

**Strike all of section 201-4 and replace with:  
201-4 and 201-5a AMENDMENTS - AUTOMATIC SPRINKLER SYSTEMS**

**Public Buildings As Defined by 20 V.S.A. 173 § 2730:**

*Informational Note: "Public Buildings" are all buildings other than an owner-occupied single family home.*

In addition to the provisions of the Vermont Fire & Building Safety Code, an automatic sprinkler system installed in accordance with NFPA Section 9.7 shall be installed in the following:

1. All new public buildings;
2. All additions to public buildings exceeding 50% of the **footprint square footage** of the previously existing building, **or 1,000 square feet, whichever is less;**
3. Changes of occupancy classification under the Life Safety Code;
4. Construction **that** ~~which~~ adds a new commercial kitchen to a public building;
5. Conversion of a public building to mixed uses; **and**
6. Conversion of a public building to a use that includes storage or use of flammable materials, or which houses activities which may, at the determination of the Fire Chief, present a discernible fire risk. The Fire Chief will use the same factors listed in section 201.-5a to determine if the new use presents a discernible fire risk.

**New One- or Two-Family Dwellings**

In addition to the provisions of the Vermont Fire & Building Safety Code, an automatic sprinkler system installed in accordance with NFPA 13-D shall be installed in all new one- or two-family dwellings, except where the applicant can show all of the following:

- ~~1.~~ The new dwelling is a one story single family home with a footprint of less than 1,200 square feet;
2. The new dwelling has two doors to the outside at ground level;
3. The new dwelling is located at least 20 feet away from neighboring buildings;
- 4.** There is no basement; **and**
5. There is no attached garage.

**New Multi-family Dwellings:**

In addition to the provisions of the Vermont Fire & Building Safety Code, an approved automatic sprinkler system **must be installed in residential occupancies up to and including four stories in height in accordance with NFPA 13R.**

**Exempt Structures:**

Unless otherwise required by the Vermont Fire & Building Safety Code, an automatic sprinkler is not required for any of the following structures:

1. Manufactured mobile homes, tents and yurts;
2. Structures on properties not supported by the City water system;
3. Detached structures such as wood sheds, residential garages or accessory type structured deemed insignificant by the City;
4. Residential additions which do not exceed 50% of the **footprint square footage** of the previously existing building or ~~in any case,~~ 1,000 square feet, **whichever is less;**
- 5.** Duplex and Ancillary Dwellings added to existing residential properties, provided each unit has a direct exit to the exterior and are separated from all other portions

- of the building by fire barriers having a 1-hour fire resistance rating with no openings therein; **or**
6. Change of use from public building or multi-family residential to one- or two- family residential.

**Strike all of Section 201-5a. and replace with:**

**201-5a. 201.5a Variance:**

The applicant may request a variance from the sprinkler requirements 201-4 **and 201-5a** by submitting a written variance request to the Housing and Building Code Board of Appeals, established in Section 4-602. The board shall have the authority to grant a full or partial variance. The factors that the board may consider in favor of granting the variance include, but are not limited to: based on the following factors, **including but not limited to:**

~~The following factors may be considered in favor of granting a full or partial variance:~~

1. Low risk occupancy;
2. Alternative compliance measures;
- 3. Unreasonable cost burden; or**
4. Inadequate city water volume at street.

The factors that the board may consider against Factors may be considered against granting a full or partial variance, **include, but are ing but not limited to:**

1. Proximity of less than 20 feet to other structures; or
2. High risk occupancy.