

Chapter 196

FIRE PREVENTION

[HISTORY: Adopted by the Town Board of the Town of Erin as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Open burning — See Ch. 168.

Housing standards and property maintenance — See Ch. 214.

ARTICLE I

Water Tanks

[Adopted 4-19-2004 by Ord. No. 04-03]

§ 196-1. Water reservoir requirements.

Developers shall provide emergency water reservoirs of steel, Fiberglass or other material construction as approved by the Town for fire protection purposes within subdivisions as follows:

A. Residential developments (including certified survey maps).¹

Number of

Lots

Requirement

| | |
|----------|--|
| 1 to 9 | One 10,000-gallon reservoir (not mandatory; required at the discretion of the Plan Commission after receiving the recommendation of the Emergency Management Director) |
| 10 to 19 | One 10,000-gallon reservoir |
| 20 to 29 | One 20,000-gallon reservoir or equivalent approved by Emergency Management Director |
| 30 to 49 | One 30,000-gallon reservoir or equivalent approved by Emergency Management Director |
| 50 to 59 | One 40,000-gallon reservoir or equivalent approved by Emergency Management Director |
| 60 + | One 30,000-gallon and one 20,000-gallon reservoir or equivalent approved by Emergency Management Director |

B. Commercial/Business developments.

¹. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

**Total Square Footage
of All Buildings in
Development**

Requirement

| | |
|------------------|--|
| Less than 20,000 | One 10,000-gallon reservoir or equivalent approved by Emergency Management Director (not mandatory; required at the discretion of the Plan Commission after receiving the recommendation from the Emergency Management Director) |
| 20,000 to 30,000 | One 10,000-gallon reservoir or equivalent approved by Emergency Management Director |
| 30,000 to 40,000 | One 20,000-gallon reservoir or equivalent approved by Emergency Management Director |
| 40,000 to 80,000 | One 30,000-gallon reservoir or equivalent approved by Emergency Management Director |
| 80,000 + | One 30,000-gallon and one 20,000-gallon reservoir or equivalent approved by Emergency Management Director |

§ 196-2. Location. ²

Tanks shall be located in Town road right-of-way but not in a cul-de-sac. The location of the tanks shall be specified by the Town Emergency Management Director.

§ 196-3. Specifications.

See the diagram which is on file in the Town Clerk's office and is available for inspection.

- A. Pea gravel bedding will be utilized for backfilling and for base.
- B. Any used tank will be hydrostatically tested and coated on the inside and outside of the tank according to NFPA standards. Written certification by a competent inspector shall be provided to the Town.
- C. The drafting/suction pipe height above the finished roadway surface shall be 24 inches to the center line of the elbow fitting of the six-inch pipe with a four-and-one-half-inch adapter.
- D. The drafting pipe shall extend to within 12 inches of the bottom of the tank. The length of the draft pipe should be kept to a minimum after meeting the requirements of Subsection C. The drafting pipe shall be six inches in diameter and shall terminate with an elbow to accept the four-and-one-half-inch hydrant fitting with cap and chain.
- E. A screened, four-inch vent pipe with the opening facing downward will be included in all tanks. The vent pipe shall be a minimum of 24 inches above the finished roadway surface. The vent pipe shall have a two-inch capped inspection pipe located at the top.

2. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

- F. A four-inch fill pipe with elbow will be provided at each tank by the installer which terminates 24 inches above the finished roadway surface, measured at the pipe with two-and-one-half-inch Siamese Y with cap and chain.
- G. The maximum distance from the road edge to the drafting pipe shall not exceed nine feet. This will allow a fire pumper, positioned on the finished road surface using one section of standard hard suction hose, to easily reach the draft pipe. As an alternative, the developer may provide a paved apron adjacent to the roadway adequate for the parking of Fire Department apparatus.
- H. All aboveground piping shall be primed and then painted red for suction, white for vent, and yellow for fill by the installer before the tank is approved for service and filled.
- I. The contractor installing the tank shall also install a "no parking sign" of the type and at the location specified by the Emergency Management Director. The sign and installation shall be at the expense of the developer.
- J. The installation shall be made with consideration of the winter temperatures. Steps will be taken to insure the piping and water in the tank will not freeze during extended periods of below-freezing weather. The top of the tank shall be at least 48 inches below ground surface.
- K. The Town, at its option, may order the developer to provide soil testing results from a competent soil tester to determine tank placement, if the Town deems that poor soil conditions, high groundwater table, or other soil factors would adversely affect the operation and placement of an underground tank.

§ 196-4. Administration.

- A. Inspections. The developer or the installer shall notify the Building Inspector for purposes of inspection before backfilling. Backfilling shall be done in six-inch lifts with compaction between lifts in the presence of a Town authorized Inspector. The developer or the installer of the water tank shall notify the Emergency Management Director of completion of the installation for purposes of inspections. Forty-eight-hour notification shall be provided, and a fee established by the Town Board from time to time shall be submitted to the Town to cover the cost of inspection. All new or upgraded installations shall require inspection. Once approved, tanks shall be filled by the Fire Department. Water tank inspection forms may be obtained from the Town Clerk.³
- B. The subdivider or contractor installing the tank shall post with the Town a bond equal to 115% of cost of tank installation and paving to be held by the Town until the tank has received final Town approval.
- C. Any municipal or private fire department may utilize the water tank for fire protection purposes. All tanks shall be refilled by the department making use of the water. Refilling shall be accomplished as soon as possible.
- D. The fire department having fire protection responsibility for the district in which the subdivision is located shall inspect the water tanks in the spring and fall of each year.

3. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

§ 196-5. Release of bond.

The bond in § 196-4A above shall not be released until the tank construction is complete and accepted by the Town.

§ 196-6. Installation of other improvements.

All other improvements to be installed shall be at the direction of the Town Board or in accordance with any other ordinance in effect.

§ 196-7. Review and approval of facilities and improvements.

The adequacy of such facilities and improvement and their proper installation shall be subject to review and approval by the Town Engineer and Director of Emergency Management, and of the Town Board prior to approval of the final plat.

§ 196-8. Commencement of construction.

Construction or installation of improvements shall not commence until the preliminary plat and the construction plans have been approved by all agencies having authority to review the plat. All work or improvements to the subdivision shall also be subject to inspection by the Town Engineer to determine conformances with any applicable requirements.

§ 196-9. Final inspection and certification prior to issuance of building permit.

Final inspection and certification by the Town shall be completed before the issuance of any building permits for any lot in the development.

§ 196-10. Enforcement; failure to comply.

Any authorized Town official is empowered to enforce this article. Failure to comply with the terms of this article may result in the nonapproval of final CSM and rezoning, and/or a revocation of permits and/or approvals.