforcement Officer.

SECTION 104 – GENERAL AUTHORITY AND RESPONSIBILITIES

104.8 Modifications

Delete this section and insert the following:

The Chief of the Oswego Fire Protection District may grant a variance regarding any of the provisions of this Code upon application in writing by the owner or lessee of the building or structure, or their duly authorized agent, where there are practical difficulties in the way of carrying out the strict letter of this Code, provided that the spirit of the Ordinance codified in this chapter shall be observed, public safety secured, and substantial justice done. If the Fire Chief decides to grant a variance, he may place conditions thereon. The decision of the Fire Chief in either granting or denying the variance shall be in writing and entered in the records of the Oswego Fire Protection District. A signed copy of the Fire Chief's decision shall be furnished to the applicant.

104.10.2 Reporting hazardous locations

Add as an additional section:

Any person discovering the evidence of spontaneous heating or other abnormal heating of any kind in any building, marine vessel, appliance, apparatus, tank, or open stack or pile, or any person upon discovering or being apprised of an uncontrolled hazardous gas leak or hazardous material or flammable and/or combustible liquid spill, shall immediately notify the Oswego Fire Protection District.

SECTION 105 - PERMITS

105.8 Electronic Reveal of Plans.

Add as an additional section:

After having received all appropriate and applicable final approvals, the final plans depicting, water mains and hydrants, floor plans, and Fire Alarm Detection Systems shall be made available to the Oswego Fire Prevention Bureau in an approved electronic format for all occupancies.

Exception: R-3 occupancies

SECTION 106 - INSPECTIONS

106.4 Final Inspection

Add as an additional section:

All buildings shall obtain a final occupancy inspection from the Bureau of Fire Prevention when work is completed and prior to occupancy. Final occupancy inspections shall be scheduled no less than 72 hours in advance of the inspection. The failure to receive a final occupancy inspection is in violation of this Code.

SECTION 108 - BOARD OF APPEALS

108.1 Board of appeals established

Delete this section and insert the following:

Whenever the Code Official shall disapprove an application, or refuse to grant permission or when it is claimed that the true intent and meaning of the Ordinance have been misconstrued or wrongly interpreted, the applicant or person affected may appeal the decision of the Code Official to the Chief of the Oswego Fire Protection District in accordance with the appeal procedure established below. Nothing herein shall restrict the Code Official from seeking immediate enforcement of the regulation of this Ordinance in Court where the hazard involved requires such action.

Appeal Procedure.

Step One. All applications for appeal shall be made in writing to the Fire Chief within fifteen (15) calendar days from the date of the decision being appealed. Upon receipt of an application for appeal, the Fire Chief will schedule a hearing on the User's appeal. Said hearing shall commence no less than fifteen (15) calendar days from the date that the Fire Chief receives the User's application for appeal. All Users making an application for appeal shall be given an opportunity to be heard and may appear with the representative of their choosing. The Fire Chief shall provide the User with a written notice of his decision within five (5) business days from the completion of the appeal.

Step Two. All Users that have completed Step One of this appeal procedure shall have the right to an additional appeal before the Board of Trustees of the District. Said appeal to the Board of Trustees shall be made in writing to the Fire Chief within fifteen (15) calendar days from the date that the Fire Chief renders his decision on Step One of the appeal procedure. All Users making an application for appeal before the Board of Trustees shall be given an opportunity to be heard and may appear with the representative of their choosing. The Board of Trustees may opt to appoint a hearing officer to hear the Step Two appeal. The hearing officer shall report his or her factual findings and any recommendations to the Board of Trustees at its next regular board meeting. The Board of Trustees shall deliberate and make a decision on the Step Two appeal at that meeting, and the Board or its designee shall provide the User with a final written determination on the appeal within five (5) business days of the date of its board meeting.

108.3 Qualifications

Delete this section and insert the following:

The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems, and will be personnel as listed in the appeal procedure defined in section 108.1.

CHAPTER 3 - GENERAL PRECAUTIONS AGAINST FIRE

SECTION 301 – GENERAL

301.3 Items not specifically covered

Add as an additional section:

Whenever or wherever a condition is found in any building, lot, or premises, that in the opinion of the Code Official is not specifically covered by the provisions of this Chapter, but that requires correction or removal for the protection of the occupants or the public, the Code Official shall order such conditions be corrected or removed and the owner or occupant of such buildings, lots, or premises shall comply with such orders.

SECTION 304 – COMBUSTIBLE WASTE MATERIALS

304.4 Removal of Packing and Waste Materials

Add as an additional section:

No person(s) shall store in any building excess amounts of combustible empty packing cases, wooden or plastic pallets, rubbish, paper bags, barrels, boxes, rubber tires, shavings, excelsior, litter, hay, straw and similar combustibles. Aisle-ways and storage of the above mentioned combustibles necessary for the performance of the business shall be kept in an orderly and neat manner. Combustible materials shall be removed daily or more often as is necessary to suitable vaults, bins, dumpsters, compactors or separate buildings. The Fire Code Official shall approve all such practices.

SECTION 307 – OPEN BURNING AND RECREATIONAL FIRES

307.1 General

Delete this section and insert the following:

A person shall not kindle or maintain, or authorize to be kindled or maintained, any open burning unless conducted and approved in accordance with the prevailing state, county, township, and/or village ordinances regulating such activities on the land upon which the fire is to be kindled. Whereas there is an absence of such ordinances, activities shall take place in accordance with this section.

307.3.2 Recreational Fires

Modify to read as follows:

Recreational fires shall not be conducted within 10 feet of a structure or combustible material. Conditions which could cause a fire to spread within 10 feet of a structure shall be eliminated prior to ignition.

CHAPTER 5 - FIRE SERVICE FEATURES

SECTION 503 - FIRE APPARATUS ACCESS ROADS

503.1.4 Approval

Add as an additional section:

The location of the fire apparatus roads or fire lanes shall be reviewed and approved by the Oswego Fire Protection District.

503.2.3 Surfaces

Delete this section and insert the following:

Fire apparatus access roads or fire lanes shall have a solid surface capable of supporting the appropriate fire apparatus. Fire apparatus roads shall be pitched in such a manner as to allow the runoff of water and eliminate the potential of standing water. It shall be the responsibility of the property owner to maintain the surface in a usable condition at all times, including the removal of snow.

503.2.8 Preemption signals

Add as an additional section

The fire code official shall have the authority to require a preemption device on all signalized traffic control lights that have been added or modified as a result of the creation or modification to fire apparatus access roads.

503.6 Security Gates

Append the following text to this section:

All fence gates with padlocks or electric switches shall be compatible with the Oswego Fire Protection District's rapid key entry system.

SECTION 506 - KEY BOXES

Delete this section and insert the following:

506.1 When required

When access to, or within a structure, or an area is unduly difficult because of secured openings, or to gain access to fire protection controls, and where immediate access is necessary for life saving or fire fighting purposes, the Code Official shall require a minimum of one approved key lock box to be installed at a height not to exceed six (6) feet, in an accessible location. All buildings with automatic fire alarm systems and/or automatic fire suppression sprinkler systems shall have installed an approved key lock box for access by the Oswego Fire Protection District. The key lock box shall be of an approved type and shall contain keys to gain access as required by the Code Official.

506.1.1 Locks

Delete this section and insert the following:

The Code Official shall approve any lock installed on gates or similar barriers prior to installation.

506.2 Key lock box maintenance

Delete this section and insert the following:

The operator of the building shall immediately notify the Code Official and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key lock box. The users shall be responsible for the purchase, proper installation, and maintenance of such key lock boxes at their expense, and shall agree to indemnify and hold harmless the Oswego Fire Protection District, and their officers, employees and agents from any liability with respect to such key lock boxes.

506.3 Key lock box availability for purchase

Add as additional requirements to this section:

The Oswego Fire Protection District Fire Prevention Bureau can be contacted for information and applications for the purchase of approved key boxes.

SECTION 508 - FIRE PROTECTION WATER SUPPLIES

508.1 Required water supply

Add as additional requirements to this section:

508.1.1 General

All water distribution facilities including piping, fittings, hydrants, valves, devices, well pumps, and other needful appurtenances shall be subject to approval of the Code Official and shall be installed according to the standards herein adopted. A water supply system shall be capable of supplying the hydrants prior to the construction of structures. It shall be unlawful to erect, alter, use or occupy any structure that has been deemed to have inadequate water supply.

508.1.2 Water supply demand changes

Area water supplies shall be studied whenever additional demands will be placed on the water supply by new construction, change in use, or changes in hazard or contents. Standard fire flow calculation methods will be used to make determinations. Upon determination by the Code Official that inadequate water supplies exist, the Code Official shall reject any applicable plans and provide the property owner, the water utility, and the Building Official with a memorandum listing said deficiencies.

508.1.3 Rural water supply requirements (Dry Hydrants-Water detention systems)

In any subdivision/development, where an adequate water distribution system is not provided, the Code Official shall require the sub-divider, developer, builder and/or the owner to modify storm water control devices, so as to provide a pond within a maximum distance of 2,000 feet of all buildings within the development. It shall conform to the standard of NFPA 1142. The pond shall be a minimum depth of five (5) feet and provide a minimum of 500,000

gallons of available water. (See Appendix B – B103.3 – areas without water supply systems).

In the event a subdivision/development is unable to meet the pond requirements provided in this section, the District may require the installation of an underground water detention tank.

508.1.3.1 Use of dry hydrants

It shall be unlawful for any person to utilize any device such as drafting pits, dry hydrants, or other water supply appurtenances designed for fire fighting operations without the express permission of the Oswego Fire Protection District.

508.1.3.2 Dry hydrant maintenance

All dry hydrants shall be maintained free from obstructions. The access to any area surrounding the dry hydrant shall be properly cleared of obstacles which may hide or impede the use of the dry hydrant. Furthermore, maintaining, repairing, replacing and/or dredging dry hydrants shall be the responsibility of the appropriate homeowner's association or property owner.

508.3 Fire flow

Add as additional requirement to this section:

508.3.1 Minimum flow requirements

Each fire hydrant shall be provided with an adequate water supply so as to develop a minimum individual supply of not less than one thousand (1,000) gallons per minute flow with not less than 20 pounds per square inch residual pressure for no less than 1 hour.

508.5 Fire hydrant systems

Append the following to this sentence:

... and Appendix C – Fire Hydrant Locations and Distribution.

508.5.1 Where required

Delete this section and insert the following:

The maximum hydrant spacing shall not exceed three hundred (300) feet from the furthest point of any building or structure as measured by an approved access route around the exterior of the facility or building unless otherwise approved by the Code Official. Where the configuration of lots, distances between buildings and lot lines or public utility easements, accessibility to buildings for fire suppression requirements dictate, the Code Official shall increase or decrease hydrant spacing and appropriate supply mains as deemed necessary.

508.5.1.1 General

Additional fire hydrants shall be located within one hundred (100) feet of any Fire Department Connection (FDC). Hydrants shall be installed on a water main of at least eight (8) inches in diameter. A looped water main system with a minimum pipe diameter of eight (8) inches shall be required for each structure or group of structures.

508.5.1.2 Hydrant spacing

Fire hydrants shall be located such that:

- a) there is a minimum of at least 2 hydrants within three hundred (300) feet of a building
- b) there is at least one (1) hydrant at every intersection
- c) no two (2) hydrants are separated by more than three hundred (300) feet
- d) where streets or parking lots dead end, hydrants shall be placed along the access route

508.5.7 Apartment and cluster type housing

Add as additional requirements to this section:

In areas where apartment buildings, town/row houses, condominium buildings, or other types of cluster-type housing are located, the area along the roadway within seven and one-half feet on either side of the fire hydrant shall be designated as "NO PARKING" and either the curb shall be painted (yellow or red) or "NO PARKING" signs shall be installed (or both).

508.5.8 Unauthorized use

It shall be unlawful for any person to utilize any device such as a fire hydrant, drafting hydrant, dry hydrant, or other water supply appurtenances designed for fire suppression operations without the express permission of the Code Official.

Exception:

Municipal, township, county, or state public works authorities, and/or their designated agents, in the rightful and lawful execution of their official duties.

SECTION 511 – ELEVATOR CAR REQUIREMENTS

Add this section as new

On all new construction, remodel, redesign or alterations to a building which have passenger or freight elevator access, at least one elevator shall be able to accommodate two ambulatory adults and an ambulance stretcher of at least ninety-six inches (96") in the full horizontal position. The elevator car size and the door size and configuration shall be such that an ambulance stretcher of at least 96" in length can enter and exit the elevator car while remaining in the full horizontal position.

In the event of multiple elevator cars, elevator cars shall be clearly identifiable as ambulance stretcher compatible or not.

Exception:

Remodel, redesign, or alterations to a building that is of a nature that does not include required access modifications to any levels above or below the level of exit discharge, and thusly does not impact any existing elevator access.

CHAPTER 9- FIRE PROTECTION SYSTEMS

SECTION 903 – FIRE PROTECTION SYSTEMS

903.2 Where required

Delete this section and insert the following:

Approved automatic sprinkler systems in new buildings and structures shall be provided in all Use Groups described in this Code. Automatic sprinkler systems must be installed in accordance with applicable NFPA standards, manufacturer's recommendations, UL listings, and good fire safety practices. Automatic sprinkler systems must be maintained in full operating condition at all times. Use of fire barriers and fire walls shall not be used to reduce the area for the application of this section.

Exceptions:

One and two family dwellings

Real estate sales and construction trailers utilized during the development of property when approved by the code official.

Agriculture storage buildings less than 8,000 square feet.

Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by a wall with a fire-resistance rating of not less than 1 hour and a floor/ceiling assembly with a fire-resistance rating of not less than 2 hours.

903.2.1 Group A

Delete this section and subsequent subsections and insert the following

Approved automatic sprinkler systems are required in any new Assembly use (Use Group A)

903.2.2 Group E

Delete this section and subsequent subsections and insert the following

Approved automatic sprinkler systems are required in any new Educational use (Use Group E)

903.2.3 Group F

Delete this section and subsequent subsections and insert the following

Approved automatic sprinkler systems are required in any new Factories use (Use Group F)

903.2.4 Group H

Leave this section and subsequent subsections unchanged

903.2.5 Group I

Leave this section and subsequent subsections unchanged

903.2.6 Group M

Delete this section and subsequent subsections and insert the following

Approved automatic sprinkler systems are required in any new Mercantile use (Use Group M)

903.2.7 Group R

Add this as new

Exception: One and two family dwellings

903.2.8 Group S-1

Delete this section and subsequent subsections and insert the following

Approved automatic sprinkler systems are required in any new Storage-1 use (Use Group S-1)

903.2.9 Group S-2

Delete this section and subsequent subsections and insert the following

Approved automatic sprinkler systems are required in any new Storage-2 use (Use Group S-2).

Exception: Open parking structure.

903.2.10 All occupancies except Groups R-3 and U

Delete this section and subsequent subsections

903.2.11 During construction

Leave this section and subsequent subsections unchanged

903.2.12 Other hazards

Leave this section and subsequent subsections unchanged

903.2.13 Other required suppression systems

Leave this section and subsequent subsections unchanged

903.2.14 Group B

Add this section as new

Approved automatic sprinkler systems are required in any new Business use (Use Group B)

903.2.15 Group U

Add this section as new

Approved automatic sprinkler systems are required in any new Utility and Miscellaneous uses (Use Group U)

Exception:

Personal-use and private sheds, carports, and garages associated with R-3 occupancies

903.4.1 Signals

Append the following to this section:

The aforementioned “approved central station, remote supervisory station or proprietary supervisory station” shall be a U.L. listed central station utilizing NFPA 72 and their respective listing by an approved agency.

903.4.3 Floor control valves

Delete this section and insert the following:

Approved supervised indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor of a multi-storied building.

903.6 Existing buildings

903.6.2 Remodels

Add as an additional section:

Existing buildings or structures that are remodeled, and that meet any of the criteria listed below, shall provide full building/structure fire protection as detailed in 903.2:

- If alteration costs 50% or more of the reproduction cost of the building or structure, the entire building or structure shall comply with the requirements of the construction as defined in this code. For the purpose of calculating percentages of reproduction cost, the alteration shall be construed as the total actual combined cost of all alterations made within any contiguous 30 month period.
- A project that results in an increase or decrease in the total number of tenant spaces within the building or structure where the remainder of the building/structure is consequently subjected to a higher level of hazard, potential or realized
- A project that entails a change in Use group for any part of the building where the new Use group subjects the remainder of the building/structure to a higher level of hazard, potential or realized

Exception: One and two family dwellings.

903.6.3 Increasing existing floor area over 25%

Add as an additional section:

Fire protection as per 903.2 shall be required for the entire building or structure for additions that increase the existing floor area of a building or structure by more than 25%.

Exception: One and two family dwellings

903.6.4 Increasing existing floor area by 25% or less

Add as an additional section:

As per 903.2, fire protection for additions that increase the existing floor area of a building or structure by 25% or less shall be as follows:

1. Provide fire protection for the entire building or structure as per 903.2
or

2. Provide both a UL listed three hour fire separation assembly between the existing building and the new addition and provide fire protection for the new addition as per 903.2.

Exception: One and two family dwellings

903.6.5 Changes to Sprinkler System
Add as an additional section:

For any changes required for compliance to sections 903.6.2 through 903.6.4, the addition or relocation of sprinkler heads shall result in a required hydrostatic test, and all non-conforming piping shall be removed and brought up to current standard.

903.7 Appendixes of NFPA standards
Add as an additional section

The appendices of all NFPA standards are to be considered a mandatory portion of the standard. Thusly, sprinkler system installations shall be installed per NFPA 13 requirements.

SECTION 905 – STANDPIPE SYSTEMS

905.3.1 Building height
Append to this section

In addition, Class I standpipe systems shall be required in all buildings where the conditions of section 905.4, item #6 are met.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS

907.2 Where required – new buildings and structures
Append to this section:

Fire alarm systems shall be maintained in full operating condition at all times.

In addition to the provisions of sections 907.2.1 through 907.2.23, with the exception of one and two family dwellings, an approved fire alarm detection system shall be required under the following conditions.

In occupancies:

- a) with automatic sprinkler protection
- b) with commercial kitchen hoods utilized for fire protection
- c) two thousand (2000) square feet in area or greater

907.3 Where required – retroactive in existing buildings and structures
Append to this section:

Fire alarm systems shall be maintained in full operating condition at all times.

In addition to the provisions of sections 907.3.1 through 907.3.1.8, with the exception of one and two family dwellings, an approved fire alarm detection system shall be required under any of the following conditions:

In occupancies that have had change occur to them as per 903.6.2 through 903.6.5 and now:

- a) have automatic sprinkler protection
- b) have a commercial kitchen hood(s) utilized for fire protection
- c) are two thousand (2000) square feet in area or greater

907.9 Zones

Append to this section:

Each type of system / device (sprinkler, halon, pull stations, A/V devices, alarm, kitchen hood, heat detector, etc.) shall be zoned separately.

Each type of system / device (manual fire alarm boxes, A/V devices, detectors, etc.) are to be on separate zones per floor unless approved otherwise by the Code Official.

907.21 Additional fire alarm and detection system requirements

Add as an additional section and subsections:

The installation and maintenance of fire alarm and detection systems shall be in accordance with the following:

1. All types of detection devices (smoke, heat, pull station, etc.) shall be monitored and terminate at the approved fire alarm control panel
2. All fire alarm systems shall be electrically supervised and shall terminate at a U.L. listed central station utilizing NFPA 72 and their respective listing by an approved agency.
3. All fire alarm systems shall be of the addressable type
4. All multi-tenant occupancies shall be provided with white strobes at the entrance of the tenant space that activate upon an alarm condition in that tenant space. A red strobe shall replace a white strobe in the tenant space that houses the fire alarm control panel, and this strobe shall activate upon an alarm condition in any tenant space.

**APPENDIX B
FIRE FLOW REQUIREMENTS FOR BUILDINGS**

SECTION B103 MODIFICATIONS

Add as additional sections:

B 103.4 Dry hydrants

B-103.4.1: The precise location of and specifications for dry hydrant(s) shall be subject to the review and approval by the Code Official prior to the installation of the system.

B-103.4.2: The dry hydrant plan submitted for review may be subject to review by an outside engineer or code consultant. The submitting party will incur all associated costs.

**APPENDIX C
FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

TABLE C105.1 NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

Delete table C105.1 and replace with the following:

Table C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (GPM)	MINIMUM NUMBER OF HYDRANTS	MAXIMUM SPACING BETWEEN HYDRANTS (Feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT (Feet)
Any	2	300	300

SECTION C105 DISTRIBUTION OF FIRE HYDRANTS

Delete this section and replace with the following:

C105.1 Hydrant Spacing. The maximum spacing between fire hydrants shall not exceed that listed in Table C105.1

Exception: The fire chief is authorized to accept a deficiency of up to 10 percent where existing fire hydrants provide all or a portion of the required fire hydrant service.

Regardless of the maximum spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table C105.1.

SECTION C106 ADDITIONAL REQUIREMENTS

Add this section as new

Water supplies shall be delivered under pressure to fire hydrants as follows:

1. Access to fire hydrants shall be all-weather access-ways adequate in width, clearance, and strength for firefighting purposes. Such routes, including private access routes, shall be maintained accessible during all seasons of the year.
2. It shall be unlawful to obstruct from view, damage, deface, obstruct, or restrict in any way the access to any fire hydrant or any fire department system connection, including fire hydrants/connections located on public or private roadways. All vehicles blocking such equipment shall be either moved immediately upon proper notification, or be subject to ticketing and towing according to local ordinances. The Oswego Fire Protection District, located in Kendall and Will Counties, shall not be held liable for any damages occurring to vehicles or other property improperly located in violation of this section.
3. Property owners, or their hired contractor, shall not bury any fire hydrant under snow on private or public roadways. All hydrants shall have complete access around all ports and bonnet.