

# ☞ 07hr\_CRule\_06-120\_AC-Ho\_pt04



Details:

(FORM UPDATED: 08/11/2010)

## WISCONSIN STATE LEGISLATURE ... PUBLIC HEARING - COMMITTEE RECORDS

### 2007-08

(session year)

### Assembly

(Assembly, Senate or Joint)

### Committee on ... Housing (AC-Ho)

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- Committee Reports ... **CR**
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#### INFORMATION COLLECTED BY COMMITTEE FOR AND AGAINST PROPOSAL

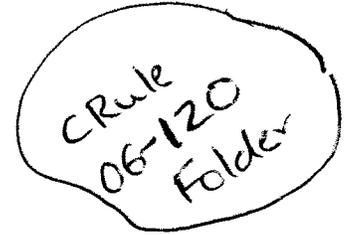
- Appointments ... **Appt**
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(**ab** = Assembly Bill)                      (**ar** = Assembly Resolution)                      (**ajr** = Assembly Joint Resolution)  
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- Miscellaneous ... **Misc**

\* Contents organized for archiving by: Mike Barman (LRB) (Aug/2010)

## Becher, Scott

---

From: Vince.Fontana@cityofchicago.org  
Sent: Monday, August 20, 2007 4:47 PM  
To: Becher, Scott  
Subject: Chicago sprinklers



Mr. Becher,

Follow the instructions and you will have the code section requiring sprinklers.

The Municipal Code of the City of Chicago can be found at [amlegal.com](http://amlegal.com).

Select library from the titles at the top of the page. The next page that opens has a map of the United States, click on Illinois, then select Chicago from the list. When the Chicago home page opens you will see two small rectangles, select the one that says Frames. The next page opens with a split screen. Be sure the HTML tab at the top of the left column is selected.

Click on the folder icon next to Title 13 do not click on the text. A series of chapters in title 13 will open. The High Rise Code is in 13-76. Paragraph 13-76-020 requires compartmentation. The last paragraph states "No compartmentation will be required on any floor that is completely sprinklered, provided the integrity of the smoke control and compartmentation of the remaining compartmented portions of the building are maintained". Typically no one want to compartmentalize there fore sprinklers are used.

If you have any questions please contact me.

Vince Fontana  
Department of Construction and Permits  
Code Compliance and Regulatory Review  
120 North Racine Ave.  
Chicago, IL 60607-2010  
312-743-7039

**IMPORTANT MESSAGE**

FOR \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ A.M.  
P.M.

M. VINCE FONTANA

OF CODE REVIEW ASSISTANT

PHONE (312) 743-7039

FAX AREA CODE NUMBER EXTENSION

MOBILE AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE 80 FT IN HEIGHT

~~HIGH~~ HIGH RISES.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNED \_\_\_\_\_



### **13-76-010 Scope of provisions.**

The provisions of this chapter in addition to other applicable requirements of this Code shall apply to all new buildings more than 80 feet above grade.

(Prior code § 62.1-1)

### **13-76-020 Fire safety--Compartmentation.**

Compartmentation shall be provided in every building to provide areas of fire safety for the building occupants except as provided in Section 13-76-100 of this Code. This shall be provided by one of the following methods in (a) or (b). All mercantile, industrial and storage occupancies are to comply with Section 13-76-100 of this Code.

(a) There shall be installed a slab-to-slab continuous vertical two hour fire rated assembly with horizontal exits dividing each floor into two or more compartments in an area ratio not to exceed three to one and not to exceed 30,240 square feet per area. This two hour rated assembly shall serve as an effective smoke barrier. There shall be at least one stairwell with separate exits at grade in each compartment. There shall be separate elevators in each compartment or a separate elevator compartment may be provided for elevators only, directly accessible to all other compartments. This elevator compartment would not be subject to the provisions of Section 13-76-060 of this Code. The area separations in Section 15-8-240(a) (2) of this Code, will not be required.

No compartmentation will be required on any floor that is completely sprinklered, provided the integrity of the smoke control and compartmentation of the remaining compartmented portions of the building are maintained.

(b) The building shall be subdivided into five-story compartments by providing a fire and smoke barrier floor system at each compartment level. All stairwells and other vertical shafts are to be interrupted at each compartment level with effective smoke barriers or are to be protected with smokeproof towers. Enclosures are to be provided for all stairwells or other vertical shafts which will minimize the movement of smoke from one compartment to another. Exterior wall openings in separate compartments shall be separated vertically with a 10-foot intervening two-hour wall, a 10-foot floor setback, a 10-foot projection, a 10-foot combination of projection and setback, or an approved deluge system.

(c) Separate mechanical air handling systems shall be provided for each compartment described in Section 13-76-020(a) and (b), and as required in Section 13-76-060 of this Code.

(Prior code § 62.1-2)

### **13-76-030 Fire command panel location.**

A fire command panel shall be provided in a location approved by the fire department. It shall contain the following listed facilities:

- (a) Fire detection system panel; (as required by Section 13-76-040 of this Code) annunciated visually and audibly for each individual floor;
- (b) Status indicators for air handling systems; (as required by Section 13-156-460 of this Code);
- (c) Status indicator and controls for elevators, or where elevator control panel is provided containing required indicators and controls, that panel must be in close proximity to the fire command panel;
- (d) Sprinkler valves and sprinkler water flow detector indicators, annunciated for each individual zone;
- (e) Emergency power status indicator;
- (f) Exit stairwell door unlocking system;
- (g) Voice communication system panels and equipment.

(Prior code § 62.1-3)

**13-76-040 Combustion detector, sounding device and heat detector system.**

An approved system including products of combustion detectors, sounding devices and heat detectors shall be required. The systems are to be monitored by a U.L. Listed Central Station U.L. 827-72 or as required by N.F.P.A. 72D.

System devices shall be located and installed as approved by the Bureau of Fire Prevention as follows:

- (a) Automatic products of combustion detectors will be required in the following locations:
  - (1) Fan and electrical equipment rooms;
  - (2) Return air ducts and plenums of heating, ventilating and air conditioning systems serving floors other than the floor on which the heating, ventilating and air conditioning equipment is located. There detectors shall be located at each opening into the vertical return air duct or shaft;
  - (3) Elevator lobbies and corridor at each floor;

(4) In all dwelling units and also connected to an alarm in the unit. The detectors shall be located within 15 feet of the entrance to all sleeping rooms with a minimum of one per apartment floor level.

(b) Heat detectors will be required in the following locations:

(1) Store rooms, boiler rooms and furnace rooms.

(Prior code § 62.1-4)

**13-76-050 Voice communication systems.**

There shall be two voice communication systems as follows:

(a) A two-way fire department communication system providing emergency two-way stations in each required stairwell and not less than every fifth floor and at the fire command panel;

(b) A selective one-way communication system between the fire command panel and the following areas:

(1) Elevators, elevator lobbies and in all required stairwells; one speaker each fifth floor in stairwells;

(2) Office areas exceeding 5,000 square feet;

(3) In corridors at intervals not to exceed 75 feet and at the exit stair doors.

The two-way fire department communication system may be combined with the one-way system when approved by the Bureau of Fire Prevention.

(Prior code § 62.1-5)

**13-76-060 Mechanical ventilation.**

Mechanical ventilation shall be provided in every story and shall be as follows except as provided in Section 13-76-100 of this Code.

(a) Residential. Public corridor supplies shall be designed for a capacity equal to 100 percent of the total kitchen and toilet exhaust requirements in the compartment and be designed to operate at full capacity in the nonfire side compartment and shut off both supply and exhaust in the fire side compartment; controls to be operated by approved heat detectors and products of combustion detectors as required in Section 13-76-040 of this Code;

(b) Business. In a nonfire side compartment, the mechanical system shall be designed to operate the supply with a minimum of 40 percent of its capacity to be outside air. In a fire side compartment a mechanical system shall be designed to shut off the supply system and allow the exhaust to operate at 100 percent of its capacity. All recirculation dampers are to be shut. Controls are to be operated by heat detectors and approved products of combustion detectors as required in Section 13-76-040 of this Code.

(c) Mercantile Industrial and Storage. See Sections 13-76-020 and 13-76-100(b) of this Code;

(d) Institutional and Assembly. Mechanical systems are to be designed to maintain a positive differential pressure from the nonfire side compartment as approved by the department of construction and permits and fire department. Controls are to be operated by approved products combustion detectors.

(Prior code § 62.1-6; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 3-5-03, p. 104990, § 22)

#### **13-76-070 Stairwell door locking devices.**

All stairwell doors which are to be locked from the stairwell side shall have electrically controlled locking devices which can be automatically unlocked upon a signal from the fire command panel. A stairwell door at the main exit level shall not be locked from the stairwell side.

(Prior code § 62.1-7)

#### **13-76-075 Stairwell identification.**

There shall be posted and maintained, within every interior stairwell enclosure at every floor, adjacent to the stairwell door, alphabetical or directional letter identification for the stairwell and the number of the floor to which the door opens. Lettering shall be permanent, a minimum of six inches in height and comply with A.D.A.A.G. (Americans with Disabilities Act Accessibility Guidelines) 4.30.1 General, 4.30.4 Raised and Braille Characters and Pictorial Symbol Signs, 4.30.5 Finish and Contrast, and 4.30.6 Mounting Location and Height.

Adjacent to every stairwell door there shall be posted, on the occupancy side, information showing which floors have re-entry locations. Lettering shall be permanent and comply with A.D.A.A.G. 4.30.1 General, 4.30.4 Raised and Braille Characters and Pictorial Symbol Signs, 4.30.5 Finish and Contrast, and 4.30.6 Mounting Location and Height.

(Added Coun. J. 10-31-01, p. 71183, § 2; Amend Coun. J. 5-1-02, p. 84027, § 2)

#### **13-76-076 Area of rescue assistance identification.**

Each area of rescue assistance shall be identified by a sign which states "area of rescue assistance" and displays the international symbol of accessibility. Lettering shall be permanent and comply with A.D.A.A.G. 4.30 (Americans with Disabilities Act Accessibility Guidelines).

(Added Coun. J. 10-31-01, p. 71183, § 2; Amend Coun. J. 5-1-02, p. 84027, § 1)

**13-76-080 Emergency electrical systems.**

Emergency electrical systems shall be provided in buildings as follows:

- (a) All buildings included in this chapter shall be supplied by a System 2 emergency system that shall supply the elevator required by Section 13-76-130 of this Code, all emergency and exit lights, the communication systems required by Section 13-76-050 of this Code, the fire command panel required by Section 13-76-030 of this Code, and the fire alarm system required by Section 13-76-040 of this Code. The System 2 emergency system shall conform with all applicable provisions of Section 14-48-010 of this Code.
- (b) All buildings over 400 feet above grade shall have a diesel driven emergency generator to supply the fire pumps required by Sections 15-16-770 and 15-16-780 of this Code and the elevator required by Section 13-76-130 of this Code. The fire pump may be diesel engine operated.
- (c) Emergency generators, fire pumps and their controls are to be in a separate two-hour-fire-rated pump room which also may contain the domestic booster pumps. In addition, the electrical controls are to be encased in drip proof enclosures.
- (d) All main electric service equipment shall be installed in vaults or approved outdoor locations. The main electric service vaults and main service switch rooms shall be enclosed with three-hour-fire-rated construction. Distribution switchboard rooms shall be enclosed with two-hour-fire-rated construction.
- (e) All electric service vaults and main service switchboard rooms located on the lowest level shall be equipped with a sump pump connected to the emergency electrical supply.
- (f) All electric risers and shafts serving elevators, emergency and exit lights, voice communication systems and smoke control fans are to be enclosed with two-hour construction and are to include continuous three-inch-high water stops on all sides. Mineral insulated cable having a two-hour fire resistive classification from a recognized third-party electrical testing laboratory shall be acceptable in retrofit work, provided that distribution panels and control panels are enclosed with construction providing two-hour protection.
- (g) All existing and newly constructed buildings used in whole or in part for residential occupancy which are more than 80 feet above grade, shall provide an auxiliary source of

current supply from either an approved, on-site generator in accordance with Section 14-48-100, an approved central battery system, or approved unit battery fixtures in accordance with Section 14-48-090(b) and (c) to supply all required emergency lights throughout the building. The fuel source for on-site generators installed in buildings over 80 feet in height and under 400 feet in height may be natural gas or diesel fuel. The fuel for on-site generators installed in buildings over 400 feet in height shall be diesel, in accordance with the provisions of Section 13-76-080(b) of this Code. Two complete sets of plans shall be submitted to the Bureau of Electrical Inspection for review and approval before any work is started on the installation of such systems. All buildings which conform to the requirements of this section at the time this section is enacted shall not be required to provide plans as required herein. All buildings required by this chapter to provide an auxiliary source of current supply for required emergency lighting shall comply no later than July 1, 1999.

(Prior code § 62.1-8; Amend Coun. J. 10-2-95, p. 8026; Amend Coun. J. 2-5-98, p. 61781)

#### **13-76-090 Roof access.**

Access shall be provided to the roof for the occupants of the building and there shall be a clear area of 50 feet in diameter above the building to coordinate emergency evacuation by helicopter.

(Prior code § 62.1-9)

#### **13-76-100 Exceptions.**

Buildings designed in accordance with this section are not subject to the provisions of Section 13-76-020, Section 13-76-040, Section 13-76-060 and Section 13-76-090 of this Code.

- (a) An approved standard automatic sprinkler system which is supervised shall be provided throughout the building. The system shall be designed in accordance with chapter 15-16 of this Code and shall be provided with a two-source water supply when the building height exceeds three hundred feet.
- (b) The mechanical air handling equipment serving the fire zone shall be designed to provide maximum exhaust without recirculation and to be activated by the water flow device serving that fire zone. This requirement will not apply to residential occupancies.
- (c) When a standard sprinkler system is installed the following are permitted:
  - (1) The floor construction fire rating may be reduced to one hour for Types I-A and I-B construction from the present requirement of Table 49-8 codified in Section 13-60-100 of this Code. Floor construction for the purposes of this section shall meet the following requirements:

(A) For concrete construction as provided for in Chapter 13-136 of this Code the minimum slab thickness shall be three inches for lightweight concrete and four inches for stone concrete construction;

(B) For steel deck construction as provided for in Chapter 13-148 of this Code the minimum depth of concrete above the uppermost surface of the steel deck shall be two and one-half inches for lightweight concrete and three and one-half inches for stone concrete;

(2) The public corridor partition fire rating may be reduced to noncombustible from the present requirements of Section 15-8-240(a)(1) of this Code;

(3) The area separations may be eliminated as presently required in Section 15-8-240(a)(2) of this Code;

(4) Atriums are allowed when provided with automatic smoke and heat venting activated by approved products of combustion detectors. Size of vents shall be calculated as follows:

$$A = 0.14PH$$

Where

A = Vent area requires

P = Perimeter of atrium

H = Distance from atrium floor to first enclosed floor above

D = Distance from floor of atrium to roof of atrium minus H

Location and installation of vents to be approved by the Bureau of Fire Prevention;

(5) The elevator shaft enclosure may be eliminated when the elevators are incorporated in atriums;

(6) The fire rating of exterior nonbearing walls of buildings of Types I-A, I-B and I-C may be reduced to noncombustible from the present requirements of Table 49-8(d) codified in Section 13-60-100 of this Code;

(7) Smokeproof towers as presently required in Section 13-160-360 of this Code may be eliminated;

(8) Fire dampers will not be required in mechanical heating, ventilation and air conditioning systems;

(9) The one and one-half-inch hose connection and valve presently required in Sections 15-16-370 and 15-16-400 of this Code may be eliminated.

(Prior code § 62.1-10; Amend Coun. J. 4-25-84, p. 6189; Amend Coun. J. 1-18-89, p. 23794; Amend Coun. J. 6-14-95, p. 2841; Amend Coun. J. 10-30-96, p. 31216)

**13-76-110 Plans submitted for approval to include drawings.**

All plans submitted for approval for a permit as required by Chapter 13-40 of the Municipal Code of Chicago shall include specific drawings showing compliance with this chapter.

(Prior code § 62.1-11)

**13-76-120 Fire protection system—Annual test required.**

The entire fire protection system as required by this chapter shall be tested on an annual basis by an individual or organization approved by the Bureau of Fire Prevention. Reports of these tests shall be submitted and approved by the Bureau of Fire Prevention.

(Prior code § 62.1-12)

**13-76-130 Fire department emergency access elevator.**

At least one elevator is to be provided for fire department emergency access to all floors of a building. All elevators shall be equipped with firemen's control as required in Section 13-156-460 of this Code.

(Prior code § 62.1-13)

**13-76-140 Product standards.**

Products of combustion detectors are to comply with the provisions of U.L. 168-1971, or U.L. 167-1974. Heat detectors are to comply with the provisions of U.L. 521-1974.

(Prior code § 62.1-14)

**13-76-150 Penalty for violation.**

Any person found guilty of violating any of the provisions of this chapter, upon conviction thereof shall be punished by a fine of not less than \$300.00 nor more than \$500.00 for each offense. A separate and distinct offense shall be regarded as committed each day on which such person shall continue or permit any such violation. In addition to such fines and penalties any license or permit issued to such violator or offending party by the City of Chicago may be revoked. Notwithstanding any fines imposed the city shall have the right to seek mandatory compliance with the provisions of this chapter or in the

alternative to seek demolition of a building not in compliance with the provisions of this chapter.

(Prior code § 62.1-15)

**13-76-160 Severability.**

In the event any provision or application of this chapter is held to be invalid, it is the legislative intent that the other provisions and applications hereof shall not be affected.

(Prior code § 62.1-16)

Disclaimer:

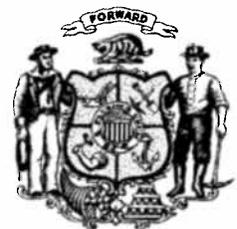
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# WISCONSIN STATE LEGISLATURE



**Becher, Scott**

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**From:** Timothy Semmann [tsemmann@wisbuild.org]  
**Sent:** Monday, August 20, 2007 5:24 PM  
**To:** Jerry J. Deschane; Becher, Scott  
**Cc:** Brad Boycks  
**Subject:** RE: Fire sprinkler rule  
**Attachments:** MN IBC amendment.pdf



Jerry and Scott,

According to the Illinois CDB's (Capital Development Board's Division of Building Codes & Regulations) 3rd Floor Stratton - 401 South Spring, Springfield, Illinois 62706  
Phone 217 557-7500

Illinois is a home rule state in which each municipality adopts its own codes, so there is no state wide standard – tomorrow morning I will have a spreadsheet of which municipalities have adopted which codes.

Iowa – According to the Iowa Department of Public Safety – Building Code Bureau (515-725-6145), the state of Iowa HAS adopted the 2006 International Building Code (IBC) and it is applicable statewide; however, the State Fire Marshal Rules recognize municipalities that have their own fire department and inspection unit. Municipalities such as Des Moines, Cedar Rapids, Sioux City, and Bettendorf – I have not yet contacted these municipalities.

Minnesota – has adopted the 2006 IBC with an amendment (see attached)

I will get the remaining information to you tomorrow morning,  
Tim

---

**From:** Jerry J. Deschane [mailto:JDeschane@axley.com]  
**Sent:** Monday, August 20, 2007 1:32 PM  
**To:** Becher, Scott  
**Cc:** Brad Boycks; Timothy Semmann  
**Subject:** RE: Fire sprinkler rule

Scott, the International Fire Code deals with maintenance and use, and not construction. Determining whether a building would be equipped with fire sprinklers or other forms of fire protection would be dictated by the International Building Code, not the international fire code.

The most recent edition of the International Building Code requires fire sprinklers in all residential buildings (except townhouses). Only a small number of states adopt the IBC without local amendments, and we don't know if or to what degree Iowa has adopted the International Building Code. By this email, I've asked Tim Semmann at WBA if he has information on that question.

---

**From:** Becher, Scott [mailto:Scott.Becher@legis.wisconsin.gov]  
**Sent:** Monday, August 20, 2007 1:23 PM  
**To:** Jerry J. Deschane  
**Subject:** FW: Fire sprinkler rule

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**From:** Kate Marks [mailto:kate.marks@ncsl.org]  
**Sent:** Monday, August 20, 2007 1:22 PM  
**To:** Becher, Scott  
**Subject:** FW: Fire sprinkler rule

More on Iowa.

-----Original Message-----

**From:** Scott Hendrick [mailto:scott.hendrick@ncsl.org]

**Sent:** Monday, August 20, 2007 12:18 PM

**To:** Kate Marks

**Subject:** Re: Fire sprinkler rule

I've attached the provisions of the Iowa Administrative Code that adopt the International Fire Code as the baseline, but also the provisions that recognize that local fire ordinances can/have adopted other codes (e.g., NFPA and Western Fire Chiefs Association codes).

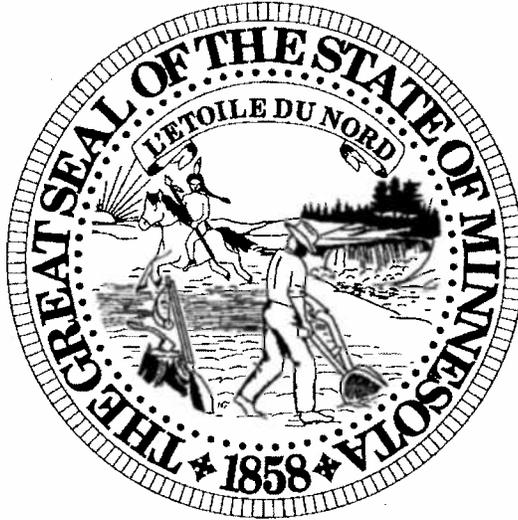
--Scott

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2007  
MINNESOTA STATE BUILDING CODE



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**LABOR & INDUSTRY**

Department of Labor and Industry  
Construction Codes and Licensing Division  
443 Lafayette Road North, St. Paul, MN 55155  
651.284.5068 Fax: 651.284.5749 TTY: 651.297.4198

[www.doli.state.mn.us/buildingcodes](http://www.doli.state.mn.us/buildingcodes)

**1305.0716 SECTION 716, DUCTS AND AIR TRANSFER OPENINGS.**

IBC Section 716.5.3 is amended by adding exception 5 as follows:

5. Fire dampers, smoke dampers, and combination fire/smoke dampers are not required in laboratory hood exhaust duct penetrations of shaft enclosures where laboratory ventilation systems are installed in accordance with NFPA 45.

**1305.0800 [Repealed, 19 SR 1340]**

**1305.0900 [Repealed, 19 SR 1340]**

**1305.0901 SECTION 901, GENERAL**

IBC Section 901.6.2 is amended by deleting the section in its entirety.

**1305.0903 F SECTION 903, AUTOMATIC SPRINKLER SYSTEMS.**

Subpart 1. **Scope.** IBC F Section 903 is amended as follows.

Subpart 1. **Repealed, 31 SR 1165**

Subp. 1a. **F Section 903.2.7.** IBC F Section 903.2.7 is amended to read as follows:

**903.2.7 Group R.** An automatic sprinkler system installed in accordance with Section 903.3.1 shall be provided throughout all buildings containing a Group R occupancy where one of the following conditions exists:

1. The combined area on all floors, including mezzanines, exceeds 9,250 square feet (859.3 m<sup>2</sup>); or

2. The Group R fire area is located more than three stories above grade plane.

**Exceptions:**

1. Group R 3 single dwelling unit buildings.

2. Group R 3 or R 4 occupancies containing a facility licensed by the state of Minnesota shall be provided with a fire suppression system as required by the applicable licensing provision or this section, whichever is more restrictive.

3. Attached garages need not be sprinklered throughout if a dry sprinkler is installed within 5 feet (1524 mm) of the door opening between the garage and attached residence.

For the purposes of this section, fire walls, party walls, or attached multiple fire resistive exterior walls shall not constitute separate buildings.

**Exception:** Fire walls, party walls, or attached multiple fire resistive exterior walls separating other occupancies not accessory to the Group R.

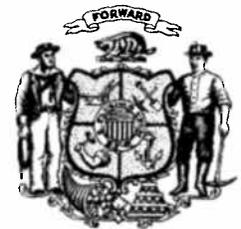
Subp. 1b. **F Section 903.2.12.1.** IBC F Section 903.2.12.1 is amended to read:

**903.2.12.1 Fire protection for exhaust systems.** Any portion of an exhaust system utilizing combustible components or having the potential for combustible residue build up on the inside or where required by other sections of this code, where the duct cross sectional area is greater than or equal to 75 square inches (480 cm<sup>2</sup>), shall be provided with an automatic extinguishing system within the duct and at the duct intake, hood, enclosure, or canopy, or shall be constructed of material listed for use without sprinkler protection. When sprinkler protection is installed, means shall be provided to prevent water accumulation in the duct or the flow of water back to a process where the application of water constitutes a serious life or fire hazard.

Subp. 2. **Repealed, 31 SR 1165**



# WISCONSIN STATE LEGISLATURE





Fire Department

Douglas A. Holton  
Chief  
Brian Glassel  
Assistant Chief

August 20, 2007

To the Honorable  
Representative Steve Wieckert  
Chair, Assembly Housing Committee

*RE: Fire Service Support for Adoption of Commerce Clearinghouse Rule 06-120*

Dear Representative Wieckert:

A model code that helps save more firefighter and citizen lives is a model code to which Wisconsin should adhere. As Chief of the Milwaukee Fire Department, I fully support the Department of Commerce clearinghouse rule 06-120 proposing adoption of the 2006 International Building Code (IBC). In particular, the state should adopt the recommendation to install fire sprinkler systems in newly constructed multifamily dwellings of three units and greater. I applaud Department of Commerce Secretary Mary Burke and her staff for their leadership in spearheading this proposal.

Teaching fire safety through public education is an important part of our department, yet despite our best efforts, human error will always play a role, and one mistake can cost a life. When that happens, a fire sprinkler system can serve as the first responder. It can also help save my life and the lives of my colleagues upon our arrival to the scene.

We have heard the cost arguments; they just don't add up. When a fire sprinkler system is installed, money may be saved in other areas. Fewer fire doors, fire walls, and flexibility with materials, to name a few, are ways in which cost savings can be achieved, all while providing the tenants with a high quality, safe building.

For the last 29 years, I have worked as a firefighter and have witnessed many unfortunate fatal and nonfatal injuries and loss of property caused by fires. Fires are unforgiving, and the best protection available is an automatic fire sprinkler system, as it is protection in your home 24 hours a day, 7 days a week.

I urge your support of clearinghouse rule 06-120. I urge you to bring Wisconsin up to par with national standards in building safety. I can assure you there is no better protection against fire for Wisconsin's families than these systems, and I can promise you that any family who has suffered a loss from fire would tell you no cost is too great for protection. Thank you for your consideration.

Respectfully submitted,

  
DOUGLAS A. HOLTON  
Chief

DH/jb  
Letters&Memos\CommerceWieckert0807



Fire Department

Douglas A. Holton  
Chief  
Brian Glasel  
Assistant Chief

August 20, 2007

To the Honorable  
Representative Steve Wieckert  
Chair, Assembly Housing Committee

RE: *Fire Service Support for Adoption of Commerce Clearinghouse Rule 06-120*

Dear Representative Wieckert:

A model code that helps save more firefighter and citizen lives is a model code to which Wisconsin should adhere. As Chief of the Milwaukee Fire Department, I fully support the Department of Commerce clearinghouse rule 06-120 proposing adoption of the 2006 International Building Code (IBC). In particular, the state should adopt the recommendation to install fire sprinkler systems in newly constructed multifamily dwellings of three units and greater. I applaud Department of Commerce Secretary Mary Burke and her staff for their leadership in spearheading this proposal.

Teaching fire safety through public education is an important part of our department, yet despite our best efforts, human error will always play a role, and one mistake can cost a life. When that happens, a fire sprinkler system can serve as the first responder. It can also help save my life and the lives of my colleagues upon our arrival to the scene.

We have heard the cost arguments; they just don't add up. When a fire sprinkler system is installed, money may be saved in other areas. Fewer fire doors, fire walls, and flexibility with materials, to name a few, are ways in which cost savings can be achieved, all while providing the tenants with a high quality, safe building.

For the last 29 years, I have worked as a firefighter and have witnessed many unfortunate fatal and nonfatal injuries and loss of property caused by fires. Fires are unforgiving, and the best protection available is an automatic fire sprinkler system, as it is protection in your home 24 hours a day, 7 days a week.

I urge your support of clearinghouse rule 06-120. I urge you to bring Wisconsin up to par with national standards in building safety. I can assure you there is no better protection against fire for Wisconsin's families than these systems, and I can promise you that any family who has suffered a loss from fire would tell you no cost is too great for protection. Thank you for your consideration.

Respectfully submitted,

  
DOUGLAS A. HOLTON  
Chief

For Representative Wieckert's Personal and Immediate Attention



# URGENT !!

## Constituent Action Form

**Name:**

CHIEF JACK BAUS

**Time:** 11:45 AM

**Date:** 8/20/07

**Address:**

MENOMONIE FIRE DEPARTMENT  
116 W. MAIN ST.  
MENOMONIE, WI

**Phone:**

(715)232-2414

54751

**Request:**

HE IS UNABLE TO ATTEND THE 8/21/07  
PUBLIC HEARING. CHIEF BAUS IS IN FAVOR  
OF THE FIRE SPRINKLER PROVISION IN THE  
DEPT. OF COMMERCE 06-120 CLEARINGHOUSE RULE.

**Mode of Contact:**

Phone Call

Voice Mail

Visit

Fax

Email

to...

Appleton

Capitol

SKW Home

Other

**Action:**

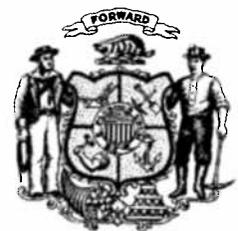
SCOTT TALKED TO HIM BRIEFLY ABOUT  
HE SUPPORT FOR THE FIRE SPRINKLER  
PROVISION IN THE DEPT. OF COMMERCE  
06-120 CLEARINGHOUSE RULE.

**Date:**

**Steve Wieckert**  
State Representative  
Wisconsin State Capitol  
Room 16 West  
Madison, WI 53708  
608-286-3070  
920-731-3000  
1-888-534-0057  
FAX 608-282-3857



# WISCONSIN STATE LEGISLATURE





CRule  
06-120  
?

August 21, 2007

Good morning Chairman Wieckert and members of the Assembly Housing Committee. My name is Mary Jane Gengler. I am the Executive Director of the Wisconsin Alliance for Fire Safety. Established in 1991, the WAFS is a non profit organization dedicated to fire and burn prevention. We have well over 1,000 members statewide representing fire safety interests for the fire service, alarm & sprinkler industries, teachers, burn care professionals, insurance companies, utilities and private citizens. I speak on their behalf.

We are joining others to commend the Wisconsin Department of Commerce for recommending the national standard for our building code and in fire sprinkler protection. This puts Wisconsin in a position to catch up with the rest of the nation in terms of fire sprinkler protection.

The fact is, fires happen. To date this year, 74 catastrophic fires have occurred so far in our country, three in Wisconsin. A catastrophic fire occurs when at least three people die from their exposure to a particular fire event. We know what works best in saving lives and property – automatic fire sprinklers. Naysayer's to this provision argue that fire sprinklers are a Band Aid approach to fire safety. Nothing could be further from the truth. According to the nationally recognized National Fire protection Association, **fire sprinklers have a record for nearly 140 years of not experiencing a life loss of three or more people in a building** protected with a competently designed, installed and maintained automatic fire sprinkler system.

Nationwide, more than 4,000 people die each year from fires, 80% in home fires. In fact, fires kill more people in the United States every year than all natural disasters combined (Home Fire Sprinkler Coalition).

No one can argue that sprinkler systems are the best protection in the event of a fire. A fire sprinkler system in a home is having a firefighter on duty, 24 hours a day, seven days a week. Not only do they secure the civilians who reside in these dwellings, but they can help save the lives of firefighters who must respond to fire.

At least 23 other states have adopted the 3-unit and greater threshold for the installation of fire sprinkler systems in newly constructed multifamily dwellings. The 3-unit standard has been the national standard since the 2003 version of the IBC. Why should Wisconsin lag with this safety provision?

The benefits greatly outweigh the cost. By installing more fire sprinkler systems, we can start better protecting lives and the tax base. Fire and burn injuries

represent 1% of the total recorded incidence of injuries nationally and 2% of the total costs of injuries, or \$7.5 billion each year.

An argument is still being made against sprinklers because they reduce the opportunity for "Affordable Housing." Yet, in some units, sprinklers can increase the cost of a mortgage as little as \$10 a month. Does that no longer make the housing affordable? Besides, with trade-ups and insurance benefits, the systems can be paid for in a shorter period of time.

In fact, in 2006, the Department of Commerce research of 64 recently constructed multifamily dwellings in Wisconsin illustrates that there is only a 1-2% increase in total building costs when sprinklers were installed – and 3% where there is no municipal water supply.

The bottom line is that the language in this code proposal is the national standard. Standards exist for all industries and our organization understands that the Department of Commerce has gotten legal interpretation that they have the authority to promulgate these rules.

Personally, I am especially grateful for safety standards after my husband survived a traffic crash at speeds that should have cost him his life. He was traveling on business when another driver ignored a safety traffic sign. Seat belt and air bag standards saved both of their lives.

Some challenged the cost of these safety standards for vehicles. Fortunately for our family, that good public policy was ultimately enacted, and my husband is here because of it. This standard was not damaging to the auto industry; just as the fire sprinkler standard has not caused damage to the housing markets in other states that have enacted this code.

I appreciate the opportunity to be here today to join fire fighters across Wisconsin in supporting this rule. Thank you and I would be happy to address any questions.

**Additional information for your review:**

More proof of the recognition of fire sprinkler systems comes in the form of the three "America Burning Reports." The first commissioned by President Richard M. Nixon in 1973, followed by President Ronald Reagan in 1986 and lastly in 2000 by President William Clinton through the Federal Emergency Management Agency. The main thrust of these exhaustive reports was to tell America again and again that **the formula for success includes this equation; fire prevention with early warning of fire with smoke alarms, evacuation for life safety and early fire suppression through automatic fire sprinkler protection.**

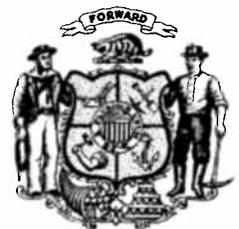
Tom Castino, as then President and CEO of Underwriters laboratories stated in Chicago in 1999, quite emphatically: "Currently available information indicates that the overall field performance record of fire sprinklers is excellent...Countless lives have been saved – more than by any other single fire protection, prevention

*or suppression mechanism. Billions of dollars in property losses have been saved, again, more than any other single fire protection, prevention or suppression mechanism."*

President Harry S. Truman during his talk before the President's Conference on Fire Prevention in May, 1947 stated, *"The serious losses in life and property resulting annually from fires cause me deep concern. I am sure that such unnecessary waste can be reduced. The substantial progress made in the science of fire prevention and fire protection in this country during the past forty years convinces me that the means are available for limiting this unnecessary destruction."* Nearly 60 years later the technological advances in fire prevention and protection have made even greater and far-reaching advances to help reduce costs.



# WISCONSIN STATE LEGISLATURE





Wisconsin REALTORS® Association  
e-mail: wra@wra.org | Web site: www.wra.org

Roger Rushman, Chairman  
e-mail: rushman@firstweber.com

William Malkasian, CAE, President  
e-mail: wem@wra.org

## Memorandum

To: Members, Assembly Housing Committee  
From: Tom Larson, Director of Regulatory and Legislative Affairs  
Date: August 21, 2007  
Re: Fire sprinkler rules (Clearinghouse Rule 06-120)

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The Wisconsin REALTORS® Association (WRA) urges you to oppose the proposed changes to Clearinghouse Rule 06-120 (“fire sprinkler rules”), as drafted, because they would increase the costs of housing significantly and hurt housing affordability throughout Wisconsin.

### Background

The Wisconsin REALTORS® Association (WRA) has over 18,000 members who represent over a hundred thousand homeowners and property owners each year in a variety of real estate transactions. Accordingly, the WRA is actively involved in state and local regulatory matters that impact the use, safety and price of property in Wisconsin. The safety of residential dwelling units is a primary concern to members of our organization and we support the Wisconsin Department of Commerce’s goal to protect Wisconsin families through updates to Wisconsin building codes.

While building safety is of paramount importance to our organization, so too is the cost of residential dwellings. Wisconsin families need safe housing opportunities that they are able to afford. If they cannot afford new dwelling units that are safe, they will have no other choice but to live in older dwelling units that are not safe. Housing is not a luxury, it is a necessity.

The WRA is concerned that the proposed mandatory sprinkler requirement for small multifamily buildings will increase the cost of housing and prevent many Wisconsin families from being able to afford a home in this State, without providing a significant improvement in fire safety.

- The cost of a sprinkler system ranges from \$3,000 to \$10,000 per unit.
- Buildings not serviced by municipal water would need to create their own water storage and emergency pumping equipment, which could exceed \$24,000.
- The National Association of Home Builders estimates that the cost of mandatory sprinklers will prevent an additional 13,000 to 43,000 Wisconsin families from being able to afford the median rent for a home in Wisconsin.



- The National Association of Home Builders estimates that the cost of mandatory sprinklers will prevent an additional 13,000 to 43,000 Wisconsin families from being able to afford the median rent for a home in Wisconsin.
- Multi-family homes built according to today's construction standards are much safer than older homes and have a much lower rate of fires. As older buildings have been replaced by newer ones, Wisconsin has experienced a significant drop in the fire death rate.

The proposed sprinkler mandate will likely have a devastating impact on the affordability of new, multifamily dwellings in Wisconsin. Many Wisconsin families will be unable to afford new multifamily housing and will be forced to live in older dwelling units that are not equipped with modern fire protection features. As a result, fewer new multifamily dwelling units will be constructed to replace the older, unsafe multifamily dwellings that exist today.

### **Recommendations**

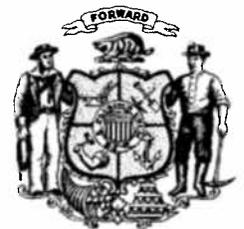
We request that Commerce provide additional information to demonstrate the need for the proposed changes and feasibility of other more cost-effective alternatives, such as:

- **An in-depth study of the fire-related deaths that have occurred in Wisconsin over the last 5 years.** Commerce maintains that the mandatory sprinkler requirement is necessary for small multifamily buildings because the current building safety standards are insufficient to protect building inhabitants from fire-related injuries and death. However, Commerce has failed to provide any information about the age, size or condition of the buildings where these deaths occurred. Accordingly, it is unclear if these buildings were unequipped with many of the modern fire safety construction features such as reliable smoke detectors, lit exit signs, fire-resistant doors, sealed firewalls between dwelling units, and modern wire systems with circuit breakers. Evidence from other states suggests that these modern fire-safety building standards will better protect building occupants from fire-related injury and death than older buildings not built to these standards.
- **Create a task force made up of representatives from the fire departments, building industry, and other interest groups to evaluate other, more cost-effective measures to improve fire safety** such as public education and other efforts to prevent tampering with smoke detectors in existing buildings; the broader use of more affordable NFPA 13D fire sprinkler systems; and more frequent fire safety inspections of older buildings.

We appreciate the opportunity to comment on the proposed rules. If you have any questions, please contact us at (608) 241-2047.



# WISCONSIN STATE LEGISLATURE





# Wisconsin State Fire Chiefs' Association, Inc.

Together We Can Make A Difference

- Education
- Prevention
- Safety
- Suppression
- EMS

To: Representative Steve Wieckert, Chair  
Members, Assembly Housing Committee

Fr: Wisconsin State Fire Chiefs Association

Da: August 21, 2007

Re: Support for Dept. of Commerce rule 06-120

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Representing over 860 fire chiefs, the State Fire Chiefs Association fully supports the Department of Commerce rule proposing adoption of the 2006 International Building Code (IBC). In particular, we praise the fire safety standards that exist in this national model code in the form of fire sprinkler systems that need to be installed in newly constructed multifamily residences that are 3-units and greater.

Over the last year and a half, the Department of Commerce has directed its staff to conduct research, hold meetings of ten advisory code councils and gain perspective from a public hearing in order to determine the course of action for our state building code. As a result of these efforts, the Department has recommended adopting the national standard for our state building code.

We urge your support of the code in its entirety; we have focused our message on the importance and value of fire sprinkler systems. Please consider the following:

## ***FIRE SPRINKLERS SAVE LIVES AND PROTECT PROPERTY***

- Fire sprinkler systems provide the best protection for the citizens who reside in multifamily dwellings and the firefighters who respond in the case of a fire.

NFPA Statistics:

Average loss per fire when automatic suppression systems are present	\$5400
Average loss per fire with no automatic suppression system	\$12,300
Reduction in loss per fire when automatic suppression systems were present	85%

- Most fire deaths are in residential buildings, which include multifamily dwellings.

NFPA Statistics:

Deaths per 1,000 fires with automatic suppression systems	2.2
Deaths per 1,000 fires with no automatic suppression systems present	9.5
Reduction in deaths per 1,000 fires when automatic suppression systems were present	85%

- The cost to rebuild lost property in a community after a fire can be very expensive. The loss of lives and property to fire has such a tremendous effect – some communities never recover.

2120 Fish Hatchery Rd. • Madison, WI 53713  
Phone: 608-210-7261 • Fax: 608-210-7235  
Email: bloomd@town.madison.wi.us

- Advances in technology are making the components of fire sprinkler systems more economical, thus keeping the material and installation expenses down – to approximately 1-2% of the total building cost. Also, additional financial savings can be captured under provisions within the 2006 IBC.

#### **LOWER THE COST OF FIRE SPRINKLER INSTALLATION THROUGH TRADE-UPS**

- Trade-ups exist in building codes to help offset costs of other areas of construction. The overall construction costs can be reduced through trade-ups; therefore a higher quality, safer product for customers while keeping costs at a reasonable level.
- For example, through the use of trade-ups, builders and developers can reduce the cost of installing a fire sprinkler system by installing fewer fire doors, fire walls and have more flexibility with construction materials.
- When fire sprinkler systems are installed, less emphasis is placed on the ability for a fire truck to access the building. Therefore, cost savings can be achieved by maximizing the portion of the lot that can be used for the actual building. Overall project costs can also be lowered by allowing for reduced street widths, smaller diameter water mains and hydrant spacing.

#### **LOWER THE TAX BURDEN BY REDUCING FIRE FIGHTER INJURIES AND PROPERTY DAMAGE**

- Of course our top priority is protecting citizens and our fire fighters from fire, but the reality is there are associated costs that cause deep concern as well.
- **As Fire Chiefs, we, like you, are consistently concerned about lowering the tax burden in our individual communities.**
- When examining injuries that fire fighters sustain, the resulting worker's compensation costs and the cost to rebuild lost property, these represent some of the most expensive tax liabilities that exist.

#### **ADOPT THE NATIONAL STANDARD**

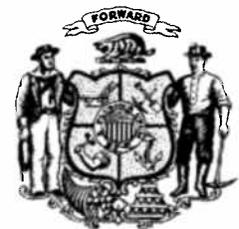
- **Standards exist in all industries. Commercial buildings are no different.**
- In fact, the building industry has been regulated in Wisconsin by the Department of Commerce or its predecessors since 1914. These standards, researched and developed by experts in their respective fields, exist for good reason. Not only do they help ensure safety and quality, but they help consumers gain confidence in the product.
- The model codes reflect that fact and builders and developers across the country are beginning to see the economic and life safety benefits of these life-saving systems.
- Removing the fire sprinkler provision puts Wisconsin citizens at a clear disadvantage; it creates "Wisconsinism's that will water it down. At that point, we are no longer adopting a model code or a national standard.

**Bottom line: This is the national standard in building code safety. We urge your support of the 2006 IBC.**

2120 Fish Hatchery Rd. • Madison, WI 53713  
 Phone: 608-210-7261 • Fax: 608-210-7235  
 Email: bloomd@town.madison.wi.us



# WISCONSIN STATE LEGISLATURE



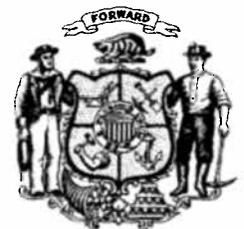
August 21, 2007

**MOTION**

Moved, that the Assembly Committee on Housing, pursuant to s. 227.19 (4) (d) 6., Stats., objects to the proposed repeal and recreation of s. Comm 62.0903 (6) in SECTION 60 of Clearinghouse Rule 06-120.



# WISCONSIN STATE LEGISLATURE





## Manitowoc County Home Builders Association

820 South 8th St.

Manitowoc WI 54220

Phone: 920-684-6222 Fax: 920-684-6277

Email: [mchba@lakefield.net](mailto:mchba@lakefield.net)

*President*

Mark Pekarske  
Pekarske Builders

*President Elect*

Keith Gauthier  
Keith Gauthier Builders

*Secretary*

Jim Reif  
Jim Reif Builders

*Treasurer*

Lori Webster  
Investors Community Bank

*Directors*

Eric Roffers  
Roffers Concrete Construction

Jim Check

Check Electric

Brandon Bartow  
Bartow Builders

Eric Wergin  
Etched In Stone

Steve Pohl  
Garage Door Specialty

*Remodelors Council*

Don Orth  
Valders Building Supply

*Immediate Past President*

Mike Check  
Mike Check Builders

*WBA Directors*

Brandon Bartow, Jim Reif

Jim Check, Mike Check

Eric Roffers

*Executive Officer*

Jayne Hagman

*Administrative Assistant*

Kim Wiesner

August 24, 2007

Steve Wieckert  
Assembly Representative  
State of Wisconsin  
Room 16 West  
PO Box 8953  
Madison WI 53708

Dear Mr. Wieckert,

On behalf of the Manitowoc County Home Builders Association (MCHBA) we extend our thanks for supporting the objection, to the portion of Clearinghouse Rule 06-120 that deals with fire sprinklers.

All members of the MCHBA continue to support, and respect both those who serve to protect us from fire, and the Department of Commerce. We are looking forward to working with both groups to work out a reasonable package to increase fire safety in Wisconsin.

Regards,

A handwritten signature in black ink that reads "David Johnson".

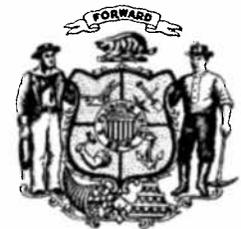
David Johnson  
Government Affairs Coordinator  
Manitowoc County HBA



**NAHB**  
NATIONAL ASSOCIATION  
OF HOME BUILDERS



# WISCONSIN STATE LEGISLATURE





# STEVE WIECKERT

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STATE REPRESENTATIVE • 57<sup>TH</sup> ASSEMBLY DISTRICT

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August 27, 2007

Rep. Daniel LeMahieu  
Co-chair, Joint Committee on Review of Administrative Rules  
Room 17 North  
State Capitol  
Madison, WI 53708

Senator Robert Jauch  
Co-chair, Joint Committee on Review of Administrative Rules  
Room 118 South  
State Capitol  
Madison, WI 53707-7882

Dr. Representative LeMahieu and Senator Jauch:

As chairperson of the Assembly Committee on Housing, I am writing to notify you that on August 21, 2007, the Assembly Committee on Housing voted to object to a portion of Clearinghouse Rule (CHR) 06-120, relating to Fire Prevention and the Commercial Building Code.

The motion to object was as follows:

***Pursuant to s. 227.19(4)(d)6, stats., the Assembly Committee on Housing objects to the proposed repeal and recreation of s. Comm. 62.0903(6) in SECTION 68 of Clearinghouse Rule 06-120.***

The motion passed on a vote of Ayes, 5 and Noes, 2.

The Committee clerk has reported CHR 06-120 to the office of the Assembly Chief Clerk. I anticipate that the rule will be referred to your committee in the near future.

Thank you for your attention to this matter.

Sincerely,

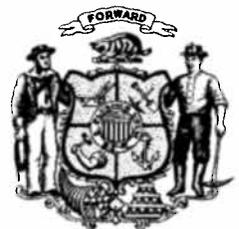
Representative Steven Wieckert  
Chairperson, Assembly Committee on Housing

**IDEALS, PRINCIPLES, PATRIOTISM**

cc: Patrick Fuller, Assembly Chief Clerk  
Mary Burke, Secretary, Department of Commerce



# WISCONSIN STATE LEGISLATURE



Good morning and thanks for allowing me to give testimony to your committee today. I am City of Sheboygan Chief Fire Inspector Robert Kocmoud and I am here today to enthusiastically support the Department of Commerce proposal. Installing fire sprinkler systems in all new multi-family residential buildings is simply good public policy. In fact, on behalf of Sheboygan Fire Chief Jay Lastusky and our entire department, I want to first and foremost recognize the leadership of Secretary Mary Burke and the Department.

Date?  
CRule  
06-120  
? *[Signature]*

Two very similar fires that occurred within the last year in the City of Sheboygan compelled me to be here today. Both fires involved the same woman. The first fire in 2006 was contained with a single sprinkler and saved her life while the second fire in 2007 ultimately caused her death. I investigated both fires and found convincing evidence that supports this proposal.

The most recent occurrence was a fatal fire in which the 61-year old woman died on the bed of her apartment in a four-unit apartment building on March 10, 2007. The fire department was notified of the incident at 1:03 A.M. after neighbors saw smoke coming into their apartment unit.

The woman was dead upon arrival. Her neighbors were lucky that they were awake to detect the smoke and get to safety. The room of origin experienced fire damage while the rest of the home and other three apartments encountered only smoke damage. The fire caused about \$30,000 worth damage to the building, \$5,000 to contents and took one life. Because the building was constructed in 1979 it did not require fire sprinkler protection.

Although hard to believe, nearly the same incident occurred 368 days earlier when she placed herself and her neighbors in a similar life safety predicament. On March 7, 2006 at 10:28 AM, this same woman started a fire, again in her bed, after assumed consumption of alcohol and cigarettes.

On this occasion, a single fire sprinkler activated to extinguish the fire before tragedy occurred to that individual or any of her neighbors of the 72-unit apartment building. The building was built in 1930 as a factory and was converted to apartments in 1999. Code then required the building to be retrofit with automatic fire sprinkler and updated fire alarm systems.

The first fire summoned the fire department through the remote station alarm monitoring system after the activation of the fire sprinkler system. The occupant was found still in the room where the fire began; in other words, had the sprinkler not activated, she would have unlikely survived. Fire loss was recorded at \$8,000 to building and \$2,000 to contents.

The Sheboygan Fire Department responded to both incidents with Shift Commander Jeffrey Hermann the Incident Commander at both scenes. The first fire was a simple investigation: complete extinguishment, secure the sprinkler system and tend to the occupant. The second fire on the other hand, resulted in a Search & Rescue operation and extinguishment, and ultimately exposure to the gruesome discovery of a badly burned fatality.

In both instances, empty alcohol bottles and cigarette butts located throughout the residence gave us cause to believe these elements likely contributed to the fire and its gruesome results.

I think Secretary Mary Burke couldn't have said it better when she stated in her guest column "You can't pick your neighbors in a multi-family dwelling."

This case study provides empirical evidence of the benefit that automatic fire sprinkler systems can provide. One would have expected these two very similar fires just 368 days apart to have had a similar result. However, as illustrated the outcomes could not have been more different. In the building with the sprinkler system damage was contained, neighbors were not in danger, and a life was saved. When the same situation occurred in without a sprinkler system the outcome was tragically different and unacceptable by today's standards of fire safety.

Many states have already adopted or are considering required installation of fire sprinklers in all multifamily buildings. This is simply good public policy and something that Wisconsin needs to do. No one should be left behind in the effort to protect the lives and property of multifamily buildings from fires, regardless of their socio-economic status.

Thank you for this opportunity to speak to you today. I would be happy to answer any questions at this time.