

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** REP 81-15

**Department Source:** Fire

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** August 17, 2015

**Re:** Report - Fraternity / Sorority Sprinkling, Council Bill #B79-08

## Documents Included With This Agenda Item

Council memo

**Supporting documentation includes:** Copy of council bill #B79-08, March 12, 2008 Report to Council.

## Executive Summary

Staff recommended options to consider related to fraternity and sorority requests for extensions.

## Discussion

A fire fatality at Sigma Chi fraternity in Columbia on May 8, 1999 and subsequent fire fatalities at fraternities and sororities around the country in the years following led to a council discussion about the sprinkling of these residences in March of 2008.

Those initial discussions led to the formation of a task force and ultimately council bill #B79-08 requiring all fraternities and sororities in Columbia to be sprinkled within seven years. Multiple factors regarding fraternities and sororities led to this decision including:

- Fraternities and sororities have limited or no fire separation between sleeping rooms and common corridors.
- Presence of high fuel loads in small spaces used to house multiple beds.
- 'Hidden' sleeping areas in rooms.
- Poor housekeeping and behavior.
- Unwillingness to evacuate if fire alarm is present and functions.

Following is a chronological order of events surrounding this issue.

**March 17, 2008** – City Council discussed council bill #B79-08 that referenced requiring a fire sprinkler system in existing fraternity and sorority houses.

**April 7, 2008** – Council bill #B79-08 tabled to January 20, 2009. Fire Sprinkler Task Force formed.

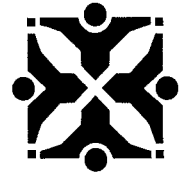
**December 11, 2008** – Fire Sprinkler Task Force holds first meeting.

When discussions began there were 39 Greek houses and 8 Greek house annexes in Columbia. 13 of those Greek houses were sprinkled, 1 was under renovation. 25 Greek houses were not sprinkled. 1 of the Greek house annexes was sprinkled, 7 were not.

**March 16, 2009** – Task Force recommends and City Council voted unanimously in favor of bill #B79-08 that required existing fraternities and sororities to install a NFPA 13R sprinkler system within

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seven years.

**March – April of 2009** – The Columbia Fire Department works closely with the Office of Greek Life to communicate the code requirement to all fraternities and sororities through multiple avenues including mailed letters, inspections and one-on-one communication.

**April 28, 2015** – 19 of the 25 Greek houses not sprinkled as of March 16, 2009 are sprinkled, 6 are not. Certified letters reminding the remaining six of the March 16, 2016 deadline are sent.

**May 15, 2015** – E-mail reminders sent to the six Greek houses reminding them of the March 16, 2016 deadline.

**May 8, 2015** – Letter received from Sigma Nu asking for deadline extension.

**May 18, 2015** – Letter received from Delta Tau Delta asking for deadline extension.

**July 1, 2015** – Explanation of how to request deadline extension through the city council is e-mailed to representative of Delta Tau Delta.

**July 22, 2015** - Explanation of how to request deadline extension through the city council is e-mailed to representative of Sigma Nu.

As of July 31, 2015 the following six Greek houses are not sprinkled:

Greek House	Number of Occupants
Delta Tau Delta	32
Sigma Nu	30
Kappa Alpha	24
Theta Chi	11
Lambda Chi Alpha	13
Acacia	12

## Fiscal Impact

Short-Term Impact: No fiscal impact to the city.

Long-Term Impact: No fiscal impact to the city.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Environment, Health

Strategic Plan Impact: Health, Safety and Wellbeing

Comprehensive Plan Impact: Livable & Sustainable Communities

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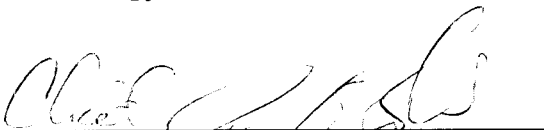
## Suggested Council Action

Options for consideration:

1. Take no action.
  - Outcome – Occupancy permits would be revoked for fraternities and sororities not in compliance on March 16, 2016.
2. Amend ordinance and grant a one year extension.
  - Outcome – Occupancy permit is revoked if deadline is not met.
3. Amend ordinance and grant a three year extension with measurable benchmarks i.e. verification of sufficient water supply at six month mark, acceptable water supply in place at the twenty four month mark, approved set of sprinkler plans at the thirty month mark, system installed at the thirty six month mark.
  - Outcome – Occupancy permit revoked if any benchmark or the deadline is not met.

## Legislative History

Chronology of related events is provided in "Discussion" section above.

  
Department Approved

  
City Manager Approved



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Copy of council bill #B79-08  
March 12, 2008 Report to Council

Introduced by Hindman  
 First Reading 3-17-08 Second Reading 4-7-08  
 Third Reading 1-20-09 Fourth Reading 3-16-09  
 Ordinance No. 020209 Council Bill No. B 79-08 A

### AN ORDINANCE

amending Chapter 9 of the City Code as it relates to fire sprinkler systems in fraternity and sorority buildings; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 9 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

#### Sec. 9-22. Amendments

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the 2006 Edition of the International Fire Code, or where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

...

~~903.2.7.1 Fraternity and Sorority Houses. An automatic fire sprinkler system installed in accordance with Section 903.3 shall be provided in all existing fraternity and sorority houses by December 31, 2012.~~ Each fraternity and sorority house and fraternity and sorority annex with sixteen (16) or more occupants existing on March 16, 2009 shall install at a minimum an automatic fire sprinkler system, designed and installed under the current edition of the National Fire Protection Association Standard 13R, in accordance with Section 903.3 of the 2006 International Fire Code, no later than March 16, 2016.

New fraternity and sorority houses and fraternity and sorority annexes and such houses and annexes that undergo renovation of their space, shall install at a minimum an NFPA 13R fire sprinkler system.

The city council may vary the requirements of this section for any fraternity or sorority house the owners of which have been unable to comply with this section despite making good faith efforts to do so.

For purposes of this section, "fraternity and sorority house" means any building used as a dwelling and occupied by and maintained exclusively or primarily for college, university or professional school students who are affiliated with a social, honorary or professional organization recognized currently or in the past by a college, university or professional school.


1. ~~Year one, 2007, will be used to plan the installation of sprinkler systems.~~
2. ~~Years one and two, 2007 and 2008, will be used acquire and appropriate needed funds.~~
3. ~~Years three through five, 2009, 2010 and 2011, will be used to engineer and install fire sprinkler systems.~~

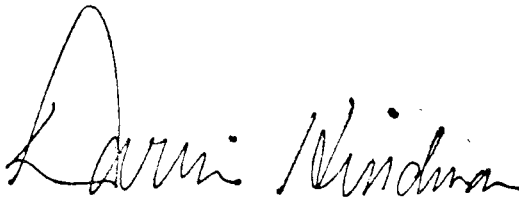
...

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

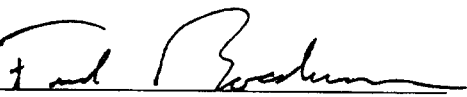
PASSED this 16th day of March, 2009.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Counselor


Agenda Item No. R50-08

Source:

William Markgraf  
Fire Chief



**TO:** City Council  
**FROM:** City Manager and Staff  
**DATE:** March 12, 2008  
**RE:** Fraternity and Sorority Fire Sprinkler Information

 B79-08

EXECUTIVE SUMMARY:

At the January 7, 2008 Council meeting, the council accepted a report from the Building Construction Codes Commission recommending the council repeal section 903.2.7.1 of the 2006 International Fire Code adopted by council on January 3, 2007.

DISCUSSION:

The Mayor and council requested additional information and an amendment to section 903.2.7.1 be prepared. A report with the requested information is attached with supporting documentation. An amended version of 903.2.7.1 is attached to the report as Appendix A.

SUGGESTED COUNCIL ACTION:

Set a time and date for a public hearing.

Fiscal Impact

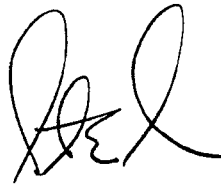
YES

NO

Other Info.

To: Chief William Markgraf

From: Battalion Chief Steven Sapp, Fire Marshal



Date: March 11, 2008

Re: Council request for information on fire sprinklers in fraternity and sororities

During the January 7, 2008 City Council meeting, the council accepted a November 26, 2007 report from the Building Construction Codes Commission (BCCC) which recommended that the council repeal in full, amendment 903.2.7.1 of the 2006 International Fire Code, which required existing fraternity and sorority houses to install automatic fire sprinkler systems, adopted by council on January 3, 2007.

After accepting the report, Mayor Hindman directed staff to prepare an amendment to the ordinance which would specify the installation of an NFPA 13R fire sprinkler system instead of an NFPA 13 system. Both NFPA 13 and NFPA 13R fire sprinkler systems are designed to protect human life.

NFPA 13R systems are allowed by current code in residential occupancies of three (3) stories or less and provide design criteria which do not require sprinkler protection in attics, bathrooms under fifty-five (55) square feet, closets, and other concealed areas.

NFPA 13 systems are also allowed by current code in residential occupancies of any height. NFPA 13 design criteria require fire sprinkler protection in all areas of the building including attics, bathrooms, closets, and combustible concealed spaces.

Staff believes that because fraternity and sorority buildings often contain mixed use areas such as meeting rooms, commercial kitchens, and dining hall, as well as residential sleeping areas, an NFPA 13 system should be installed when practical, and an NFPA 13R system be installed in fraternity and sorority houses where an NFPA 13 system is not practical.



At Mayor Hindmans request, a draft ordinance which specifies an NFPA 13R system is attached to this report as Appendix A.

Mayor Hindman also requested information on how this the current ordinance or an amended ordinance may apply to groups other then Greeks or how it may apply to other similar use groups such as apartments and boarding homes.

Ordinances from other communities requiring the installation of automatic fire sprinkler systems have included a definition of fraternity and sorority houses which can also include other organizations, commonly referred to as "religious organizations", which do not meet the standard definition of a fraternity or sorority chapter. The Chapel Hill North Carolina ordinance defines a fraternity or sorority house as any building used as a dwelling and occupied by and maintained exclusively or primarily for college, university, or professional students who are affiliated with a social, honorary, or professional organization recognized currently or in the past by a college, university, or professional school. Staff believes that this definition would include organizations other then Greek organizations that are sanctioned by the University of Missouri or other colleges such as Columbia College and Stephens College.

One ordinance simply states that any R-2 use group with 16 or more occupants must install automatic fire sprinklers. In Columbia, it is unknown how many buildings in addition to fraternity and sorority houses that would affect. A conservative estimate would be about fifty (50) existing buildings excluding existing fraternity or sorority houses.

Staff recommends the inclusion of a definition to the amendment similar to that included in the Chapel Hill North Carolina ordinance to include those organizations sanctioned by the University of Missouri.

Mr. Janku requested information on other communities and their standards, by which the original amendment was drafted. A summary of these ordinances and standards include:

- Stillwater Oklahoma (Oklahoma State University) required existing fraternity and sorority houses to install NFPA 13 systems where possible, and when not possible, NFPA 13R systems within four (4) years of the ordinance date which was October 4, 1999. Certain fees were waived to ease financial costs of system installations. A copy of the Stillwater Oklahoma ordinance is attached as Appendix B.
- Ames Iowa, (Iowa State University) required existing fraternity and sorority houses to install an automatic fire sprinkler system within five (5) years of the ordinance date which was July 1, 2006. The ordinance did not specify an NFPA 13 or 13R system requirement. The ordinance did allow the code official to extend the deadline if one of five criteria are met, for installation of automatic fire sprinklers for a period of up to five years from the October 1, 2011 deadline. A copy of the Ames Iowa ordinance is attached as Appendix C.
- Lawrence Kansas (Kansas University) has one of the oldest ordinances which required existing fraternity and sorority buildings to install automatic fire sprinkler systems within seven (7) years of the ordinance date which was 1993. The Lawrence Kansas Fire Department reports that all Greek Chapters were able to comply with the ordinance by within the established timeline. A copy of the Lawrence Kansas ordinance is attached as Appendix D.
- Boulder Colorado (Colorado University) required existing fraternity and sorority houses to enclose all open staircases, a provision of the 2000 International Fire Code which has been carried through to the 2006 International Fire Code, the same code adopted in Columbia. As an option to enclose the open staircases, the Boulder Fire Department provided the fraternities and sororities with the option to install fire sprinklers throughout the building. All of the fraternity and sorority houses installed automatic fire sprinkler systems.
- Champaign Illinois (Illinois University) required existing fraternity and sorority houses in addition to certain other buildings such as nursing homes and high-rise buildings to install an automatic fire sprinkler system within five (5) years of the ordinance date which was November 16, 2004. The ordinance did not specify an NFPA 13 or NFPA 13R system. A copy of the Champaign Illinois ordinance is attached as Appendix F.
- Chapel Hill North Carolina (North Carolina State University) required existing fraternity and sorority houses to install automatic fire sprinklers within five (5)

years of the date of the ordinance which was November 11, 1996. The ordinance allowed both NFPA 13 and NFPA 13R systems to be installed. A copy of the Chapel Hill North Carolina Ordinance is attached as Appendix G.

Based on review of these ordinances and the time frames given to install automatic fire sprinkler systems, staff recommends that the six (6) year implementation scale is appropriate. Because of the issues with the current amendment, staff recommends that December 31, 2014 would be an acceptable date for fraternity and sorority houses to complete the installation of automatic fire sprinkler systems.

Council woman Hoppe requested a time table to implement similar requirements in non-Greek housing in Columbia. Staff believes that to do so, an accurate inventory of existing buildings would need to be compiled. While the inventory data is gathered, a review of existing infrastructure as it relates to fire main size and water supply around those buildings should also be completed. Staff estimates with current staffing, the inventory and infrastructure data could be gathered within one (1) year at which time a report would be generated to council for consideration.

Staff has also received reports that the original estimates of installing automatic fire sprinkler systems in existing buildings provided to the council in January of 2007 of two to four dollars per square foot were not accurate. Attached as Appendix H are copies of estimates provided to six (6) fraternity and sorority houses or annexes by one company that performs this work in central Missouri. Dividing the total cost by the square footage of the building, demonstrates the installation cost of the automatic fire sprinklers are in the range of two to four dollars per square foot. The estimates are based on the installation of an NFPA 13R automatic fire sprinkler system. There are additional costs in some installations relating to concealment of sprinkler piping.

Last week, a memo from MJ Insurance, the largest insurer of sorority houses, announced a new partnership with three national sorority chapters to mandate the installation of automatic fire sprinkler systems. In addition, the discount rate for fire sprinklered sororities was raised from 15 percent to 40 percent. National chapters who mandate the installation of a fire sprinkler are also eligible for an additional 10 percent discount on insurance premiums. A copy of this letter is attached as Appendix I.

H.R. Kirklin, another major insurance carrier for Greek housing, offers the following discount rates for fire sprinklered buildings. Greek organizations qualify for a discount of 50% of the property premium for two years following the installation of a system. After the first two years, the standard 30% discount is provided annually contingent the system is inspected and serviced on an annual basis. A copy of this letter is attached as Appendix J.

Staff has also included a report, Appendix K, from the United States Fire Administration issued in March of 2002 titled, Fraternity and Sorority House Fires. This report summarizes fire causes in fraternity and sorority houses, the month and day of the week when fires start, sources of ignition, smoke alarm performance, and a call for more stringent regulations requiring automatic fire sprinklers in fraternity and sorority houses. The federal report used an example of the 1999 fire which killed freshman Dominic Passantino at the University of Missouri.

Staff recommends that the amendment requiring the installation of automatic fire sprinkler systems not be repealed, but include suggested modifications as noted in this report or as desired by council.

## Appendix A

903.2.7.1 Existing fraternity and sorority houses and fraternity and sorority annexes with 16 or more occupants shall install an automatic fire sprinkler system, designed and installed under the 2002 edition of the National Fire Protection Association Chapter 13R, in accordance with Section 903.3 of the 2006 International Fire Code, no later than December 31, 2012.

New or existing fraternity and sorority houses and fraternity and sorority annexes which undergo a renovation in excess of 50% of the space, shall install a NFPA 13 fire sprinkler system.



**STILLWATER FIRE DEPARTMENT**

*■ Celebrating a Century of Heritage, Service and Pride. ■*

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## **Ordinance No. 2661**

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### **ORDINANCE NO, 2661 (§§ 12-71--12-80)**

**"AN ORDINANCE AMENDING CHAPTER 12 OF THE STILLWATER MUNICIPAL CODE RELATING TO FIRE PREVENTION AND PROTECTION, PROVIDING FOR NEW SECTIONS 12-33 to 12-42 PROVIDING REGULATIONS FOR SPRINKLER SYSTEMS IN FRATERNITY AND SORORITY HOUSES; AND DECLARING AN EMERGENCY."**

**Section 1.** That Sections 12-33 to 12-42 of Article III of Chapter 12 of the Municipal Code are hereby added to read as follows:

#### **Section 12-33. Purpose.**

The purpose of this ordinance is to provide a reasonable degree of safety to persons living and sleeping in fraternity and sorority houses, by requiring a sprinkler system for sleeping units and encouraging alterations through the waiver of certain fees.

#### **Section 12-34. Scope.**

For the purposes of this ordinance "fraternity and sorority houses" shall mean any building used as a dwelling and occupied by and maintained exclusively or primarily for college, university, or professional school students who are affiliated with a social, honorary or professional organization recognized currently or in the past by a college, university or professional school.

#### **Section 12-35. Compliance.**

All fraternity and sorority houses shall be made to conform to this ordinance:

- (a) If an existing structure is proposed to be converted to use as a fraternity or sorority house, compliance shall be required prior to the issuance of a certificate of occupancy for such use;
- (b) All nonconforming structures in use as a fraternity or sorority house on the effective date of this ordinance shall be in compliance with Section 12-37 of this Article on or before June 30, 2004.

**Section 12-36.** The following allowances shall be granted for compliance with Section 12-36:

- (a) Waiver of 100% of City Building Permit fees related to the Sprinkler installation costs for compliance prior to June 30, 2002.

(b) Waiver of 50% of City Building Permit fees related to the Sprinkler installation costs for compliance after July 1, 2002 but prior to June 30, 2004.

**Section 12-37. Sprinkler Protection:**

An approved fire sprinkler system shall be installed throughout the structure in accordance with NFPA Pamphlet 13. An NFPA 13R system may be approved by the fire department for cases where a NFPA 13 system cannot be installed.

In addition, all connections shall be located on the street side of each building, and activation of the sprinkler system shall activate both a local building alarm and a supervisory alarm at a twenty-four (24) hour certified and licensed alarm monitoring service.

**Section 12-38. Fire Alarms and Detection Systems Required.**

Each structure covered hereunder shall install and maintain an approved fire alarm system in accordance with NFPA pamphlet 72 to provide smoke detection and manual operation in interior corridors, foyers, and exit pathways and automatic detection in storage rooms, laundry rooms, furnace rooms, kitchens, common areas and assembly rooms. Each individual sleeping unit shall have a minimum of one (1) single station, 110V wired, 9 volt dc smoke detector.

**Section 12-39. Automatic Sprinkler, Alarm and Detection Systems Not to be Disabled.**

Upon the occupancy of any structure as a fraternity or sorority house or upon the completion of the installation of an automatic fire sprinkler, fire alarm or detection system in an existing fraternity or sorority house, no person shall shut off or disable such systems and no owner or resident of such house shall fail to prevent the shutting off or disabling of such a system. Provided, however, that a system may be shut off in order to perform maintenance work on the system during the time that qualified maintenance personnel are on the premises performing necessary maintenance work. Such maintenance work shall only be conducted after notice to and approval by the Fire Marshal of the City of Stillwater Fire Department.

**Section 12-40. Exemptions.**

Existing fraternities and sorority buildings are exempt from this ordinance if they have no facilities used for sleeping.

**Section 12-41. Conflict with other regulations.**

This ordinance shall be in addition to any other requirements for sprinkler systems or other fire protection systems required by law, Stillwater ordinance and code requirements. Where this ordinance conflicts with any other law or code requirement, the more restrictive provisions shall be enforced.

**Section 12-42. Violation; penalties.**

(a) It is a Class A offense to fail to comply with any of the provisions of this ordinance, or to build or maintain a structure not in conformance with this ordinance; to vary construction from any approved detailed plans or specifications; or to vandalize, disable, disconnect or interfere with the operation of any systems.

(b) Prosecution of a criminal offense does not preclude any other action the City may take, including pursuit of civil remedies.

**SECTION 2:** It being immediately necessary for the preservation of the peace, health and safety of the citizens of the City of Stillwater, Oklahoma, an emergency is hereby declared to exist, by reason whereof this ordinance shall become effective from and after the date of publication of this ordinance, October 4th, 1999.

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- (6) Amend Section 903.4, Sprinkler system monitoring and alarms, by adding the following exception:
- (a) Water supply valves that are locked in the open position.
- (7) Amend Section 905, Standpipe Systems, by adding the following:  
The requirements of this section shall be at the discretion of the fire chief.
- (8) Amend Section 907.2.9. Group R-2 by adding the following text at the end of the subsection:  
Notwithstanding the exceptions noted herein, an automatic fire alarm system shall be installed throughout all interior corridors serving sleeping units.

(9) Add the following local provision:  
**ZONING DISTRICTS IN WHICH STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN BURIED OR UNDERGROUND TANKS IS PROHIBITED.**

Installation of underground flammable or combustible liquid storage tanks is prohibited in the following zoning districts: RI, RM, RH, RLP, UCRM, F-S, F-VR, Zoning Districts. The fire chief, or designees, will have the authority to alter or allow installations in prohibited zones after the consideration of special features including but not limited to topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed tanks, and degree of fire protection to be provided and available. Any installation shall be in compliance with state and local codes. This section shall not apply to underground heating oil installations.

(10) **ZONING DISTRICTS IN WHICH STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN OUTSIDE ABOVE GROUND TANKS IS PROHIBITED.**

The limits in which the storage of flammable or combustible liquids is restricted are hereby established as follows: RI, RM, RH, RLP, UCRM, F-S, F-VR, S-11M. Zoning Districts. The fire chief, or designees, will have the authority to alter or allow installations in prohibited zones after the consideration of special features including but not limited to topographical conditions, nature of occupancy, proximity to buildings, capacity of proposed tanks and degree of fire protection to be provided and available. Any installation shall be in compliance with state and local codes. This section shall not apply to heating oil installations.

(11) **ZONING DISTRICT RESTRICTIONS ON STORAGE OF LIQUEFIED PETROLEUM GASES.**  
The limits in which storage of liquefied petroleum gas is restricted, are hereby established as follows: RI, RM, RH, PIP, UCRM, F-S, F-VR, S-41M Zoning Districts. The fire chief, or designees, will have the authority to alter or allow installations in prohibited zones after the consideration of special features including but not limited to topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed tanks, and degree of fire protection to be provided and available. Any installation shall be in compliance with state and local codes.

DIVISION III  
**SPRINKLER SYSTEM RETROFIT**

**Sec. 8.203. EXISTING BUILDINGS TO LEAVE SPRINKLER SYSTEMS.**

The following terms as used in this article shall have the meaning respectively ascribed to them in this section.

**Automatic Sprinkler System.** An automatic sprinkler system within the meaning of this section shall consist of piping designed in accordance with fire protection engineering standards, that includes a suitable water supply, and which is activated by heat or the products of combustion, to discharge water over the fire area.

**Fire Chief** means the Fire Chief of the Ames Fire Department or said fire chief's designee.

**High-Rise buildings** shall mean buildings having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.

**Impaired evacuation capability occupant**, for the purposes of this article, shall mean an occupant that cannot reliably evacuate a building in a timely manner because of that occupant's physical and/or mental limitations or disabilities.

(2) **Retrofit Requirements.** The following existing buildings shall be retrofitted with an automatic sprinkler system in accordance with Section 403.2 of the International Building Code and Section 903 of the 2003 International Fire Code.

(a) Existing high-rise buildings having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.

(h) Institutions. Buildings housing more than 100 persons on a twenty-four hour basis to be cared

for or provided a supervised environment because of their physical or mental condition, including hospitals, nursing homes, and assisted living facilities.

(c) **Mobility Impaired.** Buildings with 16 or more dwelling units of which eight are occupied by one or more persons who have an impaired evacuation capability. The Fire Chief, or his/her designee, shall have the authority to determine whether a person is an occupant with an impaired evacuation capability as aforesaid, and to conduct a timed evacuation drill to determine the extent to which an apartment building may contain occupants with such impaired evacuation capabilities.

(d) **Dormitories.** A building in which sleeping accommodations are provided for more than 16 persons, who are not related by marriage or consanguinity, in one room or a series of closely associated rooms, with or without meals, including fraternity and sorority houses, barracks, and dormitories.

(3) Each and every existing building that comes within the scope of this section shall be retrofitted as aforesaid not later than October 1, 2011.

(4) Should a facility be unable to meet the prescribed date of October 1, 2011, the owners can request up to two extensions. Requests for extension will be heard by the Building Board of Appeals.

(a) A first request for extension must be brought to the Building Board of Appeals prior to October 1, 2010. If granted an extension for three years, the implementation period would end on October 1, 2014.

(b) Should a facility be unable to meet the extended compliance date of October 1, 2014, a second request for extension must be brought to the Building Board of Appeals prior to October 1, 2013. If granted an extension for two years, the implementation period would end on October 1, 2016.

(5) In order to grant an extension, the Board must find all of the following five criteria have been met:

(a) The owners have made a compelling case that they cannot be Code compliant by the prescribed ordinance date.

(b) The owner's request for extension is based upon financial need,

(c) The owners have made substantial and unsuccessful efforts to acquire necessary funds,

(d) Complete and thorough cost estimates, construction plans, and Code compliant sprinkler system designs have been developed.

(e) The owners have a viable plan for compliance if an extension is granted.

#### DIVISION IV OPEN BURNING

##### Sec. 8.204. **OPEN BURNING.**

###### (1) **Prohibition.**

The burning of garbage, refuse, leaves, landscape waste and all other combustible materials is prohibited except as specifically permitted by the fire chief as provided in the following exceptions.

###### **EXCEPTIONS;**

###### (a) **Landscape waste.**

Landscape waste produced in clearing, grubbing and construction operations may be burned on site at such locations and under such conditions as are granted advance written approval of the fire chief or designee. No building materials, trade wastes, rubber tires, material left from demolition of any structure, landscape waste originating from a different location nor any other material may be mixed with the landscape waste when burned. Gasoline shall not be used to ignite landscape waste.

###### (b) **Open burning on public or private property.**

Open burning of prairies, pastures, fields, yards and road ditches may occur at such locations and under such conditions as are granted advance written approval of the fire chief or designee.

###### (c) **Training Fires.**

Fires set for the purpose of training of public or industrial employees in fire fighting methods are permitted at such locations and under such conditions as are granted in advance written approval of the fire chief or designee. When structures are to be burned as part of the training, advance written approval must also be obtained from the State of Iowa Department of Natural Resources.

###### (d) **Storm damaged trees.**

# Lomgeoce,

Appendix D

alD

one hour fire resistive occupancy separation.

s-j6.7 Alarm and Detection Devices,

1) All common areas (hallways, stairways) shall have and in full operative condition, a totally revised alarm and detection system with control panel At main entry to the building. Alarm and detection must be installed according to National Electrical Code: edition as adopted by the City of Lawrence.

2) Each individual living unit shall have a minimum of one single station (battery or 110 V. powered) smoke detector

S 209, S Portable Extinguishers. Each apartment shall have one to a minimum of one 2A:10(: portable extinguisher within 75 feet travel distance located in a common area

EXCEPTION: individual apartments may be provided with one extinguisher located within each dwelling

10 The Uniform Fire Code is further amended by the addition of the following appendix thereto:

## APPENDIX I-E

g-210.1 Purpose. The purpose of this appendix is to provide a reasonable degree of safety to persons living and sleeping in Group R, Division I Congregate residences by providing for alterations to such existing buildings.

8-210.2 Scope. The provisions of this article shall apply exclusively to existing nonconforming Group R, Division I Occupancies defined as Congregate Residences (of 20 or more occupants) by the Uniform Fire Code.

Compliance. All buildings shall be made to conform to this Appendix,

IX.C.17, PTIONS: Compliance with Section 8-210.7 Sprinkler Protection shall be made to conform within seven (7) years of adoption of this ordinance.

Compliance with Section 8-210.7 Sprinkler Protection shall be made to conform when renovation equals or exceeds 25% cumulative of the total square footage prior to the seven (7) year time frame.

The following allowances shall be granted for compliance with Section 8-210.7 prior to the seven (7) year time frame:

1. Waiver of 100% of City Building Permit Fees related to the Sprinkler installation costs for compliance prior to three (3) years from date of adoption.

2. Waiver of 50% of City Building Permit Fees related to the Sprinkler installation cost for compliance after three (3) years but prior to five (5) years from date of adoption,

8-210.4 Fire Alarm Systems, An approved fire alarm system

shall be installed in accordance with NFPA pamphlet 72 and 14 of this code to provide smoke detection and manual operation in interior corridors, foyers, and exit pathways and automatic detection in storage rooms, laundry rooms. Furnace rooms, kitchens, common areas and assembly

COUNCIL BILL NO. 2004 — 286

AN ORDINANCE

AMENDING CHAPTER 13 OF THE CHAMPAIGN MUNICIPAL CODE,  
1985, AS AMENDED, BY THE ADDITION OF ARTICLE VI  
(Fire Prevention and Protection and Hazardous  
Materials — Retrofit Fire Sprinkler Requirements in Existing Buildings)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHAMPAIGN, ILLINOIS,  
as follows:

Section 1. That Chapter 13 of the Champaign Municipal Code, 1985, as amended,  
entitled "Fire Prevention and Protection and Hazardous Materials" is hereby amended to add  
Article VI, entitled "Retrofit Fire Sprinkler Requirements in Existing Buildings," which shall  
read as shown in Exhibit "A", attached hereto and incorporated by reference herein.

Section 2. That this ordinance shall be effective ten (10) days after passage, and  
publication as provided by law.

Section 3. That the City Clerk is hereby directed to publish this ordinance so that its  
effective date is November 16, 2004.

COUNCIL BILL NO. 2004 — 286

PASSED:

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



---

## REPORT TO CITY COUNCIL

FROM: Steven C. Carter, City Manager

DATE: November 2, 2004

SUBJECT: EXPLANATION OF COUNCIL BILL NO. 2004-286

A. Introduction: The purpose of this Council Bill is to adopt the Municipal Code amendment to Chapter 13 which would require the installation of automatic fire sprinkler systems in some existing buildings. This retrofit sprinkler ordinance includes language providing a five year timeframe for existing dormitories (which include most fraternities and sororities), nursing homes and high-rise buildings to install sprinkler systems.

B. Recommended Action: The Administration recommends approval of this Council Bill requiring the installation of automatic sprinklers.

C. Previous Council Action: The issue of retrofit sprinkler requirements was brought to Council on September 14, 2004. Staff recommended a Municipal Code amendment requiring retrofit sprinkler systems in some existing buildings. Following the discussion, Council directed staff to return for formal adoption of the recommended code changes.

### D. Background:

1. 2000 International Fire Code Adoption. Fire Department staff and the Code Review Committee completed a review of the 2000 International Fire Code (IFC) in September of 2002. Council formally adopted the 2000 International Fire Code in March, 2003. At that time Council was advised that staff and the Code Review Committee had engaged in rather extensive discussions regarding a staff recommendation to adopt a retrofit sprinkler ordinance. It was felt by both staff and the Code Review Committee that this required additional research and public input. In order to avoid a delay of the Fire Prevention Code adoption, the retrofit sprinkler issue was brought before Council at a later date as a separate item.

The 2000 International Building Code (IBC) was adopted by Council in October of 2002. The Building Code outlines requirements for all new construction within the City. It is important to point out that all of the uses recommended in this retrofit provision, if constructed under the 2000 IBC, would be required to install automatic sprinkler systems. Additionally, the State

Legislature recently passed fire sprinkler regulations in State owned dormitories. A copy of the press release is attached as Attachment B.

2. Need for Retrofit Sprinkler Requirements. Local governments across the nation, including many with colleges and universities in their jurisdictions, are implementing retrofit sprinkler ordinances. With an estimated 1,700 fires hitting U.S. college campuses annually, the Federal Emergency Management Agency (FEMA), through the U.S. Fire Administration (USFA) and the College Parents of America (CPA), are urging every college community to take time to focus on fire safety. Over 90 percent of the reported fires in college dormitories, classroom buildings, fraternities and sororities occurred where smoke alarms were present, but only 27 percent had sprinklers present. Fire Sprinkler Facts produced by the National Fire Sprinkler Association provides general information about sprinkler systems and is attached as Attachment C.

There are 56 structures within the City of Champaign on the current UI Certified Housing list. Of those, 15 are already fully sprinklered, 12 have partial sprinkler systems and 29 remain without sprinkler protection. Local sprinkler contractors have given more than a dozen bids to Champaign's fraternities and sororities in recent months.

3. Proposal to Cover Nursing Homes and High -Rise Buildings. In addition to dormitories, staff proposed that nursing homes, buildings with more than 16 dwelling units who have occupants with impractical evacuation capabilities, and high-rise buildings be included in the retrofit provision. A National Fire Sprinkler Association publication regarding fire safety in high rise buildings is attached as Attachment C. The National Fire Protection Association Life Safety Code includes a rather lengthy definition of impractical evacuation capability. Essentially, this describes a situation in which individuals that, because of either physical and/or mental impairments, would be unable to react in a manner to ensure their safety during a fire situation. The proposal would bring requirements for retrofitting sprinklers in nursing homes like those adopted in 1976 by the State of Illinois. All of the nursing homes within the City with only one exception are currently fully sprinklered. Care Center of Champaign on South Mattis Avenue is in the process of obtaining quotes to retrofit the facility.

Buildings with more than 16 dwelling units of occupants who have impractical evacuation capabilities would also need to install sprinkler protection. Staff has identified and anticipates a trend toward buildings housing an aging population who require assistance to evacuate in a timely fashion. Although these buildings might remain within the code definition of "apartment building," the fact that occupants cannot self-evacuate puts them at risk. A "protect in place" strategy utilizing sprinkler protection is the safest way for lives to be protected. This is the same philosophy used by model building and fire codes regarding nursing homes and hospitals. Round Barn Manor is the primary occupancy within the City meeting this criteria.

Since 1985, the Life Safety Code (NFPA 101), currently the standard used by the State of Illinois, has required retrofit installations of sprinkler systems in buildings over 75 feet in height. The problems high-rise buildings pose for life safety, firefighting and fire protection in general include: evacuation times are greater (so people need more time to get out of a building); and occupant's ability (including those with disabilities) to evacuate vary greatly, so they need to be protected in place for as long as possible for rescue. Also, since there are added fuel loads, air

and time for a fire to promulgate, high-rise fires intensify at an extremely rapid rate. The tragedy at Chicago's County office building is an unfortunate example of a recent high-rise disaster. Huntington Towers is the only high-rise in the City of Champaign that is not fully compliant. It currently has a partial sprinkler system and the owners are looking into the costs associated with providing sprinklers throughout.

**4. Implementation and Enforcement Plan.** The retrofit sprinkler ordinance includes language giving a reasonable timeframe for existing dormitories (which includes most fraternities and sororities), nursing homes and high-rise buildings to come into compliance. Staff sought input from the Code Review Committee, fire sprinkler contractors and university housing officials to help determine that a five-year period appears to be a reasonable timeframe.

Following formal adoption by Council, staff will notify all of the properties affected by the retrofit sprinkler ordinance and will provide educational opportunities about the new requirements. Staff will then meet with representatives from each of the properties and outline specific implementation strategies. The focus will be to ensure that all properties are compliant with the new regulations prior to the end of the five year time frame. Should staff encounter a lack of cooperation and compliance with the new regulations, the specific problem properties will ultimately be turned over to the Legal Department for follow-up action.

**5. Adoption by Other Communities.** Over the years, a number of cities and states have made significant efforts to upgrade fire protection in existing buildings through the mandatory retrofit of automatic sprinkler systems. Illinois communities that have adopted retrofit sprinkler ordinances that apply to existing dormitories and high-rise buildings include: Buffalo Grove, Chicago, Hazel Crest, Lombard, Long Grove, Mount Prospect, Oak Brook, and Tinley Park. Several other communities in Illinois have additional requirements for sprinkler installation in new one- and two-family dwellings. Those communities are: Barrington, Buffalo Grove, Clarendon Hills, Deerfield-Bannockburn, Hazel Crest, Highland Park, Hoffman Estates, Lombard, Long Grove, Mount Prospect, Oak Park, Park Ridge, Tinley Park, Wheeling and Wood Dale.

#### **E. Alternatives:**

1. Approve this Council Bill adopting a Retrofit Sprinkler Ordinance in the Municipal Code.
2. Do not approve this Council Bill and provide staff with direction on how to proceed.

#### **F. Discussion of Alternatives:**

**Alternative 1** would approve the language and applicability of the proposed municipal code amendment. Staff will begin to notify occupancies covered by the ordinance that retrofit requirements must be met within five years.

a. Advantages

- Would add superior safety in buildings which house members of our community who need assistance and are at greater risk than the average population. There has never been a multiple fatality in a fully sprinklered building in the United States from fire.
- Would bring some buildings into compliance with the standard used by the State Of Illinois (NFPA 101, Life Safety Code).
- Would protect Certified Housing units on the University of Illinois campus, many of which are listed on the National Register of Historic Buildings.
- A five year timeframe would allow those affected by the requirement time to get competitive estimates from local contractors. Implementation schedules could also be worked out around the university calendar.
- Local sprinkler contractors would be able to keep up with the increased demand on their services.
- Brings the City of Champaign in line with similar Illinois communities.
- Privately "certified" dormitories would be treated as State-owned dormitories due to the recent passage of a statewide sprinkler retrofit requirement signed by the Governor.
- Meets the general consensus of the Code Review Committee, University of Illinois Certified Housing officials, the Vice-Chancellor's office as well as other university administrators.
- Places local Certified Housing units higher on the priority list of their National Corporate Boards in order to meet a mandated local requirement for certification.

b. Disadvantages

- May be a financial burden on some building owners.
- Increases the workload in the Building Safety Division who would review sprinkler plans, issued related permits and make on-site inspections during the installation process.
- Increases the workload of a Property Maintenance Inspector on their annual inspection of Certified Housing units at the University of Illinois.
- Creates a new program to manage by the Fire Prevention Division.

Alternative 2 would not approve this Council Bill as proposed. If this alternative is selected, staff would seek additional direction from Council on how to proceed.

a. Advantages

- Would not require the financial commitment of the owners to make these installations.
- Would avoid an increase in workload in the Building Safety Division as well as for a Property Maintenance Inspector as they inspect Certified Housing units.



## **b. Disadvantages**

- Would not provide the level of safety in dorms, nursing homes and high-rises that are equipped with sprinkler systems.

**G. Community Input:** Community input has been sought from the Code Review Committee, University of Illinois Certified Housing officials, the Vice-Chancellor's office as well as other University administrators. Fire department staff also met Certified Housing managers at a mandatory meeting of the University of Illinois Dean's Office.

The Fire Department, in an effort to provide plenty of educational materials to housing administrators, hosted *Fire Sprinkler Expo* on October 25, 2002 at the University of Illinois Fire Service Institute. Personal invitations were extended to Council members along with Urbana city officials, University of Illinois administrators and national corporate presidents and advisors to fraternities and sororities from the university. The purpose of *Fire Sprinkler Expo* was to provide a vivid educational opportunity regarding sprinkler benefits and to dispel erroneous notions of sprinkler activations as seen in the media (most of which were designed to entertain, not to educate). The Fire Department also produced a five-minute summary of the expo into a video entitled *Best Line of Defense*. It has been shown on the City's Channel 5 as well as at various housing fairs and trade shows during the past year.

Following semi-annual presentations at the university's mandatory Housing Orientation Meeting, house presidents viewed and were given *Get Out and Stay Alive* fire safety training kits for their respective Greek houses on campus. A joint letter signed by Champaign and Urbana's fire chiefs along with the Director of Greek Affairs from the University of Illinois accompanied videotaped and written information regarding retrofit sprinkler systems. These packages were delivered to national corporate presidents of each certified housing unit on campus.

Meetings with the Chamber of Commerce, the Central Illinois Apartment Association and with representatives from the local insurance and real estate industries have also been held to discuss this proposal.

In general, feedback was positive in terms of the recognition and importance of installing sprinkler systems. People truly understand the benefits. The concerns about the ordinance relate primarily to the costs of retrofitting. Fire Department staff contacted a major sprinkler contractor and inquired about the cost of retrofitting. Prices range rather dramatically based on a number of factors, i.e. type of construction, water availability, whether or not the property has an attic and/or basement, etc. Staff was advised that retrofitting would run between \$3.45 and \$7.00 per square foot. Staff was also asked if there was any City financial assistance available. Staff advised that there is currently no funding available to assist with retrofitting.

**H. Budget Impact:** There will minimal fiscal impact to the department's budget as a result of this proposed sprinkler requirement. Staff anticipates that there will be some minor printing, copying and postage costs related to the implementation phase. This will be funded within the current budget.

I. Staffing Impact: Fire personnel's staffing impact will consist of coordination with Building Safety, Neighborhood Services and the University of Illinois Certified Housing Division as compliance with the retrofit ordinance is made. Legal, NSD and Building Safety staff time will be required, principally for enforcement follow-up. These time commitments will not require any additional staff.

Prepared by:

Reviewed by:

Janet Maupin  
Fire Inspector

John E. Corbly  
Fire Chief

Attachment A: Municipal Code Chapter 13 Amendment

Attachment B: Press Release

Attachment C: Fire Sprinkler Facts

## EXHIBIT A

### Article VI. Retrofit Fire Sprinkler Requirements in Existing Buildings.

#### Section 13-120. Definitions.

The following terms as used in this article shall have the meaning respectively ascribed to them in this section.

*Automatic fire-extinguishing system* is an approved system of devices and equipment which automatically detects a fire and discharges an approved fire-extinguishing agent onto or in the area of a fire.

*Fire Chief means* the Fire Chief of the Champaign City Fire Department or said Fire Chief's designee.

*High-Rise buildings* shall mean buildings having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.

*Impaired evacuation capability*, for the purposes of this article, shall mean an occupant that cannot reliably evacuate a building in a timely manner because of that occupant's physical and/or mental limitations or disabilities. The Fire Chief, or his/her designee, shall have the authority to determine whether a person is an occupant with an impaired evacuation capability as defined herein, and to conduct a timed evacuation drill to determine the extent to which an apartment building may contain occupants with impaired evacuation capabilities as defined herein.

*Institutional Group "I" occupancy* includes among others, the use of a building or structure, or a portion thereof, in which people having physical limitations because of health or age are harbored for medical treatment or other care or treatment, or in which people are detained for penal or correctional purposes or in which the liberty of occupants is restricted.

*Residential Group "R-2" apartment occupancies* (also referred to as apartment buildings) are those buildings containing more than two dwelling units where the occupants are primarily permanent in nature.

*Residential Group "R-2" Dormitory (also referred to as dormitory)* is a building or a space in a building in which group sleeping accommodations are provided for more than 16 persons who are not members of the same family in one room or a series of closely associated rooms under joint occupancy and single management, with or without meals, but without individual cooking facilities. *(Examples of dormitories are college dormitories, fraternity and sorority houses, and military barracks).*

Section 13-121. Existing High-Rise Buildings.

Existing high-rise buildings shall be protected throughout by an approved, automatic fire-extinguishing system in accordance with this Article.

Section 13-122. Existing Institutional Group "I" Occupancy Buildings.

Existing Institutional Group I Occupancies shall be equipped with an approved automatic fire-extinguishing system in accordance with this Article.

Exception: An automatic fire suppression system shall not be required for Use Group 1-2 child care facilities located at the level of exit discharge, which accommodate 100 children or less and in which each child care room has an exit door directly to the exterior.

Section 13-123. Residential Group R-2 Buildings with 16 or more Dwelling Units.

Existing Residential Group R-2 Apartment buildings with 16 or more dwelling units, each of which has one or more occupants who have impaired evacuation capabilities (as defined by this chapter) shall be equipped with an approved automatic fire-extinguishing system in accordance with this Article.

Section 13-124. Existing Residential Group R-2 Dormitories.

Existing Residential Group R-2 dormitories shall be equipped with an approved automatic fire-extinguishing system in accordance with this Article.

Section 13-125. Completion date.

Any existing building required to provide an automatic fire-extinguishing system by the requirements of this Article shall be protected in its entirety by an approved automatic fire-extinguishing system within five years of November 2, 2004.

## WLL, NC,.

### **DIVISION 4. FRATERNITY AND SORORITY HOUSES**

#### **Sec. 7.39. Application.**

This division shall apply to every fraternity and sorority house as hereinafter defined, within the corporate limits of the Town of Chapel Hill and its extra-territorial planning jurisdiction.

(Ord. No. 96-11-11/0-5a, § 1, 11-11-96; Ord. No. 97-10-27/0-2.2, § 1, 10-27-97)

#### **Sec. 7.40. Definitions.**

*Fraternity and sorority house* under the terms of this division shall mean any building used as a dwelling and occupied by and maintained exclusively or primarily for college, university, or professional school students who are affiliated with a social, honorary, or professional organization recognized currently or in the past by a college, university, or professional school.

(Ord. No. 96-11-11/0-5a, § 1, 11-11-96)

#### **Sec. 7.41. Automatic fire sprinklers in fraternity and sorority houses.**

An automatic fire sprinkler system meeting the requirements of NFPA Standard #13 or #13R is required to be installed in each fraternity and sorority house in accord with the compliance deadlines in section 7-42.

In addition, all connections shall be located on the street side of each building, and activation of the sprinkler system shall activate both a local building alarm and a supervisory alarm at a twenty-four (24) hour certified and licensed alarm monitoring service.

(Ord. No. 96-11-11/0-5a, § 1, 11-11-96)

#### **Sec. 7.42. Compliance period.**

Existing fraternity and sorority houses shall come into compliance with this division within five (5) years of its effective date.

If an existing structure is proposed to be converted to use as a fraternity or sorority house, compliance with section 7-41 shall be required prior to issuance of a certificate of occupancy for use as a fraternity or sorority.

If an existing structure is being used as a fraternity or sorority house and renovations at a cost exceeding 50 per cent of structure's taxable value are proposed prior to the date on which compliance with this division would otherwise be required, compliance with section 7-41 shall be required prior to a new certificate of occupancy being issued following such renovations.

New structures shall be required to comply with the terms of this division before a certificate of occupancy is issued for use as a fraternity or sorority house.

(Ord. No. 96-11-11/0-5a, § 1, 11-11-96)

#### **Sec. 7.42.2. Exemption for certain detached, secondary buildings.**

Existing fraternities and sorority buildings are exempt from section 7-42 if they meet the following conditions:

- (1) Have no more than one thousand (1,000) square feet of floor area and are not directly connected to the main building used for sleeping;
- (2) Have no facilities used for sleeping;
- (3) Have a supervised automatic alarm system is installed throughout the building and the alarm system:
  1. Meets applicable National Fire Protection Association standards;
  2. Includes manual alarm pull stations on each level of the building; and
  3. Is interconnected to the alarm system of the building with sleeping facilities.

(Ord. No. 96-11-11/0-5d, § 1, 11-11-96)

#### **Sec. 7-43. Automatic sprinkler system not to be disabled.**

Upon the occupancy of any new structure as a fraternity or sorority house or upon the completion of the installation of an automatic fire sprinkler system in an existing fraternity or sorority house, no person shall shut off or disable such automatic fire sprinkler system and no owner or resident of such house shall fail to prevent the shutting off or disabling of such a system. Provided, however, that a sprinkler system may be shut off in order to perform maintenance work on the system during the time that qualified maintenance personnel are on the premises performing necessary maintenance work. Such maintenance work shall only be conducted after notice to and approval by the Town Fire Department.

(Ord. No. 96-11-11/0-5a, § 1, 11-11-96)

#### **Sec. 7-44. Penalties.**

(a) *Criminal penalties.* Violation of any provision of this division shall be a misdemeanor and shall be subject to a fine of \$500.00 or imprisonment for not more than 30 days.

(b) *Civil enforcement.* This division may be enforced by civil penalty or appropriate equitable remedy as may be authorized by applicable N.C. General Statutes, including but not limited to G.S. Sec. 160A-175, G.S. Sec. 160A-432 and G.S. Sec. 143-139.

(Ord. No. 96-11-11/0-5a, § 1, 11-11-96)

Secs. 7-45--7-47. Reserved.

**Editor's note:** Ord. No. 91-10-14/0-4, § 2, adopted Oct. 14, 1991, amended the Code by deleting provisions contained in §§ 7-39--7-47. Said provisions pertained to high rise buildings and derived from Ord. No. 0-74-14, adopted March 18, 1974.

Appendix H

PLUMBING  
FIRE PROTECTION

**Central Missouri  
Plumbing Co.**  
MECHANICAL CONTRACTORS

HEATING  
AIR CONDITIONING

5508 Business 50 West

Jefferson City, MO 65109-  
6300

Phone (573) 893-2626

E-Mail centralmoplumbing@earthlink.net

Fax (573) 893-3938

Date: February 4, 2005

Pi Beta Phi Sorority  
ATTN: Sue  
511 East Rollins  
Columbia, MO 65205

RE: Pi Beta Phi Sorority  
Sprinkler system

**PROPOSAL 47**

We propose to furnish labor and material to install the FIRE SPRINKLER SYSTEM at the above referenced project. Price based on drawings prepared by BIC dates 5-12-04

**FOR THE SUM OF — — — — — \$56,600.00**

**Consisting of:**

- Demo ceiling to install concealed piping

**We Exclude:**

- Patching and painting of wall and ceiling

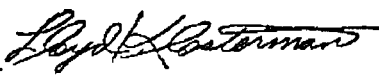
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CENTRAL MISSOURI  
PLUMBING CO.

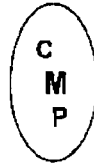
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CENTRAL MISSOURI PLUMBING BY: 	THIS PROPOSAL IS ACCEPTED, AND CMP IS ORDERED TO PROCEED WITH THE NAMP_RK BY: n() TITLE: p t, o (14,1	PLEASE SIGN AND RETURN WHITE COPY AS SOON AS POSSIBLE DATE: 2,47-06---
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PLUMBING  
FIRE PROTECTION

5508 Business 50 West



# Central Missouri Plumbing Co.

MECHANICAL CONTRACTORS

HEATING  
AIR CONDITIONING

Jefferson City, MO 65109-  
6300

Phone (573) 893-2626

E-Mail [centralmoplumbing@earthlink.net](mailto:centralmoplumbing@earthlink.net)

Fax (573) 893-3938

Date: April 4, 2007

Larkin Construction  
Attn: Jim Smith  
107 Colorado Ave.  
Columbia, MO 65203

RE: Delta Gamma sorority  
96T Providence  
Annex Addition-811 Burnam  
Columbia;-MO

## Cost breakdown as quoted on 4-4-2007

We propose to furnish labor and material to install a Fire Sprinkler System in the above referenced project.

Annex	\$26,500.00	-----7°44.0 <sup>os</sup>	50 FT
Main House	<del>\$44,000.00</del>	A v o a d	50 FT
Total	\$70,500.00		
New water service	\$ 6,500.00	A, 4	
Total	\$77,000.00		

A Are is), c 1, v AT 1 + T-4 S E R V I C E 09/00/v

I agree with the plan to do a "walk through." As soon as school lets out, just let me know a time that is convenient for you and I plan to meet you.

Should you have any questions please feel free to contact me.

Sincerely,

Lloyd Klosterman  
President  
Central Missouri Plumbing



PLUMBING  
FIRE PROTECTION

5508 Business 50 West



# Central Missouri Plumbing Co.

MECHANICAL CONTRACTORS

HEATING  
AIR CONDITIONING

Jefferson City, MO 65109-  
6300

Phone (573) 893-2626

E-Mail centralmoplumbing@earthlink.net

Fax (573) 893-3938

Date: June 12, 2007

Larkin Construction  
Attn: Jim Smith  
107 Colorado Ave.  
Columbia, MO 65203

RE: Alpha Phi Sorority  
Annex Addition  
906 Providence  
Columbia MO

## Proposal

Based on the Fire Departments requirements as of June 11, 2007.

We propose to furnish labor and material to install a Fire Sprinkler System in the above referenced project.

**FOR THE SUM OF — — — — — \$10,000.00**

Consisting of:

System to start 12" above finished floor  
Engineer's design fee and drawings  
Design per NFPA-13-R  
Backflow device  
Fire Department connection in front of building  
Flow and tamper switches  
Cut or drill holes in ceiling and walls for pipe installation

1<sup>4</sup> <sub>cv</sub> <sup>6</sup> <sub>61</sub>

To install a new water service into the building through the crawl space —ADD --- \$4,500.00

Excluding:

Sprinkler system in attic  
Electrical work  
Patching or painting  
Carpentry work for soffits to conceal piping  
Removal of furnishings  
Concrete or asphalt patching  
Sod or landscape replacement

CENTRAL MISSOURI PLUMBING	THIS PROPOSAL IS ACCEPTED AND CMP IS ORDERED TO PROCEED WITH THE WORK	PLEASE SIGN AND RETURN WHITE COPY AS SOON AS POSSIBLE
BY: Lloyd Klosterman President	BY: TITLE:	DATE:

.6G±  
RE PROTECTION

08 Business 50 West

# Central Missouri Plumbing Co.

MECHANICAL CONTRACTORS

HEATING  
AIR CONDITIONING

Jefferson City, MO 65109-  
6300

Phone (573) 893-2626

E-Mail centralmoplumbing@earthlink.net

Fax (573) 893-3938

Date: June 12, 2007

Larkin Construction  
Attn: Jim Smith  
107 Colorado Ave.  
Columbia, MO 65203

RE: Alpha Phi Sorority  
906 Providence  
Columbia, MO

## Proposal

Based on the Fire Departments requirements as of June 11, 2007.

We propose to furnish labor and material to install a Fire Sprinkler System in the above referenced project.

**FOR THE SUM OF — — — — — \$45,000.00**

**Consisting of:**

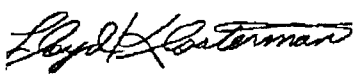
System to start 12" above finished floor  
Engineer's design fee and drawings  
Design per NFPA-13-R  
Backflow device  
Fire Department connection in front of building  
Flow and tamper switches  
Cut or drill holes in ceiling and walls for pipe installation

**/57°°2 s a r t**

**To install a new 4" water service into the building ADD ----- \$4,500.00**

**Excluding:**

Sprinkler system in attic  
Electrical work  
Patching or painting  
Carpentry work for soffits to conceal piping  
Removal of furnishings  
Concrete or asphalt patching  
Sod or landscape replacement

<p>CENTRAL MISSOURI PLUMBING</p> <p>B </p> <p>Lloyd Klosterman President</p>	<p>THIS PROPOSAL IS ACCEPTED AND CMP IS ORDERED TO PROCEED WITH THE WORK</p> <p>BY: TITLE:</p>	<p>PLEASE SIGN AND RETURN WHITE COPY AS SOON AS POSSIBLE</p> <p>DATE:</p>
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PLUMBING  
FIRE PROTECTION

5508 Business 50 West

# Central Missouri Plumbing Co.

MECHANICAL CONTRACTORS

HEATING  
AIR CONDITIONING

Jefferson City, MO 65109-  
6300

Phone (573) 893-2626

E-Mail centralmoplumbing@earthlink.net

Fax (573) 893-3938

Date: April 2, 2007

PCE  
Attn: Allan Vinson  
PO Box 7509  
Columbia, MO 65205  
Fax# 573-875-4478

RE: Alpha Chi Omega  
900 Providence  
Columbia, MO

## PROPOSAL

We propose to furnish labor and material to install a fire sprinkler system in the above referenced project per plans and specifications.

**FOR THE SUM — — — — — \$65,000.00**

**Consisting of:**

Engineer's design fee and drawings  
Design per NFPA-13 and NFPA-13-R  
Backflow device  
Fire Department connection in front of building  
All flow and tamper switches  
Cutting or drilling in ceiling and walls for sprinkler piping

20,000 S.A.F.T

**Excluding:**

Attic sprinkler system  
Electrical work  
Patch and painting  
Removing owner's furniture  
Carpentry work for soffit—if required

To install a new 6" water sewer into the building including lawn and street repairs.

**ADD ----- \$4,500.00**

CENTRAL MISSOURI PLUMBING	THIS PROPOSAL IS ACCEPTED AND CMP IS ORDERED TO PROCEED WITH THE WORK	PLEASE SIGN AND RETURN WHITE COPY AS SOON AS POSSIBLE
BY: Lloyd Klosterman President	BY: TITLE:	DATE:

PLUMBING  
FIRE PROTECTION

5508 Business 50 West

**Central Missouri**  
**P Plumbing Co.**  
**MECHANICAL CONTRACTORS**

HEATING  
AIR CONDITIONING

Jefferson City, MO 65109-  
6300

Phone (573) 893-2626

E-Mail centralmoplumbing@earthlink.net

Fax (573) 893-3938

Date: April 26, 2007

4187

PCE  
PO Box 7509  
Columbia, MO 65205  
Fax# 573-875-4478

RE: Phi-Kappa-Theta  
601 E. Rollins  
Columbia, MO

**PROPOSAL**

We propose to furnish labor and material to install a fire sprinkler system in the above referenced project per plans and specifications.

**FOR THE SUM— — — — — \$32,000.00**

**Consisting of:**

Engineer's design fee and drawings  
Design per ANIIMENVists1 NFPA-13-R  
Backflow device

ao 57 4 Fr:

**Excluding:**

Attic sprinkler system  
Patch and painting  
Removing owner's furniture  
Carpentry work for soffit—if required

**To install a new 4" water service into building with a now F.D.C. at the curb**

**ADD ----- \$6,500.00**

**Excludes:**

Sod or shrub replacement  
Concrete sidewalk replacement

CENTRAL MISSOURI PLUMBING  BY: Lloyd Klosterman President	THIS PROPOSAL IS ACCEPTED AND CMP IS ORDERED TO PROCEED WITH THE WORK  BY: TITLE:	PLEASE SIGN AND RETURN WHITE COPY AS SOON AS POSSIBLE  DATE:
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To view this email as a web page, go here.



## MJ INSURANCE

INTEGRITY • INNOVATION - INTENSITY

Since roughly 1999, there has been a great deal of attention given to the property and liability risk management tool of installing sprinkler systems in chapter houses. Much has been written about the merits of a sprinkler system, but simply stated, sprinkler systems:

- Virtually eliminate the likelihood of a fatality from a fire
- Reduce the potential property damage from a fire by 85%



The Greek community has also thrown its full support to this critical item by participating in the "Congressional Visits on the Hill," which are held annually in April. The Greeks have come to coalesce around this effort and are even better prepared to tackle future issues. The culture is now established for the Greeks to play an active role in helping develop legislation on issues where we have a "stake."

As of this writing, we currently have two clients who have taken a leadership role by mandating sprinkler system installations in all of their sorority chapter houses: Kappa Alpha Theta and Pi Beta Phi. In addition, we have recently been informed that three additional clients, Kappa Delta, Chi Omega and Delta Gamma, have also mandated sprinkler systems. We applaud these clients' support of fire sprinkler systems.

For several years, the insurance company has given a modest 15% credit to the building, contents and loss of income premium for properties that are sprinklered. We currently have 56% of our insured locations sprinklered and expect to see this percentage continue to increase dramatically.

In an effort to continue to encourage and support this risk management tool, we have been successful in making a convincing case to your insurance carrier that more credit should be given for sprinkler systems. As such, we are very pleased to announce that the underwriter has authorized a new credit for sprinkler systems. We were previously at 15%, and they are now prepared to go with a new credit of 40%. This is indeed a substantial increase in the allowable credit to the premium for your building, contents and loss of income coverage.

We have also been successful in convincing the insurance company to recognize the value to the liability exposure in having a sprinkler system. Subsequently, there will also be credits available for a client who has either mandated sprinkler systems or currently has over 95% of their locations sprinklered. There will now be a 10% credit applied to the General Liability premium when a client qualifies or upon the renewal.

We look forward to your policy renewal presentation to reveal more details about the total financial incentive that is being offered.

We will continue to look for ways to promote risk management to help in our efforts to also contain your insurance costs.

**MJ Insurance, Inc.**

Regards,

*Ai' &eptgo.*

Cindy H. Stellhorn

Vice President

Email: [sara.stericy@mjinsurance.com](mailto:sara.stericy@mjinsurance.com)  
Sorority Division: (888) 442-7470  
Direct: (317) 805-7588  
Website: [www.mjinsurance.com/sorority](http://www.mjinsurance.com/sorority)

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**\*HRH.**

hiltb rogat &amp; hobbs-

HRH/Kirklin &amp; Co., LLC.

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Omaha, NE 68154  
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402-498-0464  
800-328-0522  
[www.kirklin.com](http://www.kirklin.com)

March 12, 2008

Chairman Rob Kreibich and Members,  
Assembly Colleges & Universities Committee

**RE: LRB-2448/2**

Dear Chairman Kreibich:

Thank you for the invitation to attend the legislative hearing concerning the pending bill before the Wisconsin legislature mandating fire sprinklers in Greek housing at institutions of higher education in the State of Wisconsin. Unfortunately, the recent catastrophe in Louisiana, Mississippi and Alabama make my personal attendance impossible.

For those not familiar with the agency I work for, I will provide a brief background. HRH/Kirklin & Co., LLC is a wholly owned subsidiary of Hilb, Rogal & Hobbs, a nationwide insurance brokerage. Our office is based in Omaha, NE. Since 1991, we have been dedicated to serving the insurance and risk management needs of student organizations, with a specific emphasis in Greek organizations. We currently place General Liability insurance for our 120 Greek organizations ranging from national fraternities and sororities to local unaffiliated Greek organizations. In addition, we place property insurance coverage for over 1300 chapter owned or leased properties across the United States through the Fraternal Property Management Association. This represents over \$1 Billion dollars in total insured value.

As a result of the dedication of our agency to this market, we have an in depth knowledge of the risks confronting these organizations and work with them in an effort to reduce the exposure each present. Needless to say, the peril of fire represents a catastrophic exposure in terms of loss of life and property to fraternities and sororities. Last year this was proven when the Alpha Tau Omega chapter house at University of Mississippi experienced a tremendous fire resulting in the loss of three young lives. While we may never know for sure if these lives would have been spared if a fire sprinkler system was in place, we do know:

1. There has never been a death in a fraternity and sorority house which was protected by a fire sprinkler system.
2. Only 11% of fraternity and sorority houses in the United States are protected by a fire sprinkler system.



The easiest way to demonstrate the impact fire sprinklers can have is comparing the ultimate cost of the property damage associated with a fire at a fraternity houses with fire sprinkler systems and those without.

1. The average paid for fire damage to fraternity properties protected by a fire sprinkler is \$78,000 compared to \$238,000 for properties without a fire sprinkler system.
2. In reviewing loss data since 2002, there has never been a fire at a chapter house protected by a fire sprinkler system that exceeded \$250,000 while seven fires at chapter houses not protected by a fire sprinkler system exceed this amount, with three exceeding \$1,000,000 in damages.
3. All fires reported where a fire sprinkler system was present were contained to one room.
4. Sixty-one percent of all fires since 2002 were due to careless smoking or negligent use of a candle. This fact is important to point out. It clearly shows a vast majority of fires in Greek properties are due to human error and occur in a tenant's suite where a fire sprinkler system has the best opportunity to save lives.

Our property insurance program has offered a significant premium discount for Greek properties protected by fire sprinkler systems designed to meet NFPA 13 R installation standards. In 2003, in an effort to encourage more facilities to install fire sprinkler systems, we convinced our underwriter to offer an enhanced discount for newly installed systems. As a result of the agreement, we now offer a Greek organization a discount of 50% of the property premium for two years following the installation of a system. After the first two years, the standard 30% discount is provided annually contingent the system is inspected and serviced on an annual basis.

The enhanced discount has had a material affect on the number of sprinkled Greek properties electing to participate in our program. Prior to 2003, of the 1100 properties that participated, less than 20% were protected by a fire sprinkler system. At the 2005 renewal of our program, the number of insured locations grew to 1300 properties with over 27% qualifying for the discount.

The possibility of saving lives, real property and insurance premiums seem to indicate mandating the installation of fire sprinkler systems the right thing to do. I would, however, do a disservice to my clients if I did not point out that such organizations are not-for-profit entities and the mandates will create a significant financial challenge that many will not be able to overcome. Under the current US Tax Code, a Greek organization's educational foundation can use tax deductible donations to install sprinkler systems in areas deemed to be exclusive educational space. For an example, an Educational Foundation of a Greek organization could use its funds to buy computers, build a multimedia lab and install fire sprinklers in the lab but it could not use these funds to install fire sprinklers in other common areas of the property or tenants' suites. On the other hand, if a university or college doesn't use tax dollars to build dorms and retrofit existing dorms with fire sprinklers, they can use 100% tax deductible donations to meet the financial obligation. Not only does the current tax code discriminate against the





largest not-for-profit landlords in the country, it seemingly puts more value on computer hardware, desks and books than the lives of the tenants who will use them.

Our experience with the retro fitting of existing facilities can cost as much as \$50,000 - \$75,000 for a facility with a replacement cost value of \$1,000,000. Assuming a 50% discount in property insurance premium for the first two years and 30% in the third, an organization incurring the expense of retrofitting a building will only realize a savings in property insurance premiums of \$9,650.00. Most Greek organizations purchase liability insurance through a national sponsored program, which requires participation by local affiliates. As such, most insurance companies willing to underwrite the risk will not provide a material premium reduction unless all owned or occupied properties are protected by fire sprinkler systems. This simply means the only savings an organization will realize is a reduction in their property insurance premium.

I encourage any one who deems the necessity to include fraternities and sororities in this bill to also address the issue of how these organizations fund the installation of fire sprinkler systems. This can be done in a variety of ways. Zero interest loans offered through the state, grants from tax dollars paid by our already overburden tax paying citizens or strong lobbying to convince the congressmen, congresswomen and senators of Wisconsin to sign on as supporters of the Collegiate Housing Act, HR Bill 1548 and Senate Bill 713. These proposed bills would allow educational foundations to use donations to improve the fire safety of their entire facilities not only for their areas deemed educational space.

It is a private solution to a public problem. If such mandates are passed without consideration for assistance for fraternities and sororities in funding these costly improvements, it will result in a number of the properties closing. With the current housing shortage on a number of campuses across the country, universities and colleges will not be able to meet the housing needs of the displaced students. This will require they seek housing from private for profit landlords who own properties that are not covered under bills such as the one currently before each of you. These landlords will never make their properties as safe as what we can make Greek housing. This past April, four young lives were lost in privately owned off campus housing and a total of eleven in the 2004-05 academic years, which is validation of the accuracy of this statement. Improving the fire safety in fraternity and sorority houses can only be accomplished through a collective effort to eliminate the uneven playing field with universities by correcting the ludicrous current federal tax code that provides an avenue for Greek organizations to protect their books, desks and computers with tax deductible donations but not the students who use them.

Thank you.

Regards,

Richard Jungman  
Manager - Client Services & Claims

**U.S. Fire Administration  
TOPICAL FIRE RESEARCH SERIES**

**Volume 2, Issue 12  
November 2001 (Rev. March 2002)**

**Fraternity and Sorority  
House Fires**

**FINDINGS**

- Fires in fraternity/sorority houses are five times more costly on average than those that occur in dormitories.
- Arson is the leading cause of fraternity/sorority house fires; open flame is the next leading cause, with candles playing a major role.
- Fires in fraternity/sorority houses peak when the college or university is in session. Fires also peak on weekends.
- Smoke alarms operate nearly twice as often in fraternity/sorority house fires than in all residential structures.

Sources: NFPA and NFIRS

Each year in the United States, there are an estimated 150 fires in fraternity and sorority houses. From data reported to the National Fire Incident Reporting System (NFIRS), these fires are responsible for 10 civilian casualties and \$2.1 million in property loss annually.'

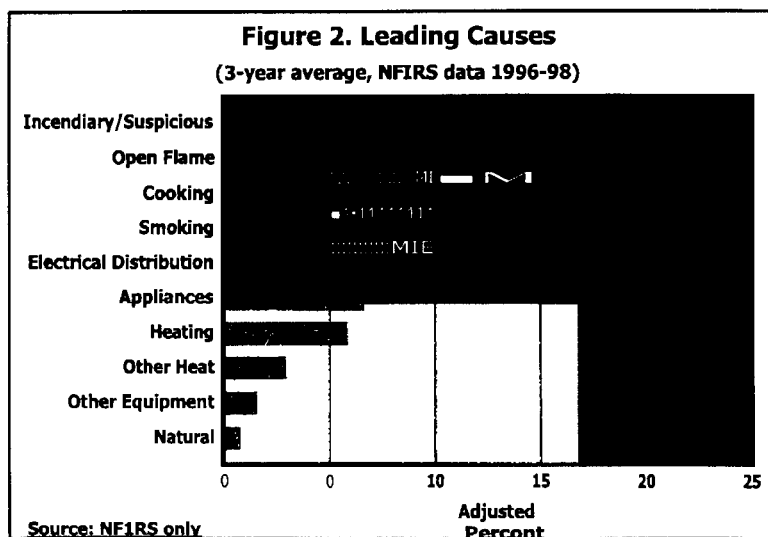
This report examines the characteristics of fires coded in NFIRS as specifically occurring in fraternity or sorority houses. The data do not distinguish between fraternity and sorority houses. Anecdotal evidence, however, suggests that fires are more common in fraternity houses than in sorority houses.

Figure 1 compares the loss measures for all residential structure and dormitory fires with those in fraternity and sorority houses. Fraternity/sorority house fires tend to cause more damage and injuries than other fires in residential structures and in dormitories. These fires are likely more damaging than dormitory fires because of regulations requiring dormitories to meet specific building codes (e.g., construction materials).

<b>Figure 1. Loss Measures for Structure Fires</b> (3-year average, NFIRS data 1996-98)			
LOSS MEASURE	ALL RESIDENTIAL STRUCTURE FIRES	DORMITORY FIRES	FRATERNITY/ SORORITY FIRES
Dollar Loss/Fire	\$11,271	\$3,045	\$15,808
Injuries/1,000 Fires	48.0	45.7	85.9
Fatalities/1,000 Fires	7.7	0	02
Source: NFIRS only			

## CAUSES

The leading cause of fraternity and sorority house fires is arson (incendiary/suspicious), with open flame and cooking ranked second and third (Figure 2). In contrast, cooking is the leading cause of general residential structure fires, followed by heating.

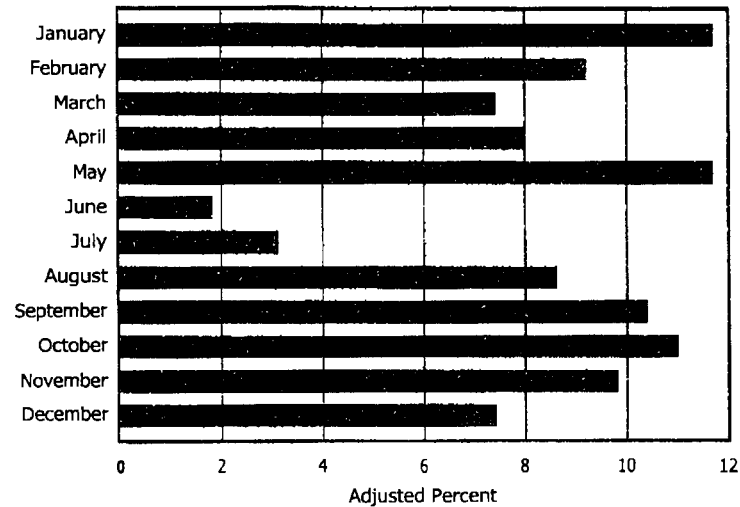


Arson fires in fraternity and sorority houses are particularly troubling, because they occur at a higher rate than in all residential structures (21% vs. 14%).

## WHEN FIRES START

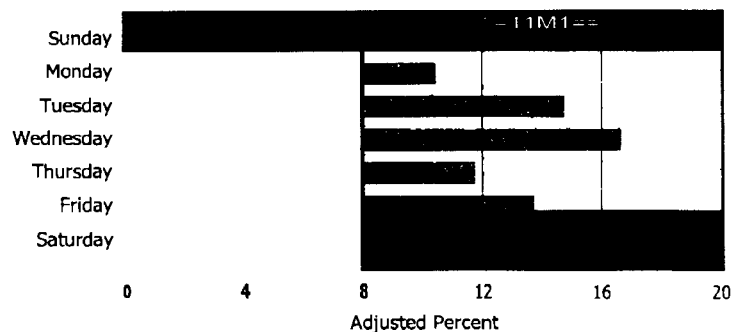
Figures 3 and 4 illustrate the incidence of fraternity/sorority house fires by month and by day of week, respectively. As expected, there are fewer fires associated with months that universities are not in full session (e.g., summer). Peak months for fires are January, May, September, and October. Possible explanations for these peaks include graduation parties and "rush" events at the beginning of the fall and spring semesters.

**Figure 3. Incidence of Fires by Month**  
(3-year average, NFIRS data 1996-98)



Source: NFIRS only

**Figure 4. Incidence of Fires by Day of Week**  
(3-year average, NFIRS data 1996-98)



Source: NFIRS only

Fraternity/sorority house fires fluctuate throughout the week, but they tend to peak on weekends and on Wednesdays. Weekends are times of increased social functions, and Wednesday is sometimes considered a day for "mid-week" activities.

### SOURCES OF IGNITION

Figure 5 lists the leading ignition sources for fraternity/sorority house fires. Gas-fueled equipment is most often involved in cooking fires; electrical equipment is involved in cooking and appliance fires. Candles play a predominant role in open flame fires.

<b>Figure 5. Leading Ignition Sources</b> (3-year average, NFIRS data 1996-98, adjusted percentage)	
AREA OF FIRE ORIGIN	PERCENT OF FIRES
Gas-Fueled Equipment	15
Candles	14
Cigarettes	12
Electrical Equipment	11
Source: NFIRS only	

### SMOKE ALARM PERFORMANCE

Smoke alarms are more likely to operate in fraternity/sorority house fires than in all residential fires (Figure 6). This finding is related to the fact that the installation of smoke alarms are usually required in fraternity and sorority houses. Also, responsibility for the maintenance of these alarms most often rests with the educational institution rather than with the homeowner or fraternity/sorority student body itself.

<b>Figure 6. Smoke Alarm Performance</b> (3-year average, NFIRS data 1996-98, adjusted percentage)		
SMOKE ALARM	FRATERNITY/ SORORITY HOUSE FIRES	ALL RESIDENTIAL STRUCTURE FIRES
In Room, Operated	58	22
Not in Room, Operated	13	16
In Room, Did Not Operate	7	7
Not in Room, Did Not Operate	9	11
Fire Too Small To Activate	4	4
No Alarms Present	10	39
Source: NFIRS only		

### EXAMPLES<sup>3</sup>

- In March 2000, a fire in an off-campus fraternity house killed three students. In October 1994, a fraternity house fire at the same university killed five students. <sup>4</sup>
- In December 1999, a 19-year-old freshman was killed while he slept in in fraternity house room. A burning candle ignited his bedding. Smoke alarms and fire suppression systems in the house were not operational at the time of the fire. <sup>5</sup>
- In October 1993, a fire at a sorority house killed a 20-year-old sophomore and injured two others. The house had smoke alarms, which operated properly. <sup>6</sup>
- In October 2001, a fire ignited by a candle destroyed a fraternity house. Smoke alarms in the house had been covered with plastic bags, which delayed the fire departments response. <sup>7</sup>

### CONCLUSION

In the wake of deadly fraternity and sorority house fires, many fire service and educational professionals have called for more stringent regulations requiring houses to have smoke alarms and sprinkler systems.

For further information on fraternity and sorority house fires, contact your local fire department or the USFA.

### NOTES:

National estimates are based on data from the National Fire Incident Reporting System (NFIRS) (1996-1998) and the National Fire Protection Association's (NFPA's) annual survey, *Fire Loss in the United States*.

<sup>2</sup> Since deaths are rare and because this report represents statistical estimates based on a sample of fires, it is possible that the estimates reflect no deaths during a time period where a fatal fire occurred.

<sup>3</sup> Although NFIRS data show that fatalities from fraternity/sorority fires are rare, these fires garner the most media attention. Thus, smaller fires that cause no casualties may not receive such attention.

<sup>4</sup> "Fire Kills 3 in Off-Campus Fraternity at Bloomsburg 11 in PA," *St. Louis Post-Dispatch*, March 20, 2000.

<sup>5</sup> "Death Prompts Suit Against Mizzou Fraternity," *St. Louis Post-Dispatch*, December 5, 1999.

<sup>6</sup> "Cause of Fatal Sorority House Fire Still Undetermined," *Minneapolis Star-Tribune*, October 26, 1993.

<sup>7</sup> "Fire Destroys UMASS Fraternity House," *The Boston Globe*, October 7, 2001.

[CLICK TO REVIEW THE DETAILED METHODOLOGY USED IN THIS ANALYSIS](#)

[CLICK TO SEE ALL THE REPORTS IN THIS TOPICAL FIRE RESEARCH SERIES](#)

Agenda Item No. B79-08

Source:

Bill Watkins

**TO:** City Council

**FROM:** City Manager and Staff 

**DATE:** April 2, 2008

**RE:** **B79-08 Public Hearing: Amending Chapter 9 of the City Code as it relates to fire sprinkler systems in fraternity and sorority buildings – Supplemental Information**

At the April 7, 2008 Council meeting, Council will hold a public hearing on the above issue. The Building Construction Codes Commission passed a motion (7-3) to repeal Section 903.2.7.1 of Article II of the 2006 Edition of the International Fire Code.

Attached is some of the background information available on this issue.

A suggestion, which I support, is for the city to waive water tap in fees for sprinkler systems in renovations. This is about \$900 per installation. Funding could come from the water utility or applied as a credit against building permit fees (general fund)

**Recommendation:**

Council has several alternatives:

1. Approval of the attached ordinance reflecting the Codes Commission's recommendation eliminating the requirement for sprinklers in Greek Housing; or
2. Vote against the ordinance which would leave the requirement in the code in; or
3. Modify the terms of any sprinkler requirement.

Fiscal Impact

YES

NO

Other Info.

Agenda Item No. \_\_\_\_\_

Source:

Fire Department  
William Markgraf

**TO:** City Council  
**FROM:** City Manager and Staff  
**DATE:** January 3, 2008  
**RE:** Building Construction Codes Commission sprinkler  
recommendation

**EXECUTIVE SUMMARY:**

The Building Construction Codes Commission (BCCC) has recommended that Section 903.7.2.1, an amendment to the 2006 International Fire Code (IFC) requiring automatic fire sprinklers to be installed in existing fraternities and sororities be repealed.

Fiscal Impact

YES

NO

Staff opposes the repealing the amendment.

Other Info.

In 1999, at the Sigma Chi Fraternity House at 500 College Ave, a student was killed while he slept in an early morning fire. Several other residents suffered smoke inhalation while trying to fight the fire.

Across the country to date, over 100 college students have lost their lives in Greek housing, residence hall, and off-campus housing fires. Numerous communities across the country, and four Big 12 municipalities and universities have adopted similar code amendments requiring existing fraternity and sorority buildings to install automatic fire sprinkler systems.

**DISCUSSION:**

In 2006, the City of Columbia began the process of evaluating the 2006 International Codes for adoption. The BCCC was charged with establishing committee's to evaluate each code, i.e. building, fire, mechanical, etc.



Committee meetings were advertised and open to the public for input. In addition, information was shared with the University of Missouri Office of Greek Life as well as fraternity and sorority presidents and advisors during meetings in the late summer of 2006.

The BCCC committee evaluating the fire and electrical codes, evaluated the fire code, suggested amendments, and voted to accept the amendments and send them to the full BCCC. The BCCC was provided a written report of all code amendments. The BCCC voted to accept the amendments and to send the recommendations to the City Council for acceptance and or amendment.

In January of 2007, the code and amendments were presented to the City Council and a public hearing was held. After the public hearing where there was some opposition to the amendment requiring automatic fire sprinklers in Greek housing because of financial costs, the City Council voted to unanimously approve the ordinance adopting the fire code and amendments pointing out that life safety was more important then cost issues.

The City Council requested the BCCC to conduct additional meetings between interested parties. Several interested parties stated that the cost was in excess of what the Greek chapters could afford; that the amendment singled out fraternity and sorority buildings while not including other multi-tenant housing; that the time line to install automatic fire sprinkler should be extended to ten (10) years; and that an NFPA 13R (residential) automatic fire sprinkler system should be allowed in place of an NFPA 13 automatic fire sprinkler system.

The amendment is specific to fraternity and sorority buildings. A recorded student death has occurred at a local Greek Chapter. Nationally, numerous communities have adopted ordinances and code amendments specific to fraternity and sorority buildings because of the high risk of injury and death associated with fires in these buildings. The City Council asked the Fire Department to continue to look at other multi-tenant housing and how to sprinkler those buildings.

The code amendment was structured around other ordinances and amendments which allowed a time frame between three (3) and seven (7) years to install automatic fire sprinklers in fraternity and sorority buildings. The University of Mississippi implemented the shortest time frame of three (3) years and Iowa State University adopted a time frame of seven (7) years.

Several Greek chapters have stated that it would cost around \$30.00 per square foot to install an automatic fire sprinkler system. It was estimated by several local fire sprinkler installers that the cost in existing building was around \$3.00 to \$4.50 per square foot. Copies of bids to several local Greek Chapters have shown that the actual cost of installing the system is between \$3.00 and \$5.00 per square foot with some additional costs for finish work if the chapter wished to cover exposed piping, etc.

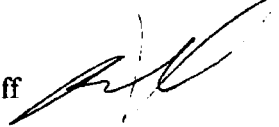
Because of construction and fire separation issues, the Fire Department feels that it is in the best interest of all parties that an NFPA 13 automatic fire sprinkler system be installed so as to protect non-separated attic spaces and other ancillary spaces.

**SUGGESTED COUNCIL ACTION:**

Staff recommends that council not alter the existing sprinkler ordinance.

John Glascock

**TO:** City Council

**FROM:** City Manager and Staff 

**DATE:** December 12, 2007

**SUBJECT:** Building Construction Codes Commission Report on Fraternity and Sorority Fire Sprinklers

#### **EXECUTIVE SUMMARY**

Staff has prepared for Council consideration a report (attached) from the Building Construction Codes Commission (BCCC) pertaining to the May 7, 2007 request from Council for additional study on the fraternity and sorority fire sprinkler issue.

#### **DISCUSSION**

After the passage of ordinance #019358 which adopted the 2006 International Fire Code on January 2, 2007, citizens and various groups expressed concerns pertaining to the requirements stated in the new ordinance for fraternity and sorority fire sprinklers. On May 7, 2007 the City Council asked the BCCC for additional study pertaining to this issue. After receiving additional testimony from both the public and city representatives, the BCCC voted to recommend repeal of Section 903.2.7.1 of Article II of the 2006 International Fire Code as adopted on October 22, 2007. On November 26, 2007 the Commission produced the attached report for Council consideration.

In addition, please see staff report on issue which is attached.

#### **SUGGESTED COUNCIL ACTION**

If Council agrees with the recommendation from the BCCC, direct staff to bring forward an ordinance.

## **Building Construction Codes Commission**

November 26, 2007

Columbia City Council:

### **REPORT OF THE BUILDING CONSTRUCTION CODES COMMISSION**

On October 22, 2007, the Building Construction Codes Commission voted to recommend repeal of Section 903.2.7.1 of Article II of the 2006 Edition of the International Fire Code as adopted by the Columbia City Council by passage of Ordinance B515-06. This action was taken in response to a referral by the Columbia City Council on May 7, 2007 when the Council asked this Commission for additional study on the fraternity and sorority fire sprinkler issue.

This Commission took additional testimony from the public and from fire department representatives in two separate meetings held prior to October 22, 2007. Several issues were discussed. One issue concerned the appropriateness of the schedule for completion of fire sprinkler installations by the affected organizations, which was set by ordinance at December 31, 2012. Several members of the public commented that such a schedule was problematic because of the limited time periods during which students were not residing in the affected structures and because all of the affected organizations would be competing for the same pool of contractors. Other concerns regarding the schedule related to the inability of some organizations to raise the necessary funds in advance of the installation projects. Testimony was given that some organizations would not be able to raise the necessary funds and would close or cease to be affiliated with Greek Life, and that others would not be able to raise enough money by the deadline.

Representatives of the fire department suggested that some flexibility in code enforcement was expected, so that the December 31, 2012 deadline may be extended for some of the affected organizations.

Another issue concerned the level of fire sprinkler system that would be required. There are apparently two generally accepted systems, being either Type 13 or Type 13R. Testimony was elicited by lay members of the public and by experts in architecture and engineering that Type 13R systems were far less expensive than Type 13 and installation of Type 13R systems would be more than sufficient for fraternities and sororities. Fire department representatives preferred that the choice of which system to use be left to the design professional for each individual project, with approval of the fire department. Several members of the public requested that Type 13R systems be mandated in the ordinance so that discretion to reject such a system would be removed.

Another issue that was raised concerned the likelihood of fire in the affected structures. Several members of the public suggested the 1999 fire death in a local fraternity would not likely have been prevented even if fire sprinklers were present because the young man who perished essentially encapsulated his bed with drywall for privacy purposes, and the fire started at the opening of the enclosure. Fire department representatives admitted the question could not be answered with certainty. Others testified that there have been zero fire deaths in any sorority in the United States,

raising the question how the expense of retrofitting sorority houses with fire sprinkler systems is justified. Further testimony was given that suggested that there are significantly more fire deaths in apartment complexes and boarding houses than in either fraternity or sorority houses.

Another issue related to whether the new ordinance applied to all structures housing members of the Greek community, including all annexes. This Commission heard testimony that some Greek chapters rent houses from private owners and use them as unofficial annexes, but that these structures would probably not be affected by the new ordinance. Some Greek chapters have annexes on property owned by a Greek housing corporation and those structures probably would be affected by the new ordinance. For those chapters the expense of compliance would be significantly greater than for chapters without official annexes. The application of the new ordinance seems to depend to some degree upon ownership of the structure in question, raising the possibility of uneven application of the ordinance.

Another issue concerned the basic notion of fairness. Several members of the public objected to the crafting of an ordinance that imposed a requirement based upon affiliation with Greek Life as opposed to use. At least two people testified that an ordinance mandating the retrofitting of fire sprinkler systems would be acceptable if the ordinance affected all properties within a particular use group or zoning classification. Still others objected to the passage of the ordinance on January 2, 2007 because of the lack of notice given to the affected organizations by the fire department, in contrast with what was represented to this Commission.

After careful consideration, a motion was passed (7 to 3) to repeal Section 903.2.7.1 of Article II of the 2006 Edition of the International Fire Code as adopted by the Columbia City Council by passage of Ordinance B515-06.

Respectfully Submitted,  
Fred Malicoat  
Chairman, BCCC

**From:** "Skip Walther" <skip@wasf-law.com>  
**To:** <cityman@gocolumbiamo.com>  
**CC:** <cityclerk@gocolumbiamo.com>  
**Date:** 4/7/2008 2:32 PM  
**Subject:** FW: letter regarding sprinkler ordinance  
**Attachments:** letter to mayor 040708.pdf

Bill and Sheila: I am attaching an email and letter I have sent to Mayor Hindman. Would it be possible to distribute this to all of the other members of the city council? Thank you very much.

Skip Walther

Walther, Antel, Stamper & Fischer, P.C.

700 Cherry Street

P. O. Box 7686

Columbia, MO 65205

(573) 442-2454

(573) 874.3332 (fax)

(573) 268-3579 (cell)

skip@wasf-law.com

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

From: Skip Walther [mailto:skip@wasf-law.com]  
Sent: Monday, April 07, 2008 2:22 PM  
To: 'mayor@GoColumbiaMo.com'  
Subject: letter regarding sprinkler ordinance

Mayor Hindman: Please see the attached letter. I have only sent this to you but you are certainly free to circulate it as you see fit. Thank you.

Skip Walther

Walther, Antel, Stamper & Fischer, P.C.

700 Cherry Street

P. O. Box 7686

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WALTHER, ANTEL, STAMPER & FISCHER, P.C.  
ATTORNEYS AT LAW

P. O. BOX 7686 700 CHERRY STREET COLUMBIA, MISSOURI 65205

PHONE (573) 442-2454 FAX (573) 874-3332

H. A. WALTHER  
RUSTY ANTEL  
GARY L. STAMPER  
MARSHA B. FISCHER

From the desk of H. A. Walther  
Writer's email: skip@wasf-law.com

April 7, 2008

Honorable Darwin Hindman  
Mayor of Columbia  
Daniel Boone Building - Fifth Floor  
Columbia, MO 65201

Re: Fire Sprinkler Retrofit Ordinance

Dear Mayor Hindman:

As you know, I represent a number of the Greek organizations that have been affected by the passage of Ordinance #019358 on January 2, 2007 (the sprinkler ordinance). A public hearing will be conducted tonight on Ordinance B79-08, which is an ordinance based upon your previous motion to amend the sprinkler ordinance. Your motion to amend was made in January, 2008 after the city council received the November 26, 2007 report from the Building Construction Codes Commission (BCCC) which recommended repeal of the sprinkler ordinance.

My clients firmly believe that they were not allowed to participate in the process of adopting the sprinkler ordinance. Without belaboring this point, I direct your attention to the March 28, 2005 minutes of the BCCC, which establish that fire department officials presented the concept of a retroactive sprinkler ordinance applicable to the Greek community to the BCCC. It was not until August 3, 2006 before any effort was made to notify anyone in the Greek community about this idea. Not coincidentally, the BCCC conducted a hearing on the sprinkler ordinance in August, 2006, only days after fire department officials first notified the Greek community about that proposal. At the BCCC hearing in August, 2006, it was represented that the Greek community supported the fire sprinkler ordinance. We strongly dispute this representation.

It may be that the Greek community will support a retroactive sprinkler ordinance but it is unreasonable to ask it to support such an ordinance without first seeking its input on the parameters of that ordinance. My clients are willing to engage in that discussion. We respectfully submit that a consensus process is a far better method to use in adopting a retroactive sprinkler ordinance.

To accomplish this goal, a significant delay or moratorium or tabling would be necessary so that members of the public, the Greek community, the BCCC and fire



Honorable Darwin Hindman  
April 7, 2008  
Page 2

department officials can collectively meet to see where areas of agreement might be found. We request that you consider a significant delay.

At the same time, we envision a process where stakeholders have an equal opportunity for input, and to insure this outcome, we respectfully submit that a Mayor's Taskforce or Committee be formed for the express purpose of examining the fire sprinkler ordinance and determining which changes are reasonable and appropriate for the Greek community at the University of Missouri. We would hope that the body you create would consist of representatives of the public, the Greek community, the BCCC and fire department officials, and that this body would report its findings to the BCCC, which would then vote on a recommendation to the Columbia City Council.

We share your interest in the safety of students who live in Greek housing. We also share your interest in an open and inclusive public process not driven by agendas but by the public good.

Thank you for your courtesies.

Sincerely,

Skip Walther



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# Fire Sprinkler Retrofit Guide

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## Understanding Fire Sprinkler Installation Criteria in the Retrofitting of Greek Letter Housing



NFSA Headquarters  
40 Jon Barrett Road  
Patterson, New York 12563  
Office: (845) 878-4200  
FAX: (845) 878-4215  
[www.nfsa.org](http://www.nfsa.org)

**Chris Gaut**  
Central Region Manager  
MO, IA, KS  
National Fire Sprinkler Association

189 Eureka Towne Center Dr.  
Suite 135  
Eureka, MO 63025  
Office: (636) 549-3173  
Fax: (636) 410-7700  
Cell: (845) 803-6426  
E-Mail: [cgaut@charter.net](mailto:cgaut@charter.net)

provided a  
brochure titled  
Residential &  
Quick Response  
Sprinklers  
as well

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## Fire Sprinkler Retrofit Guide

### Understand The Importance of Fire Sprinklers

#### Fire Sprinklers Save Lives And Money

Our nation's Fire Chiefs have long recognized the significant importance of automatic fire sprinklers. For decades, automatic fire sprinklers have maintained an impressive 97+% effectiveness in controlling fires in large manufacturing plants, hospitals, and storage facilities. However, each year 80% of our nation's fire deaths occur in residential settings. During the past 15 years and at the insistence of our nation's fire service community, fire sprinkler technology has developed an affordable residential fire sprinkler system. While practically any change brings out many "naysayers," many fire sprinkler system myths assumed by the public have created a barrier of misunderstanding. For example, movies and television typically and erroneously show fire sprinkler systems completely flooding the interior of buildings. The truth is that each fire sprinkler operates independently from others when heat, in a residential setting, reaches 155°F - 165°F. The truth is that two or less fire sprinklers control over 90% of fires in sprinklered residential buildings. The following points are presented to improve one's understanding of fire sprinkler systems and to counter the many myths that cloud a true understanding of fire sprinkler systems:

- Each sprinkler operates individually from other sprinklers.
  - Loss records of Factory Mutual Research indicate that the probability of a sprinkler discharging accidentally due to a manufacturing defect is only 1 in 16,000,000. A person has a better chance of winning the lottery than a sprinkler does of accidentally discharging.
  - A National Institute for Science and Technology study reports that there will be a 82% reduction in fire deaths if fire sprinklers are included with smoke detectors in residential occupancies.
  - Key contributing factors in fire deaths are: Building Materials Used in Construction, Alcohol, Smoking, Interior Finish, and Physical Impairment.
  - Aside from fire fighter and explosion fatalities, there has never been a multiple loss of life (3 or more people) in a fully sprinklered building due to fire or smoke.
  - Smoke detectors do not control fires; fire sprinklers control fires and slow or stop the production of lethal smoke and toxic fire gases.
  - Sprinklers are affordable.
-

## Step 2

# Fire Sprinkler Retrofit Guide

## The Fire Sprinkler Specification and Bid Process

### Picking The Least Cost Fire Sprinkler Design Standard

There are three fire sprinkler design standards that may be applied during fire sprinkler retrofit or installing a new fire sprinkler system in a Greek house. The National Fire Protection Association (NFPA) pamphlet 13 is the fire sprinkler design standard used for fire sprinkler installations in most commercial buildings. This standard may also be used for fire sprinkler design criteria when the installation is in a Greek house. The standard requires water flow of not less than four fire sprinklers and may impose additional water flow if large places of assembly exist within the property. The NFPA 13 fire sprinkler design standard requires the installation of fire sprinklers in attics and other unoccupied spaces where fires rarely originate. Compliance with the NFPA 13 standard is the most costly of the three fire sprinkler design standards.

A fire sprinkler design standard has been developed specifically for residential occupancies that are four and less stories in height. The NFPA 13R fire sprinkler design standard does not require fire sprinklers in unoccupied spaces and allows design criteria up to four fire sprinklers. If the largest room can be protected with less than four fire sprinklers (400 sq. ft. each maximum coverage), then the water supply needed can be reduced to the lesser requirement which means smaller pipe and lower costs. NFPA 13R fire sprinkler design standards is the document that should be used for the vast majority of fire sprinkler retrofit in Greek houses. Application of NFPA 13R is less costly than the NFPA 13 design standard.

There also exists an NFPA 13D fire sprinkler design standard, the least costly of all, which is designed for one- and two-family dwellings. While some Greek houses may have been originally classified as a single-family home, fire codes are applied based upon how a building is being used, not how it was originally constructed. Most fire officials will classify a Greek house as a rooming and lodging facility and may be reluctant to allow the use of a fire sprinkler design standard developed for single-family properties. The NFPA 13D design calls for water supply to feed up to two fire sprinklers, a criterion that should not be applied in the typical Greek house.

You need to specify that your fire sprinkler system be designed using the least cost fire sprinkler design standard which typically will be the criteria found in NFPA 13R. If NFPA 13R cannot be used, investigate why not. Ask for an outline of fire sprinkler costs to include impact fees, connection fees, plans review fees, and any other fee that may be increasing the cost of the system. Feel free to ask the local government for a waiver of impact and other fees that may be increasing the cost of the system. And, ask the contractor to include inspecting, testing, and maintenance for at least two years as part of the bid package.

## Fire Sprinkler Retrofit Guide

### Identify Reputable Fire Sprinkler Contractors

#### The National Fire Sprinkler Association Membership

Members of the National Fire Sprinkler Association were so distressed by the needless loss of life in a fraternity house fire at Chapel Hill, North Carolina that it established a Retrofit Task Force with the mission of providing technical resources to facilitate Greek house fire sprinkler retrofit. Many contractors within our nation's fire sprinkler industry have donated much time and effort to aid Greek Housing leadership in determining fire sprinkler installation criteria. The Task Force polled the membership of the National Fire Sprinkler Association (NFSA) and determined that many members have historic ties to fraternities and sororities. The members of NFSA are available to help and assist Greek Housing leadership by providing free cost estimates.

By contacting the NFSA at 1-800-683-NFSA, one can obtain a list of members that regularly do business in your area of the country. We recommend that three separate companies be afforded the opportunity to bid your retrofit project. Also, on our website, [www.NFSA.org](http://www.NFSA.org), you may search for contractors by selecting Members, then Contractors, then select your state to identify fire sprinkler contractors. The fire sprinkler industry, when compared to other construction trades such as plumbing and electrical, is very small. Accordingly, it is common for contractors to bid work outside their city of residence.

The NFSA has a network of Regional Managers covering the entire nation. These Regional Managers have the expertise and experience in dealing with governmental officials on fire sprinkler related issues, as all have extensive fire service experience. The NFSA staff should prove to be a valuable resource in addressing excessive impact fees and the many externalities that increase the cost of fire sprinklers. The contact for identifying the appropriate regional manager is:

Buddy Dewar, Director of Regional Operations  
National Fire Sprinkler Association  
200 West College Avenue  
Tallahassee, FL 32301  
(850) 222-2070 Fax (850) 222-1752 [Dewar@NFSA.org](mailto:Dewar@NFSA.org)

Buddy is the former Director of Florida's State Fire Marshal's Office and is nationally recognized as a fire safety expert. Through the NFSA Regional Manager network, the Greek Housing Advisor can obtain valuable guidance and assistance in dealing with complex fire safety issues that are typical with older housing. The Regional Manager network has acted as a "second opinion" on fire safety issues impacting Greek Housing, which has resulted in significant cost savings.

# Step 4

## Fire Sprinkler Retrofit Guide

### Reviewing and Accepting Bids

#### Understanding Bid Differences

There are a number of different ways to install a fire sprinkler system. The NFPA fire sprinkler design standards require a specific gallon per minute flow of water over a specific area for residential occupancies. Fire sprinkler contractors must design and install fire sprinkler systems based upon the national standards. Accordingly, the end result of fire control and suppression will occur regardless of the fire sprinkler layout design.

An example to help you understand this dilemma, one fire sprinkler contractor may bid a project that will result in exposed pipes in rooms and corridors while another contractor may bid an installation that has piping concealed in the ceilings and walls. Obviously the exposed pipe installation will be lower cost. If you intend to conceal the piping, the cost of drywall, dropped ceilings, or other concealing methods added to the fire sprinkler installation costs may exceed the cost of installing the system with concealed pipes. Another low cost option would be the use of prefabricated pipe concealing systems. Take time to understand what the differences are between bids.

As mentioned earlier, many costs external to the fire sprinkler installation costs may make differences in bid packages. One contractor may include the cost of installing a device intended to protect a municipal water supply known as a backflow preventor. Some jurisdictions will require a backflow preventor while others do not. A jurisdiction may require a backflow preventor and the contractor may have left the requirement out of the bid package. You may wish to determine if backflow preventors are required by your local jurisdiction. If the fire sprinkler system uses plastic pipe and is maintained on a regular basis, the backflow preventor will be of little to no value. In another example, a contractor's bid may include the cost of tapping an additional line to the city water main while a competing bid may indicate tapping on the domestic side of the water meter. The cost of the additional tap often doubles the cost of the NFPA 13R designed fire sprinkler system. If the fire sprinkler system can be hydraulically calculated to perform by using existing water supplies and water main taps, by all means take advantage of this cost savings. Local fire code enforcement officials are responsible to review the hydraulic calculations to verify that the existing water supply is appropriate to meet the fire sprinkler system needs.

Some political jurisdictions may impose an impact fee. There is no impact or additional costs imposed on local government as a result of the installation of a fire sprinkler system. New construction may add to government's infrastructure costs but the impact of an existing building has already occurred. Fire sprinklers reduce government's fire suppression expenditures. If you should be faced with what appears to be excessive barriers and costs to installing fire sprinklers in existing Greek Housing, please contact Buddy Dewar, whose address and telephone number is listed herein. After review, select the best bid and go forward with the retrofit installation.

## Step 5

# Sprinkler Retrofit Guide

## Obtaining Insurance Credit For Fire Sprinkler Protection

### Insurance Savings Can Pay For Fire Sprinkler Installation

There could be a substantial insurance savings achieved by adding a fire sprinkler system to an existing Greek house. One fraternity located at the University of California at Berkeley recently analyzed insurance savings. The cost per \$100.00 insured property went from \$0.694 to \$0.450 after the fire sprinkler system was installed, or an annual savings of \$3,654.00 in insurance payments. Insurance savings in typical fraternity house is usually twice that expected in the typical sorority house because of differing risk factors.

Insurance savings are not automatically applied to fire sprinklered property. One typically requests an insurance reduction once the property is equipped with a fire sprinkler system. Insurance companies typically ask for a copy of the design plans and specifications and the hydraulic calculations for its review before credit is applied. Some insurance companies allow less credit for NFPA 13R installations than they would allow for a NFPA 13 installation. Some insurance companies give no allowances for NFPA 13R designed fire sprinkler systems. Some states like Florida require by law that insurance companies apply credits for NFPA 13R systems. There are a number of insurance companies that allow substantial credit for NFPA 13R designed systems so shop around. Because of uncertainty, it may be advisable to identify insurance savings prior to making a determination on which fire sprinkler design is most cost effective for your property.

Insurance companies typically require a maintenance contract with a fire sprinkler company to ensure that the system for which you are receiving credit is operational. There exists one nationally recognized maintenance standard for fire sprinkler systems, NFPA 25. Maintenance contracts should be prepared such that the provisions of NFPA 25 are met. Fire sprinkler maintenance contracts for the typical Greek House will cost a few hundred dollars each year. To make maintenance of the fire sprinkler system even more affordable, existing Greek house staff can perform some of the recurring inspections and tests thereby reducing the frequency of fire sprinkler contractor visits.

Also investigate income tax savings by taking advantage of depreciation allowances for the value of the system, which typically is 27.5 years for residential type occupancies. Also the interest on a loan used to retrofit the fire sprinkler system may be tax deductible. And, perhaps the greatest economic benefit of installing fire sprinkler systems is liability avoidance.

Please feel free to contact the National Fire Sprinkler Association with any questions you may have regarding the retrofit of fire sprinkler systems.

## Residential Sprinkler Standard Comparison

	NFPA 13	NFPA 13R	NFPA 13D
Application	All buildings except one and two family dwellings (note that NFPA 13 is permitted to be used as an option to NFPA 13R in buildings 4 stories or less in height)	Residential occupancies (apartments, hotels, rooming houses, board and care) 4 stories or less in height	Single family dwellings, two family dwellings and manufactured homes (note that the size of the dwelling unit does not matter)
Install Sprinklers	Everywhere except some special locations meeting special conditions	Everywhere except bathrooms, closets, crawl spaces, concealed spaces, elevator hoistways, exterior balconies (all must meet specific conditions to leave sprinklers out)	Everywhere except bathrooms, closets, crawl spaces, concealed spaces, elevator hoistways, exterior balconies, garages, entryways (all must meet specific conditions to leave sprinklers out)
Type of Sprinklers	QR, QREC, Residential	Residential Can use QR or QREC in very small dwelling units	Residential only
Number of Design Sprinklers for Water Supply Sizing	4 if Residential 5 if QR or QREC	Up to 4 for Residential 5 for QR or QREC	2 Residential
Water Supply Duration	30 minutes (Light Hazard)	30 minutes	10 minutes (reduced to 7 minutes for small dwellings)
Hose Stream Demand	100 gpm (Light Hazard)	None	None
Fire Pumps	Must be listed	Must be listed	Not required to be listed
Water Tanks	Must meet NFPA 22	Must meet NFPA 22	No requirements except pressure tanks must be ASME approved

Note that the summary above is intended to allow a quick comparison of the rules for each standard. It is not intended to be a complete and definitive statement of all of the rules and all of the conditions under which the rules are used. See the standard in its entirety for a complete description of the rules pertaining to each situation.



Source  
John Glascock

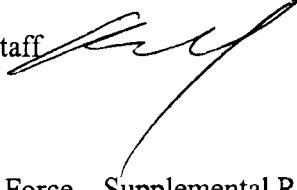


**Fiscal Impact**

- ☐ Yes  
☐ No

Other Info.

Agenda Item No. B79-08

**TO:** City Council  
**FROM:** City Manager and Staff   
**DATE:** January 13, 2009  
**SUBJECT:** Fire Sprinkler Task Force – Supplemental Report to B79-08

**EXECUTIVE SUMMARY**

Staff has prepared for Council consideration a supplemental report to Council Bill 79-08 concerning the issue of requiring a fire sprinkler system in existing fraternity and sorority houses as currently required by city ordinance. Since the April 7<sup>th</sup> Council meeting, a Fire Sprinkler Task Force was established to study this issue. The Task Force held their first meeting on December 11, 2008.

At their January 12, 2009 meeting, the Task Force approved a motion to request an extension of time to further study the sprinkler issue and present their findings and recommendations for possible ordinance changes to the City Council.

**SUGGESTED COUNCIL ACTION**

Accept the report and grant the extension request.

## **FIRE SPRINKLER TASK FORCE**

### **MINUTES**

**January 12, 2009**

**The Fire Sprinkler Task Force met on Monday, January 12, 2009 at 5:30 p.m. in the Mezzanine Conference Room of the Daniel Boone Building, 701 E. Broadway.**

**Members present were:** Bruce Piringer, Janet Wheeler, Janna Basler, Sam Williams, Wayne Whitehead, Steven Sapp, Marin Blevins, and Skip Walther.

**Guests present were:** James Deckard, Larry Schuster & Sara Semelka.

**City representatives present were:** John W. Sudduth and Laura Flynn-Smith.

**Approval of Minutes:** Mr. Piringer stated that in the previous month's minutes there was a correction to be made. The comment on water mains was not made by him, it was made by Bob Hutton. Ms. Wheeler moved to approve the corrected minutes, Ms. Basler seconded, all agreed and the corrected minutes were approved as read.

**Sprinkler Discussion:** Chairman Skip Walther began the meeting by addressing the committee on why the task force was formed as well as what their purpose and goals were, asking the committee for their agreement or dissent on his view. General agreement between the members confirmed Mr. Walther's comments and Mr. Sapp elaborated by stating that he was unsure what kind of scope was being asked of the task force. Mr. Whitehead stated that he understood the task force had been asked to look at other housing besides sororities and fraternities. Janet Wheeler responded that she is concerned about the broadness of the subject. Mr. Walther replied that he believed that would be up to the City Council to determine if the committee would be tasked with looking at housing other than sororities and fraternities. Ms. Wheeler stated that she felt if that were the case it would be important to recognize the other stakeholder groups that would be interested and include them at the meeting. Ms. Basler asked Mr. Sudduth for confirmation that the deadline was the twentieth of January, and that the task force would be asking for an extension. Mr. Sudduth responded "Yes" that was the correct deadline, while Mr. Walther confirmed they were asking for an extension. Mr. Sapp clarified that he felt the task force would be given enough time.

Mr. Walther agreed that he also had concern for the timeline and stated that he believed it would take a while to go through the information. He then asked for confirmation that the Code review was done on the book as a whole and not gone through page by page. Mr. Sapp replied that while the code book is not gone through word for word each code review committee is forced to look at each change that occurs in the code book from one code cycle to the next. He also explained that the many different code review committees look at major changes as well as local revisions. Mr. Sudduth asked Mr. Sapp to show the committee how they would be made aware of changes between each code cycle, which Mr. Sapp did by describing how the changes are listed in the margins of the new code book. Mr. Sudduth next explained the process of adoption of the 2006 codes to help clarify the local modifications and adoption process. Mr. Sapp commented on the entire

procedure of code adoption as a whole and stated that every code adoption meeting was not only open to the public, but posted through the press as well. Mr. Walther then asked "Who is the ICC?" Mr. Sapp responded by stating that the International Code Council is a non for profit group that writes a model code that is a nationally recognized minimum code book that each city that subscribes to the code then makes their own changes to. He also noted that the ICC is the largest code writer in the world. Mr. Sudduth then explained that prior to the ICC there were three difference codes in use in the United States, each with a different jurisdiction, which created a lot of confusion between contractors and the public. Eventually all three of these different codes combined into the ICC. Mr. Walther asked "Who participates at the International Level?" Mr. Sapp responded that the ICC has a set of requirements for those that are members that they draw from to write their codes, while code officials can also write a section of the code to be submitted for approval through a process by the ICC. Mr. Walther asked if it was true that the national code did not currently require retroactive fitting of sororities and fraternities. Mr. Sapp responded in the affirmative. Mr. Walther asked if there was any push to include retrofitting at the national level. Mr. Sapp responded that he had no way of knowing. Mr. Walther then asked under what circumstances should a document (such as the code) written by so many professionals be changed. Mr. Sapp replied that he did not feel that was a fair question because each city has a responsibility to their citizens based on things they see and experience in their individual community. Mr. Sudduth elaborated by stating that the code is designed to allow for regional changes but the bottom line is that you must have the communities support, you can't enforce laws not endorsed by the community. Mr. Blevins stated that it is a matter of deviating to fit the specific needs of a community.

Mr. Walther then stated that he felt it was relevant to ask the question "should we delete this section from the code" because as he understands, the code is a reliable document and he is concerned about the possible loss of a portion of the Greek houses due to a costly government imposed expenditure that they cannot afford. Mr. Williams asked why the fraternities and sororities have to meet this requirement and yet some of the others do not have to. He stated that he came to the conclusion that the Greeks were in favor of sprinkling it was the timeline they had a problem with. In addition he stated that he had heard quotes of three to five dollars a square foot which seemed cheap to him considering it could save lives. Mr. Blevins replied that cost could easily run up to thirty to fifty dollars per square foot depending on many variables. Mr. Whitehead stated that in the code book, Greek houses are included in a wide category of "R2" use groups and he is not sure they should be singled out. Mr. Piringer asked "What does the model code state and what does the City of Columbia want to change?" Mr. Sapp responded that the model code of the 2006 edition states that if you have an "R" use group it shall be sprinkled, and it makes no delineation between "R1", "R2" and etc. This does not address existing buildings unless more than fifty percent of the building is renovated, or the structure undergoes a change of use. Mr. Walther asked if it was true that the part of the code the committee was looking at stated that everyone has to sprinkle, whether or not there are any changes made. Mr. Sapp confirmed this. Mr. Blevins stated that there was a timeline of three to seven years allowed to make this upgrade. Ms. Wheeler asked why the government was imposing a financial hardship on the Greek houses to upgrade their

sprinkler systems when she understood that many parts of the City of Columbia did not have water mains to support the changes. Mr. Sapp stated that they are upgrading much of the water system currently, and seventy percent of the City of Columbia currently can support the water flow. He stated that in addition, the City Council passed a waiver of the tap fee to help with the cost. Mr. Williams stated his opinion was that if they wanted to do it on the timeline they currently have set and they have to change the feeder main going into the building, that the City of Columbia should have to pay for it. Mr. Sapp asked for clarification if Mr. Williams was referring to the fire protection main that goes to the building or the fire protection that runs in front of the building. Mr. Williams responded "both of them". Mr. Williams asked "What cost is involved with going from the main into the riser?" Mr. Sapp responded that the cost is dependant on the installation and there are simply too many variables to get an estimate. Mr. Williams stated that to install a new four inch water service to the Phi Kappa Theta building it cost sixty five hundred, and it states on his paperwork "for the sum of thirty two thousand". Mr. Walther stated that he doesn't feel they should look at the cost involved unless they decide if the sprinkler systems are necessary, and they should not be imposed at all unless there is a clear reason to do so. He would like to determine if there is a reason before looking at costs. Mr. Whitehead stated that as an engineer he has to be conscious of life safety issues as well, but he would like clarification on why they have separated Greek houses out from other "R2" dwellings. Mr. Walther responded that "It is political" and that the infrastructure is in place in the Greek community where it might not be in other dwellings. Mr. Sapp responded that they are not opposed to broadening the ordinance and he does not believe it was a political attempt to single out Greek houses, but part of the reason sororities and fraternities were being looked at was simply that the majority of the fire deaths recorded on campus occur in Greek houses and because of the behavior typically seen in Greek houses as opposed to other dwellings. He further stated that they have looked at many other factors, and other big twelve schools to help determine the risk to the Greek community. He stated that certain groups of people tend to behave certain ways and the "typical" behavior in a fraternity or sorority has been found to increase the risk. Mr. Blevins stated that from an insurance standpoint the occupancy changes (that Greek houses tend to have more of) also increase the risk.

Mr. Piringer asked "What percent of the University of Missouri is currently sprinkled?" Ms. Basler stated that they are currently installing sprinklers in many of the houses due to a significant amount of renovation to many of the fraternities and sororities, since they are renovating more than fifty one percent. Mr. Piringer asked again what percent of the University of Missouri is currently sprinkled. Mr. Sapp responded that it was around seventy two percent. Mr. Piringer then asked what percent of Columbia College and Stephens College are sprinkled. Mr. Sapp stated he cannot be sure but he believes both Columbia College and Stephens College have one more dorm each left to sprinkle, which are both planned in the next year. Mr. Walther then asked what percent of Greek houses are sprinkled. Ms. Basler then handed out a document listing the thirty nine chapters that have housing on campus. She stated that ten of these have sprinklers, while another seven have plans in the next five to ten years for renovations that would include the installation of sprinklers. Mr. Walther asked if that was twenty five percent of the houses and Ms. Basler confirmed this. Ms. Wheeler stated that she was in agreement with Mr. Whitehead

in singling out only fraternities and sororities. Ms. Basler confirmed she was in agreement and added that it will be hard for the Greek houses to stay in operation if this requirement is imposed only on them, since the same structure could then be rented out to students not under any Greek affiliation and not have to be sprinkled. Mr. Piringer stated that Greek houses are different and the number of group activities and behavior that goes on in these houses is different and you cannot equate that with a boarding house. Ms. Wheeler stated that they are concerned about the life safety of all their members, and she doesn't believe that there should be a distinction made between members of a fraternity or sorority and other students. Mr. Blevins asked "What was the number of deaths?" Mr. Sapp stated he believed it was around one hundred deaths nationwide in the last ten year period. Mr. Blevins stated that he felt there was no strong statistical history to support the enforcement of retrofitting fraternities and sororities with sprinkler systems. Mr. Sapp replied that when you look at the statistics the deaths generally aren't singular, they are multiple, and the potential is there for many deaths. He further stated that they aren't just looking at what the statistics are, they are looking at many different things, including what the potential for loss of life is. Mr. Blevins stated that he agrees but believes they still must justify it and it is a hard sell. Mr. Walther stated that he believed Mr. Sapp is doing his job but would like to know why ICC wasn't compelled to put this in their code. Mr. Sapp stated that the 2009 codes say any "R" use must be sprinkled, and one of the main differences between the 2006 and 2009 codes are how strong the ICC has become on fire safety. Ms. Wheeler replied that the 2009 code did not include a retrofit. Mr. Sapp confirmed this statement was correct.

Mr. Blevins stated that time was a big part of the issue. Mr. Walther agreed that this was part of the issue but elaborated by saying that rarity was also a factor. Mr. Williams commented that Appendix "K" states that fires are five times more costly in sororities and fraternities and arson is the leading cause of house fires and he would like to know why. Mr. Sapp replied that he wasn't be sure. Mr. Walther asked if the committee wanted to revisit all of the topics thus far covered at the next meeting. Ms. Basler stated that according to the building code commission it was those, along with the type of sprinkler required, either "13" or "13R". Mr. Blevins stated that "13R" might not be insurable, and asked if the "R"s were acceptable. Mr. Sapp replied that he wasn't sure but thought that "13R" was acceptable on certain buildings. He further stated that if the building underwent major renovation they could possibly use certain fire separation with "13" where they might not be able to with "13R", but he believes that in the vast majority "13R" would be acceptable. Ms. Wheeler then responded to Mr. Blevins that her sorority insurance company supports "13R" but do encourage the installation of "13". Mr. Walther asked Mr. Whitehead if his concern was regarding the difference between "R" use group dwellings. Mr. Whitehead confirmed this was the case. Mr. Walther then asked the committee if they would like to address this issue and how they should proceed. Mr. Piringer stated that statistically fraternities and sororities are more dangerous. Ms. Wheeler replied that she doesn't believe that statistic actually applies only to fraternities or sorority houses, rather it is more broad and includes all deaths on campus. Mr. Whitehead stated that after raising three kids he believes they will party the same way in a Greek house as they will anywhere else. Ms. Basler replied that she believes you could go in circles with this argument for a long time because she knows all the rules that the

Greek students have to live by, but at some point they have to look at whether the students as a whole are safe. Mr. Sapp then stated that age demographics are looked at, including the fact that younger people tend to have certain feelings of invincibility. Mr. Whitehead replied that as a former fire marshal he would have to agree with Mr. Sapp that everything be sprinkled.

Mr. Walther then made the suggestion that the task force explore four issues in more detail, including:

1. Retrofit Requirements
2. Who to impose them on
3. Cost
4. Timeline

In addition he feels that they needed a better understanding of the cost and then they could decide on the timeline.

Ms. Basler asked when the task force would continue meeting, would the meetings be changed to Mondays from now on. After general discussion all members seemed in agreement that Mondays would be fine, although there was some concern that Mr. Hutton might have a conflict with that day. It was confirmed that City of Columbia staff would contact the members to set the date of the next meeting.

Ms. Wheeler then asked if they should separate different tasks for each member to research to bring to the next meeting and mentioned that she could contact an insurance company to provide more information and to possibly give presentation. Ms. Basler then replied that she wanted to know "Who" they were looking at before they could proceed with more information, since they did not know if they were looking at all student housing or only fraternities and sororities they would be wasting their time since the variables would change with the scope of the view. Mr. Sapp then asked if this was an appropriate question to pose back to the Mayor, since he formed the task force. Mr. Walther replied that he did not think it was because it seemed to be up to the City Council. Mr. Sapp then replied that based on the letter he received he felt it would be a question for the Mayor. Mr. Walther answered that he did not have a problem asking him. There was general consensus among the committee that this would give them a better idea of what they need to be looking at, including the rationale for a retrofit. Ms. Wheeler commented that additional costs for installing sprinkler systems did not include the loss of income to the building during the installation process. Mr. Sapp stated that the committee might want to bring in a contractor to talk to the task force as well, to get a better idea of the installation process.

Comments from the public were then taken. Mr. Shuster stated that he had a problem with the way the ordinance currently reads because it singles out a group of people by how they associate and is unfair. Mr. Shuster went on to state that many fraternities and sororities have fire alarms that notify the fire department and he felt that there were several other options for addressing fire safety without requiring expensive retrofitting. He further stated that Alpha Gamma Sigma, the fraternity that he is associated with, has considered disassociating itself with the university to avoid the requirement, and that the

retrofitting issue is huge due to the fact that most of the dwellings are historical properties in which appearance is also a major issue. In addition, Mr. Shuster stated that the committee might want to look into the cost and details of the permitting process as well, since that in itself can be very complicated and expensive.

Mr. Piringer asked if the committee should go ahead and recommend that the City repeal the ordinance requiring fraternities and sororities from retrofitting their buildings with sprinkler systems. Mr. Sapp responded that he believed the task force needed to come to a consensus and he did not believe they were to the decision making point yet. Mr. Walther agreed, expostulating that he felt the issue needed to be explored in depth before he would feel comfortable making any kind of a recommendation. Mr. Whitehead commented that he agreed with Mr. Walther and believed they needed some smart recommendations. Mr. Sudduth then asked Mr. Walther if he was planning on sending a letter to him, that he could then send on to council requesting an extension, at which point Mr. Walther replied that he would be out of town and would be unable to do so. Mr. Sudduth responded that if, as Chairman, Mr. Walther wouldn't mind sending him an email giving him permission to do so he would send it on. Mr. Walther affirmed this request.

**Adjournment:** A motion was made by Janet Wheeler to adjourn the meeting. The motion was seconded by Steve Sapp and a vote was taken with all in favor. Meeting adjourned.

Respectfully Submitted,

Laura Flynn-Smith  
Administrative Support Assistant II  
Protective Inspection

**Source:**

John Glascock

**FISCAL NOTES:**

<b>City Fiscal Impact</b> Enter all that apply:	
\$0	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$0	Estimated 2 yr net costs:
\$0	One-time
\$0	Operating / On-going
<b>Program Impact:</b>	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
<b>Resources Required:</b>	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
<b>Mandates:</b>	
N	Federal or state mandated? (Y/N)

**TO:** City Council**FROM:** City Manager and Staff **DATE:** March 4, 2009**RE:** Fire Sprinkler Task Force Recommendation**EXECUTIVE SUMMARY:**

Staff has prepared for Council consideration supplemental information concerning recommendations from the Fire Sprinkler Task Force. At the February 23, 2009 meeting of the newly appointed Fire Sprinkler Task Force, the members voted in favor of a motion recommending that the existing ordinance regulating fire sprinklers in fraternities and sororities be retained but amended. The members felt this was their last meeting and adjourned the Task Force.

**DISCUSSION:**

An ordinance (Council Bill 79-08) was brought forward to Council for a first reading on March 17, 2008 amending Chapter 9 of the City code as it relates to fire sprinkler systems in fraternity and sorority buildings. This ordinance was tabled at the following meeting until January 20, 2009. Since that time, the Fire Sprinkler Task Force was established to study the fire sprinkler issue. The Task Force held their first meeting on December 11, 2008. A following meeting was held on January 12, 2009 where a motion was made and passed to request an extension of time, from City Council, to allow the Task Force the time needed to study the sprinkler issue and present their findings and recommendations for possible ordinance changes. At the February 23, 2009 Task Force meeting a motion recommending the proposed ordinance (Council Bill B79-08) amending the current ordinance, be changed to reflect the following:

1. Define Fraternity and Sorority based on the definition as stated in the Stillwater, Oklahoma ordinance.
2. Clarify the type of acceptable fire sprinkler system as 13R and delete the reference to the 50% renovation requirement as stated in the proposed ordinance.
3. At Council discretion, provide for a variance mechanism (process/language).
4. Extend the timeline for the required installation of a 13R sprinkler system from 5 to 7 years. The 13R system will need to be installed by \_\_\_\_\_, 2016. (The blanks indicate the month and day council approves the amended ordinance or the stated time of enactment).
5. Recommend Council authorize research for ways to provide available cost abatements, and possible low interest loans, for the installation of the sprinkler systems.



At the February 23, 2009 meeting, the Task Force also wished to send a separate recommendation to Council to begin looking at a similar ordinance to require sprinkler systems in all existing R2 use groups. A copy of the minutes are attached, but are in "draft" form since they have not yet been approved by the Task Force Committee.

**FISCAL IMPACT:**

No fiscal impact at this time.

**SUGGESTED COUNCIL ACTIONS:**

Accept the report.

**FIRE SPRINKLER TASK FORCE  
MINUTES  
February 23, 2009**

**The Fire Sprinkler Task Force met on Monday, February 23, 2009 at 5:30 p.m. in the Mezzanine Conference Room of the Daniel Boone Building, 701 E. Broadway. Members present were:** Bob Hutton, Janet Wheeler, Sam Williams, Steven Sapp, Marin Blevins, Janna Basler, and Skip Walther.

**Guests present were:** Larry Schuster, Dave Weber, Doug Muzzy, Rick Shanker, Annie Hildebrandt, Kelly Pack, Vincie Spero, Erica Nochlin, John Page, Kas Carlson, Gary Naugle, JoBeth Davis, Rick Sommer, Brian Davison, Chris Gaul, Debbie Sorrell, Donna Henson, Rick Henson, Curt Lichty, Mike Glass, Fred Malicon, Ben Londeree, Jay Creasy, Katie Mortiz, & Sara Semelka.

**City representatives present were:** John W. Sudduth and Laura Flynn-Smith.

**Call to Order:** Chairman Walther called the meeting to order and noted the agenda to the other committee members. He asked that every one take a moment to look over the revised agenda and note that the Task Force has received a request from Donna Henson to make a presentation, which included a video. Ms. Wheeler noted that although she was fine with allowing Ms. Henson to appear, she did want it stated that the committee had requested and received some of the information already. The committee agreed that it would be fine for Ms. Henson to appear, and the revised agenda was accepted.

**Approval of Minutes:** Mr. Sapp noted that on page four, in the third paragraph down, the statement attributed to Mr. Dave Weber should have been listed as being stated by Mr. Shanker. A second change that needed to be made to the minutes was brought to the committee by Mr. Wheeler. She requested that her statement regarding female fraternities be added to the confirmation listed on the first page. Motion to approve amended minutes by Mr. Blevins, seconded by Mr. Sapp, amended minutes approved as read.

**New Business:**

**Presentation by Donna Henson:** Mr. Walther introduced himself and expressed his appreciation for Ms. Henson's attendance. A short discussion was held among committee members when Ms. Henson asked if she could show the video she had brought with her. The committee agreed to allow the video, with Ms. Wheeler adding that she would like to discuss it afterwards. Ms. Henson then gave a presentation on the death of her son, Dominic Passantino, during the fraternity fire of 1999 at the Sigma Chi house. During this presentation the committee learned the details of Mr. Passantino's death and what can go wrong in student living quarters, which detailed that there were no safety devices, sprinkler systems or fire safety systems in place at the time of his death. Ms. Henson further stated that she felt that many parents didn't fully consider the issue of fire safety and feels confident that if all parents were given the proper information they would want the requirements changed. She went on to state that since January of 2000 more than 130 student deaths have been recorded, and elaborated by saying that the best fire alarm

system in the world can't help people who are unable to respond to it, which could happen for a variety of reasons. Ms. Henson then went over the fact that both the Mayor and the City Council had already required all Greek Housing in the City of Columbia to install fire sprinkler systems and noted that fire is not discriminatory. She also went over the cost of installing fire sprinklers and asked how anyone could put a cost on a child's life, as well as inquiring how the time limits could be lengthened when it could make a difference in the life and death of a child. Ms. Henson went on to state that alumni and current members work together to raise the money for the updates needed, and as we saw over the weekend with the Sigma Chi house fire, more fires were imminent. Next the video entitled "Dominic's Story" was shown, approximately fourteen minutes in length. After the showing of the video Mr. Walther asked if anyone had any questions for Ms. Henson. Mr. Williams commented that there has never been a death in a Greek house in which there was a sprinkler system. Ms. Wheeler asked for clarification on whether the "more than one hundred and thirty" deaths were only college related. Ms. Henson confirmed that this number was one hundred and thirty two and "Yes" they were only college related.

**Building Construction Codes Commission Presentation:** Mr. Fred Malicoat, Chairman of the Building Construction Codes Commission was then asked to make a presentation. Mr. Malicoat directed the committee members to the packets of information they had been given for reference before the meeting. He then detailed that in May of 2007 the City Council asked the Commission to re-look at the fire sprinkler issue. The Building Construction Codes Commission then had two meetings with input from the Fire Department. The findings of these meetings have been detailed in the letter the committee has in front of them, the Commission voted seven to two to repeal the fire sprinkler ordinance. Mr. Walther then asked Mr. Malicoat if he felt that there was a single factor that caused the commission to reverse course? Mr. Malicoat stated that they had reviewed all the factors listed in the letter and did not believe there was any single factor that influenced the outcome of their decision, rather all factors were given equal weight in their decision. After Mr. Walther's confirmation that there were no other questions for Mr. Malicoat, he was thanked for his presentation.

**Old Business:**

**Insurance Company Information by Ms. Wheeler:** Mr. Walther asked the committee members if they had a chance to review the insurance company information presented at the last meeting. General consensus occurred. Ms. Wheeler then thanked the task force for accepting the report and reviewing it. Mr. Walther then asked if there were any comments or questions regarding this document. Mr. Blevins had a question regarding a percentage listed on page seventeen of the document. Ms. Wheeler apologized for the error and stated that if the committee met again she would get the answer to this question.

**Continued Sprinkler Discussion:** Mr. Walther opened the conversation by stating that the City Council wants this issue resolved in March, and although they have two meetings in the month of March, they need to have a two hearing process to consider the repeal process and would have to use both meetings to do so. He further stated that since April is an election and they will be getting at least one new City Council member, the

Council would like to resolve this issue before then. In addition, the current Council is experienced with the topic. Mr. Walther then stated that he felt they should address the issue of sprinklers and begin a direction, in terms of making a recommendation to Council. He went on to state that the Passantino piece was moving and no person should have to go through that. Next he indicated that after reviewing the incident report, and although the committee's intent is not to pass judgment on another person's actions, the event does seem to be a precipitating factor in the death of Mr. Passantino. Mr. Walther then asked Mr. Sapp if he wanted Ms. Henson to appear for a reason, at which point Mr. Sapp responded that Ms. Henson had kept in close contact with the fire department since her son's death and wanted to make the presentation. Mr. Walther then stated that it could affect other groups if the City Council chooses to make a decision. He also elaborated by saying that he doesn't believe that sprinklers would have saved Mr. Passantino, due to the fact that on the fire report there were several items that did not have anything to do with sprinklers. In addition, the room in which Mr. Passantino was in would have only required one sprinkler head and he doesn't believe that would have helped. Mr. Walther believes that the question seems to be "Should City Council be mandated to require sprinklers". He further went on to state that the way the ordinance currently reads there is nothing (such as remodeling) to initiate the installation of sprinkler systems, rather they have to initiate it in all buildings regardless of remodeling and/or renovation plans. Mr. Walther then touched on the fact that the Building Construction Codes Commission had initiated a change and then reversed their decision, and he further stated that he felt this was odd and there was some question of whether the BCCG had been provided with accurate information. Mr. Walther felt that if the government was going to initiate an ordinance like this it should be fair, and a reflection of a fair process. If there is any question regarding the fairness of the process then the entire process must be reviewed, and they should ask if the ordinance should remain intact. Mr. Walther then stated that the Building Construction Codes Commission had answered that question, at least in his mind, and the duty of the government is to follow a fair process. He went on to say that the committee has to decide on whether to recommend that the City Council retain, repeal or make modifications to the ordinance, and he hopes that they can all arrive at a consensus. He then asked the committee for any ideas or comments on how to reach a consensus.

Mr. Whitehead then asked if the committee had ever reached an agreement on a definition of Greek housing. Ms. Wheeler noted that it was currently only fraternities and sororities. Mr. Whitehead then questioned whether this included annexes to Greek housing that sometimes have twenty or thirty kids living in them. Mr. Walther replied that he did not believe it did, since the owner of these annexes are generally not the Greek organizations. Mr. Whitehead expressed concern that these kids could be put at risk and killed in fires too, while only a few blocks away from fraternity and sorority houses. Mr. Walther clarified that currently the ordinance includes whatever houses are on the voluntary roster. He further added that the majority of the one hundred and thirty two (132) student deaths were out of the Greek system, like the tragedy that occurred on the East Coast, that was a private house. Mr. Sapp then interjected to say that he felt it was important to notice that the fire Mr. Walther was referring to did mandate a state law requiring sprinklers systems in houses, and logically there seems to be some debate on

whether a certain event can precipitate a certain course, and in this instance it did, and certainly had some bearing on which direction the state went on creating sprinkler laws. Mr. Walther then stated that the law they were referring to was actually for prospective homes, not a retrofitting of existing homes. Ms. Basler stated that she wanted it to be clear that these were private homes, not fraternity houses that they were referring to. Mr. Walther then asked if it was true that new fraternity houses must be sprinkled, which Mr. Sapp responded to in the affirmative. Mr. Walther replied that we currently have that law in place in the City of Columbia, the ordinance they are struggling with is a law imposed on a group of property owners to retrofit existing buildings.

Mr. Williams then stated that he works for insurance companies and does inspections and the types of things that he doesn't see in other types of housing are the extreme fire loading, and it concerns him. Ms. Wheeler noted that this came up in a previous meeting and they had confirmed through Mr. Sapp that extreme fire loading was not in violation of an ordinance, so shouldn't the ordinance be regarding fire loading, not sprinklers? Mr. Sapp then mentioned that the use of these fraternity houses has changed very much over the years, from the traditional use where they were only used for sleeping rooms, and not used like they are today. He also wanted to add that all the pictures that were included in his handout from the last meeting had been taken within two weeks of the packets being printed. These pictures detail beds up high, high fuel loads, overstuffed chairs, and generally squeezing every thing they can into that small piece of living space. Ms. Wheeler commented that this wouldn't only be in fraternity and sororities, and goes on to say that all the fraternities live differently, and if they do then the fuel loading would be the same wherever these kids live. Mr. Sapp stated that fire loading has increased over the years and is only one component, including fire separation, and this is the point he was trying to make. Mr. Hutton commented that there is already an ordinance in place through the fire department to control fire loading that is checked on during "walk throughs", but who is to say that they don't move the rooms back exactly as they had them before the "walk through"? He goes on to say that when it comes to the things they are required to fix by the Fire Department, many times the same violations are present again the next year. He stated that his standpoint was that a landlord does a lot to protect his own investment, and won't allow residents to do things that are currently being allowed in Greek housing. Mr. Hutton then commented on Mr. Walther's statement regarding whether it was a fair process, he feels this is a dead point due to the fact that they are currently acting again on the issue.

Mr. Whitehead then asked again for an answer to his earlier question on definition. Mr. Hutton replied the definition would be whatever the committee determined it should be. Ms. Basler asked how they could figure out what a "Greek house" was, to which Ms. Wheeler commented it was whatever is listed on the roster. Ms. Basler then noted that she had some concern that some of the Greek members she had spoken to have stated that they will not be registered with Greek life, which has the potential to hit the Greek community hard. Mr. Sapp then asked if Ms. Basler had spoken to other Greek advisors, because when they speak to other fire departments around the country on the issue they indicate they were told the same thing as well, but that the reality was that enrollments did not go down. Mr. Sapp stated that could be the answer to Mr. Whitehead's question,

that maybe there is a list or roster for the Greek Community. Mr. Whitehead then asked if there was a house that had thirty or forty kids that weren't on the roster, would they still be covered? Ms. Basler responded that they would have to use categories to determine this. Mr. Whitehead then asked Mr. Hutton what his thoughts were on annexes and the number of kids in them. Mr. Hutton responded that although this is a tough question, his personal feeling is that they should be included, but he wasn't sure how to define it. He then added that it would really come down to whether or not they decided to recommend that the ordinance remain in tact and define it, but he felt that may come down to the attorney. Ms. Wheeler then interjected to say that she felt that they should not forget that there were two other colleges in town that may not both have fraternities or sororities, but they could have in the future. Mr. Sapp then stated that the fire department did recognize them and work closely with them, and their residence halls to provide the same level of services as they provide to the University of Missouri. Ms. Basler then commented that she thought Ms. Wheeler made a good point, because there had previously been no clarification. Mr. Whitehead stated that he felt this is where they were at in the decision making process, because the task force had agreed to limit its scope to Greek housing. He then asked "What is the definition of Greek housing, is it only what is listed or include annexes where two thirds of Greek students live?" Mr. Wheeler then questioned what the definition of an annex was, at which point Ms. Wheeler questioned if they even have to be in the same sorority. Ms. Basler then stated that she felt this was a slippery slope and there was no definition of annex and it could be a mix of students, but some of these houses are not owned by the Greek community. Mr. Sapp then asked how annexes that are currently on the list, get there. Ms. Basler stated that twice a semester they give the president of each fraternity and sorority a sheet asking a list of questions, including who their members are, etc. and requesting that they give the size of the house, how many people and if they have an annex. It is self reporting and they self determine it because there is not a city definition of an annex. Mr. Hutton then asked if this was not a "chicken & egg" thing and perhaps the task force should determine whether they wanted to repeal the ordinance first, because it may not make sense, although he did understand that whether it included the annex or not could affect your vote on the issue.

Ms. Wheeler stated that the time deadline was troubling to her, as well as the fact that the City's infrastructure may not support sprinkler system retrofitting, while they were being mandated to sprinkle by 2012. She further stated that she had already been informed of the water bond information and improvements, etc. Mr. Sapp responded that the infrastructure in the part of town they are referring to can support sprinkler systems. He further clarified that the water mains on College Avenue are there and will support the demands. He added that he spoke to the water engineer and there were a couple small things to be done, but most of the work left is actually much farther East than College Avenue. Ms. Wheeler responded that where Greek houses currently exist, this is not a problem, but if there are houses in areas where they exist and it isn't supported they will run into problems. Ms. Basler confirmed that houses now used as fraternities and sororities are changing and spreading out. Ms. Wheeler then stated that she wanted to make sure they didn't have an issue with an ordinance that becomes a moot issue when sprinklering isn't a possibility, and she suggests a "pass" until the infrastructure is available. Mr. Hutton responded that this should be doable and notes that some of the

current systems don't support the gallons per minute needed. Mr. Sapp stated that the areas where they have problems are getting smaller and smaller and he doesn't have a problem stating that until the infrastructure is in, the Greek houses don't have to install sprinklers and they can specify how many years they have after the upgrade to comply. Mr. Williams then asked how many Greek houses have already changed to sprinkler systems. Ms. Basler responded that she wasn't sure, but will look at renovations. Mr. Walther then stated that with houses contemplating renovations and dealing with retrofitting, it will drive the cost up. Mr. Sapp responded that he disagreed, and pointed to an example in which a house was contemplating renovations and asked for a "time out" for which the fire department said "sure" and worked with them, and that happens a lot. He further stated that he thinks a general mistrust is there for government but believes that with an exchange in documents this issue is addressable because it is people working together to do the right thing. A change or slip is always there, but for the most part they are very willing to work with any and all people in general and they do these agreements all the time. Mr. Walther replied that the practical issue he reads about every day is that the economy is not doing well and what the City has told Greek Housing they must do is not inexpensive. He further elaborated by saying that those members of the task force that have been Greek know how hard it is to raise or borrow the money, and asked if it is true that through no one's fault, this ordinance places these houses in a very precarious position, and this is a question they should consider. Mr. Williams stated that any established house must have thousands of alumni and should have no trouble getting money, but new fraternities could run into problems. Ms. Basler stated that this could be true but if you look at the particular cases one of the biggest fraternities out there have had to delay their capital campaign by twelve to eighteen months due to the economy, and it is fair to say that if some are having problems raising money, then the other fraternities and sororities are too. Mr. Sapp asked if this was something they could possibly write into the ordinance.

Mr. Hutton then handed out a cost analysis of the Hughes Hall sprinkler renovation on the Columbia College campus including pictures of the building and work done. This handout listed the retrofit and remodeling cost to this building to be in excess of one hundred and sixty seven thousand dollars (\$167,000). Mr. Hutton noted that this building is very similar to a Greek house, and gave the description of the work done, including hiding the sprinkler system. Ms. Wheeler asked how long it took to get the work completed and if they were required to do any asbestos remediation. Mr. Hutton replied that that there was no asbestos removal and the entire process took approximately one and a half months to complete. Ms. Wheeler then noted that any asbestos remediation would significantly add to the cost. Mr. Williams commented that if it hadn't been for the water line cost, this project would have been cheap, and Mr. Hutton replied that there was also a lot of money spent on carpentry work. Mr. Hutton went on to state that they were planning on doing another sprinkler retrofit on a bigger building. Ms. Wheeler then stated that she was with Mr. Walther in the opinion that this is unique because the Columbia College retrofit was voluntary, while the ordinance imposes an affirmative change on everyone. Mr. Walther then stated he felt it was very important to recognize that the International Fire Code did not impose a national retrofit requirement and he felt that this code body had far more information in front of them than the task force. He further

mentioned that he did not feel that Columbia had a unique need from other communities in the nation. Mr. Sapp then responded that there are many other communities that have successfully implemented these types of ordinances and they did not have a negative impact on the Greek community. He went on to say that they were not trying to reinvent the wheel, and had been comparing other communities.

Mr. Whitehead then asked how other communities determine what "Greek" is. Mr. Sapp responded that some of them took a list and some expanded on it. Ms. Wheeler then responded that she would like the committee to consider something similar to the Stillwater, Oklahoma definition, which she felt was a good example. Mr. Whitehead replied that he personally preferred it to be expanded to all "R" use groups and hates to see the council enact an ordinance that only includes Greek housing that is on the roster and then later a bunch of kids die in an annex. Mr. Sapp stated that if you are using that argument then you could include all "R" use groups and later someone dies in a nightclub fire and people say they should have included all those too, and this can be a long road. Mr. Blevins then went over some of the things that insurers require, and commented that many of these houses are old and the lifestyles led by their occupants can sometimes lend themselves to more peril than privately owned dwellings. He then went on to say that he agreed with the BCCC question regarding where to draw the line, and felt this was a very difficult thing that goes back to fairness. Mr. Blevins then stated that it was his job to advocate saving a life, but at the same time he did not feel they could ignore parameters that put an undue strain on the community. He further added that he liked tightening the definition and also liked the timeline rule on renovations requiring sprinklers, where any work done over a two year period adds up to a grand total of percentages, which would trigger a sprinkler retrofit requirement.

Ms. Wheeler then commented that she felt they should go back to "retain, repeal, modify" as a good starting point. She then went on to say that she felt that if they modified the ordinance there would be a lot of work involved in determining what the modification should include, including time limits, renovation, etc. Mr. Walther then asked Mr. Blevins if he preferred to limit the concept to only Greek housing or a larger "R2" use group. Mr. Blevins responded that either one would be acceptable to him, although he realizes that the task force is only considering Greek housing now, that many communities have their own rolling period. He further stated that although he isn't sure how details work in that regard, he does think there are too many loopholes to get around doing renovations without considering sprinkler systems. Ms. Wheeler then commented that she felt there should be a clarification between a "13" system and a "13R" system. Mr. Blevins responded that he believed "13" was required for anything over four floors. Mr. Hutton then asked a question regarding which ordinance they were looking at, was it the 2006 or 2008? Mr. Walther responded that it was the 2006 ordinance they were looking at. Mr. Walther then stated that if the task force took the path Mr. Blevins had suggested, that the pre 2006 ordinance be reinstated with the modification that they have fifty percent (50%) and a three year time period window that the City Attorney would have to draft this ordinance by this Thursday. He then asked if this was possible. Mr. Hutton responded that he believed it was possible. Mr. Walther then stated that if the task force did not make a decision by the end of the meeting they will not be able to provide



Council with what they need to act by March. Ms. Wheeler asked if this was impossible for the City Attorney to do this, to which Mr. Walther responded that based on what Mr. Hutton said it didn't seem to be impossible. Mr. Hutton replied that he could not speak for Fred, but thought it could happen.

Ms. Basler noted that the ordinance is appendix A for the committee's reference, and it is located in their packet approximately twenty (20) pages in and was dated March 11<sup>th</sup>, 2008. Mr. Blevins then noted that on appendix A it was not "13" but "13R" and that it was forty percent (40%) on a rolling two year period, including any and all work done. Mr. Hutton then asked if Mr. Blevins was suggesting that this be the only thing triggering sprinklering of Greek housing? Mr. Blevins responded in the affirmative. Mr. Walther noted that this was a middle ground, at which point Mr. Hutton asked if the task force was voting on the motion or just reaching a consensus? Mr. Walther stated that he wants to do both, since this what the City Council wants. Furthermore, he feels that it is important to act quickly but also wants to be accurate. Mr. Whitehead then asked Ms. Basler if she was looking for the correct language for the ordinance? Ms. Basler stated that she felt they had too many things to go over to come to a conclusion.

At this point Mr. Walther recognized a member of the public, Mr. Rick Shanker. Mr. Shanker stated that he felt it would be a mistake for the task force to base their decision on the economy, and went on to say that in terms of granting building permits, he is concerned on who this would be affecting. He also stated that he felt it should be fair, and asked if theological fraternities and etc. would be included. Mr. Shanker then asked Mr. Sudduth if during a major renovation a building would be required to install sprinklers. Mr. Sudduth responded in the affirmative. Mr. Shanker finished by saying that he felt that they should not compare themselves to other communities and instead should stand on their own merit and the decision should not be based on the economy. Mr. Hutton then asked Mr. Shanker how he voted on the issue. Mr. Shanker responded that he was on the sub committee and that he did vote against the implementation of the ordinance. Mr. Sapp then asked what the vote was at the level of sub committee, to which Mr. Shanker replied that it was in favor of implementing the ordinance.

Next the task force recognized Chris Gaul with the National Fire Sprinkler Commission. Mr. Gaul had two comments for the task force, the first being that he was concerned if the task force should recommend repeal of the ordinance, they needed to consider what their liability would be in the case of a fire? The second comment was that he felt that there should be a middle of the road, as well as an ending cap, since what if a building chose not to renovate for twenty years, that if the committee decided to recommend only sprinklering with renovation that perhaps they should implement a ten or twelve year ending cap time limit to adding sprinkler systems.

Larry Shuster, a member of the public, was then recognized and stated that he felt that mistrust wasn't so much with the fire service as it was with the Fire Marshall, and that it was nothing personal, but more a lack of guidelines to follow. He further added that currently there were no detailed criteria for them to follow, and he felt they must develop a list of criteria and priorities if they do vote to retain the sprinkler retrofitting ordinance.

He further added that their fraternity alumni only number fourteen hundred (1400) and they are an eighty five year old institution, and although they are working hard to raise the money they are also being forced to do dual fundraising. Mr. Shuster went on to say that he had met with the director of the St. Louis Science Center recently and they have forestalled a major fundraiser for at least two years. While he understands that you can't base the decision on the economy, it could have unintended consequences like closing down Greek houses, and he asked the committee to please consider these consequences when making their decision.

Rick Sommer, a fraternity chapter advisor, was the next member of the public to be recognized. He stated that his fraternity is currently renovating and started a fundraising drive more than two years ago that was not begun due to the ordinance, but that they had to acquire debt to pay for the renovations because they were unable to raise enough money.

Mr. Hutton stated that he still strongly supports sprinkler systems in Greek houses but feels that the definition of sprinklers in housing is the problem. He went on to comment that he felt comfortable with the "13R" recommendation, and feels that the timeline should be extended for an additional year or even two to help compensate for the slow economy. Mr. Hutton then moved to keep the ordinance, but amend it, and go a step further in defining the annexes, etc. He feels that the City Council should know what the task force feels the definition should be, but should be left to work out the details themselves. Ms. Wheeler then asked if Mr. Hutton would consider any exceptions for a new chapter. Mr. Hutton responded that he wasn't sure why they would need to do that. Mr. Walther then stated that he felt they should try to define the group. Ms. Wheeler interjected by asking, "If a new chapter made a good faith effort to raise the money but were unable to, what would be left for them? Would the chapter simply be forced to close?" Mr. Walther then stated that if you allowed a variance opportunity it could be granted by the Council, and the best way would be to require the Council to consider the variance since it is their ordinance. Mr. Walther then stated that the task force did not have any intent to shut down Greek housing. Ms. Basler responded that a perfect example was a chapter that is shut down and sold would be turned into an apartment complex and wouldn't be under sprinklers. Mr. Whitehead then asked about the fairness issue, since it currently only states fraternities and sororities. Mr. Sapp responded that some of them are congregate living facilities. Mr. Walther asked if the recommendation would be to include all 'like organizations', while Mr. Hutton asked if they should say "anything under student housing". Ms. Basler stated that the definition found by Ms. Wheeler states "Scope" and explains it. Mr. Walther asked Mr. Whitehead if this would work for the definition. Mr. Whitehead responded in the affirmative. Ms. Basler said that she felt there needed to be additional conversation with whoever creates the formal definition. Mr. Williams interjected to say that he agreed with the ordinance but that he wishes that the City would be willing to work with fraternities and sororities as far as updating the water line going into the building. Mr. Walther then asked if the City Manager had already imposed something like this. Mr. Sapp responded that the tap fee for existing building can be waived and this is probably what Mr. Walther is referring to. Mr. Walther then asked Mr. Williams if his suggestion was that the City waive the fee? Mr. Williams

responded that he just wondered if the City could pick up half the tab to work with the Greek Community. Mr. Hutton replied that they could ask if the City could do cost abatements, and etc. He added that perhaps they could say in recommendation that the City could possibly donate what it could, but he did clarify that the City would not be able to pay for any portion of the line going into the house, because that is totally private. Mr. Blevins asked if the tap fee could be waived. Mr. Sapp responded in the affirmative, and stated that he spoke to Water & Light and they said that there was currently no tap fee, but other fees. Mr. Hutton asked if a building permit is required for this work, to which Mr. Sudduth responded in the affirmative. Ms. Wheeler stated that she would agree with Mr. Hutton on a fifty percent (50%) renovation requiring a "13R" system. Mr. Sapp responded that they were looking at the difference and never intended to take the process out of the design professional's hands. Mr. Sapp went on to comment that they too feel that the "13R" system is an acceptable system and is appropriate for the majority, but that they didn't want to limit the designers. Mr. Hutton added that there is a bit of an issue with insurance, since their company would not give them a reduced rate unless the full "13" system was installed. Mr. Blevins asked the committee to state what Mr. Hutton's motion was. Mr. Walther stated that it was currently to define fraternity/sorority; clarify the type of system required (13 or 13R); at council's discretion provide for variance mechanism; and to recommend council to provide cost abatements.

Mr. Walther then said that he felt the time force would be foolish not to take the economy into consideration. Mr. Sapp asked if it was reasonable to reset the clock and redefine the parameters. Mr. Walther responded that there was currently a motion on the floor by Mr. Hutton and they were looking for a second. Mr. Sapp seconded this motion and further discussion continued. Mr. Hutton stated that this ordinance was something they needed to do and that the most important thing they had heard tonight was that there has not been a death in a fraternity or sorority that had sprinklers. Mr. Blevins responded that he feels that they should be seven years instead of five, and moved to change this part of the current motion. Ms. Basler seconded this motion. Mr. Williams wanted clarification on when that seven year time period started. Mr. Walther replied that it would be from the date of enactment, and went on to state that it the date at which the work must be completed, but he was not sure if that was too long or not. He then stated that there are at least a couple dozen structures that will be affected by this ordinance. Mr. Sapp responded that there are roughly three dozen, which Mr. Walther responded to by stating that if you have all these structures undergoing retrofit at the same time there could be problems, and the longer you stretch out the time period for these the longer they have to get the contractors booked and get the work done. Mr. Hutton replied that there are four or five reputable sprinkler installers in Columbia and numerable design crews. Mr. Walther asked Mr. Hutton if he felt the time limit should be five years or seven, to which Mr. Hutton replied that he was alright with seven, that whatever it takes to get on the same page and meet in the middle. Ms. Wheeler then stated that with the variance provision they will need the option to state that construction is already ongoing, and Ms. Basler then stated that some houses are already in the process. Mr. Walther then stated that the only downside to the longer time period was that people could lose enthusiasm and not get it done. Mr. Sapp replied that he felt this was arguable but that the Fire Department had tried to include guidelines on what should be taking place in various

years, for example, fundraising, then planning, then implementation. Mr. Williams then stated that he had met with Mr. Klosterman, the President of Central Missouri Plumbing and they stated they could do three retrofits each summer. Mr. Walther called for a vote on the motion to amend the motion from five to seven years. All members voted in favor of amending, none opposed, motion passed.

Mr. Walther then asked if there were any other comments on the main motion. Ms. Wheeler stated that she came to the floor with concerns that the language be made more clear and she feels that the current motion addresses that and feels comfortable with it. Mr. Whitehead stated that he was comfortable with the definition, and Mr. Blevins agreed as well that he was comfortable with everything in the current motion. Ms. Basler stated that she is comfortable but does want to know about instrumentalizing it, and would like how easy it is to amend to be looked at by the Council. Ms. Wheeler stated that there had been a lot of discussion regarding additional programs through the Fire Department and she felt that these discussions should continue, and doesn't want them to stop because of the Task Force arriving at a decision. She felt this was a positive thing to come from the task force and she would like to see it continue. Mr. Sapp assured her this would be the case. Mr. Walther then stated that he knew that Mr. Sapp needed more staff in order to increase inspections and he felt that the town would rally around this need and support more staff at the next budget.

Mr. Blevins commented that he is currently working with Mr. Shuster on doing basic home safety and they are stepping up as a result of these meetings. Ms. Wheeler commented that there shouldn't always have to be an ordinance to do those things. Mr. Whitehead stated that he is happy with where they are at and also wanted to add that he recently had to put his mother in a nursing home and really hopes they will be required to be sprinkled some day too. Mr. Sapp responded that it has been state mandated that all nursing homes are required to be sprinkled by 2011 due to the fire tragedy. Mr. Hutton restated that his motion now was to amend the current ordinance by: Defining Fraternity & Sorority based on the Stillwater, Oklahoma Ordinance; Clarify the type of system required as 13R and delete the reference to 50% renovation requirement for 13; Provide for variance mechanism at council's discretion; Extend the time line from five years to seven years. Recommend Council provide cost abatements and possible low interest loans. With no further discussion being needed, a vote was taken. All members voted in favor, none opposed, motion passed.

Mr. Walther then asked another question. He wanted to know if the task force felt that they should recommend that Council take a similar course for all "R" use groups. Mr. Sapp stated that they would need another formal process for this. Mr. Whitehead responded that he felt this would be appropriate. Ms. Wheeler said that she felt this was a baby step and agreed with the recommendation to move forward. Mr. Whitehead then made a motion to recommend the City Council also look at the entire "R2" use group. Mr. Hutton seconded this motion. Ms. Wheeler then stated that she felt that rest of Greek students live in "R2" use groups and she felt this would help add life safety. Mr. Sudduth then asked if this was only on "existing". Mr. Walther confirmed this. A vote was taken

with all members in favor, non opposed, motion passed. Ms. Wheeler asked if the draft language that Fred puts together could be circulated. City Staff replied that it could.

**Adjournment:** A motion was made by Janet Wheeler to adjourn the meeting. The motion was seconded by Bob Hutton and a vote was taken with all in favor. Meeting adjourned.

Respectfully Submitted,

Laura Flynn-Smith  
Administrative Support Assistant III  
Protective Inspection

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