

TOWN OF BROOKFIELD  
ZONING REGULATIONS

Technical Standards  
Fire Protection - § 242-602H

**H. Fire Protection:** *[amended eff. 4/2/03]*

(1) **Purpose:**

It is the purpose of this subsection to establish criteria and standards applicable to initial attack fire suppression for all commercial, industrial and multi-family dwelling projects. Lack of a municipal water supply and risk to the general public require that adequate fire protection measures be established.

(2) **Standards: Commercial Industrial & Multi-family uses:**

(a) **Supply Requirements:**

Unless otherwise determined by the Commission, an adequate source and supply of water to combat any fire risk shall be available for all structures located in the commercial and industrial districts as well as for all multi-family dwelling projects. The adequacy of the water source and supply systems shall be as determined by the Commission based upon the recommendations of the Fire Chief, Town of Brookfield (the Zoning Commission's technical fire safety staff expert) with due consideration given to the cubic volume of the structure(s), the occupancy hazard ratings and the type of building construction proposed.

- [1] An Underwriter's Laboratory or IRI/FM approved sprinkler system(s) within each building located on the site or in such buildings as may be required by the Commission. Such systems shall be capable of being reinforced by Fire Department pumping systems. In addition, adequate water storage shall be provided for fire risks in other than sprinklered areas as determined by the Commission.
- [2] A viable surface water supply in excess of thirty thousand (30,000) gallons capacity shall be provided to each site. This supply must be maintained and be accessible at all times and all seasons of the year. Piping and design requirements shall be compatible with Fire Department equipment and apparatus.
- [3] Connection to a community, public or private water supply capable of providing a minimum of one thousand (1,000) gallons per minute, or a non-metallic tank(s), as approved by the Commission, with standard manhole access and a minimum capacity of thirty thousand (30,000) gallons (or such greater capacity as may be required by the Commission) shall be buried below the frost line to insure water supply at all times at all

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seasons. Such tank(s) shall be fed from either roof drains or parking lot drainage systems and installed in such a manner as to eliminate silt from entering the tank. For multi-family dwelling projects, one such tank shall be provided for each grouping of ten (10) dwelling units or any portion thereof of a group. *[amended eff. 9/16/05]*

**(b) Pipe & Fittings:**

Required pipe and fittings shall be installed to be compatible with Fire Department equipment and apparatus. A fire department standard attachment fitting will be provided to an applicant per an applicable fee schedule per adapter and cap. The height to the bottom of an attachment fitting shall be thirty inches (30") from final grade at the point of access. All pipes that are subsurface shall be backfilled with twenty-four inches (24") of sand or equivalent material as approved by the Commission.

**(c) Facilities, Location & Access:**

Tank placement and/or hydrant locations shall be as determined by the Commission at the time of plan submission. Access to a hydrant location shall be via a hard surface and accessible at all time by fire apparatus. Access to all facilities must be maintained by the property owner/operator/occupant at all times and shall include snow removal, removal of parked vehicles, or any other obstruction that would impede access.

**(d) Site Plans:**

All site plans submitted for Design Review approval shall be forwarded to the Brookfield Fire Chief for his review, comments and recommendations. A copy of the as-built site plans shall be provided to the Fire Chief by the applicant.

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(e) **Personnel Evacuation and Fire Fighting Perimeter Areas:**

For a distance of thirty feet (30') surrounding the entire perimeter of a building, the grade shall be contoured and configured in such a manner as to allow for the safe placement of fire ladders and equipment and for the marshaling of building evacuees.

(f) **Emergency Accessway:**

[1] Unless otherwise determined by the Commission, a second, independent means of access shall be provided to each site or grouping of separate buildings.

[2] All emergency access drives shall be improved to eighteen feet (18') in width and surfaced with twelve inches (12") of 1¼" processed aggregate well compacted with a 10 ton roller in accordance with good engineering practice or such other paving method found acceptable to the Commission. This access shall be continuously maintained in all weather conditions. The two (2) termini of the drive shall be marked with appropriate signage (not in excess of four (4') square feet) to indicate that it is a fire lane and shall be provided with a breakaway or "knox box" locked chain to prevent unauthorized use.

(3) **Automatic Fire Warning System:**

Each dwelling or sector of a building shall be provided with Underwriters Laboratory approved smoke detection and fire warning systems.

(4) **Inspection and Testing:**

(a) Prior to the issuance of a Certificate of Zoning Compliance and as a condition thereof, a systems performance test shall have been complete by a licensed professional engineer. A test report shall be forwarded to the Commission certifying that the system operates as designed.

(b) Prior to backfilling, the applicant shall have caused an inspection by a licensed professional engineer to be made of all connections, piping, and components of the system, including tanks and associated structures, and who shall report to the Commission any corrective action necessary.

(c) The Fire Department shall have the right to periodically test the systems(s) but assumes no liability regarding design adequacy of the system(s) or its operation.

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(5) Maintenance:

The maintenance of the initial attack fire suppression system(s) and alarms is the responsibility of the owner/occupant of the property and includes the maintenance of the access area to the hydrant/access point. All expense for the maintenance of the system(s) shall be the joint and several obligation of the owner of the site in perpetuity. Said restriction shall run in favor of the Town of Brookfield which may cause any condition to be repaired and seek the recovery of its fees and expenses for same from the site owners including any cost of collection. Upon site approval, the applicant shall record upon the land records of the Town of Brookfield, a maintenance agreement on all installed fire safety equipment in perpetuity, in a form approved by the Town Attorney.