

CHAPTER 12 - FIRE PREVENTION AND LIFE SAFETY CODE¹⁸⁴

1201 SHORT TITLE - This Chapter shall be known and may be cited as the “Fire Prevention and Life Safety Code for the Town of Poland, Maine.”

- A. Purpose and Applicability - The purpose of this chapter is to prescribe minimum regulations governing life safety and hazardous condition to life and property from fire or explosion.
- B. Applicability - The provisions of this Chapter shall apply to all properties, buildings, and structures within the town of Poland.

1202 ADMINISTRATION AND ENFORCEMENT - This chapter shall be administered and enforced by the Town of Poland Fire/Rescue Chief and/or the Town of Poland Code Enforcement Officer, or any designee of the Fire/Rescue Chief.

1203 WATER SUPPLIES AND FIRE LANES

A. Water Supply For Residential Developments:

- a. The Chief of the Fire/Rescue Department shall review all proposed residential developments consisting of three (3) or more dwelling units or single building developments with three (3) or more dwelling units and shall specify a suitable water supply for firefighting purposes. The water supply must be of suitable capacity to provide a sufficient fire flow for the largest proposed structure within the development. The water supply must be located within the boundaries of the proposed residential development or within three thousand five hundred (3500) feet of the development, as measured from the property boundaries along roadways that can be used usable by firefighting apparatus, if an approved water source already exists and is determined by the Fire/Rescue Chief to have sufficient capacity to serve the new proposed development. In areas where water supplies are not available for firefighting purposes, the applicant shall provide adequate water supply in accordance with the National Fire Prevention Association Standards (NFPA) 1141 and 1142, as may be amended from time to time.
- b. The developer or property owner installing a water supply facility located on privately owned property to satisfy the water supply requirement set forth in this section as a condition of development must provide the Town with an easement for access to and use of the water source. The easement shall be subject to the review and approval of the Fire/Rescue Chief. The easement must provide acceptable access over all private property between the closest Town road and the water source.

B. Maintenance of Water Sources for Residential Developments:

- a. Maintenance of water sources required under this code and that are located on private property, including private streets, shall be the responsibility of the property owner. Required maintenance shall include snow removal and the cutting of brush and grass so that the water source is readily visible and accessible at all times.
- b. If the water source includes tanks, the property owner shall be responsible for the initial filling of any tanks that may be used, for the maintenance of the tanks and for maintaining the required water level in the tanks. In the event that the Fire Department utilizes the tanks, it will be responsible for refilling them after such use.

C. Establishment of Fire Lanes on Private Property Devoted to Public Use

- a. The Fire/Rescue Chief shall inspect all such property and designate fire lanes as necessary to allow access for firefighting equipment.
- b. All commercial subdivision and site plan applications submitted to the Planning Board shall show the location of proposed fire lanes. The location of fire lanes shall be subject to the review and approval of

¹⁸⁴ Amended 04/05/2014

the Fire/Rescue Chief or his/her designee, who may require a different location if the proposed location is determined not to provide suitable access for firefighting equipment.

D. Maintenance and Identification of Fire Lanes

- a. The property owner shall be responsible for keeping all fire lanes clear of snow, ice, and other obstructions. The property owner, shall install and maintain at his/her own expense, permanent signs bearing the words " FIRE-LANE—NO PARKING—VECHICLES TO BE TOWED AT OWNER'S EXPENSE." The location of said signs shall be approved by the Fire/Rescue Chief and shall be shown on the approved subdivision or site plan and enforceable as a condition of the plan.
- b. Failure to maintain a fire lane in accordance with this section is a violation and subject to enforcement under the provisions of Chapter 4 of this Code.

E. Parking prohibited

- a. No person shall park or leave standing for any period of time a motor vehicle in a fire lane designated under this Chapter.
- b. Any law enforcement officer empowered to act in Poland shall have the authority to enforce parking restrictions in any designated fire lane pursuant to the Town of Poland's Parking and Traffic Control Ordinance.

1204 ADOPTION OF NFPA 1 FIRE CODE BY REFERENCE

- A. That a certain document, three (3) copies of which are on file in the office of the Town of Poland Clerk of the Town with one (1) copy being in the Town Clerk's Office, marked and designated as the NFPA Fire Code 1 - 2009 Edition as published by the National Fire Protection Association, as adopted and amended by the State of Maine and further amended by section 1204.B, be and is hereby adopted as the Fire Code of the Town of Poland

{25 M.R.S.A § 2361; 25 M.R.S.A § 2452; 25 M.R.S.A § 2465; 25 M.R.S.A § 8001 through 11008}

- B. The Fire Code adopted by section 1204.A shall be revised as follows:

- a. Section 1.10 shall be deleted in its entirety.
- b. In addition to the requirements of section 18.2.3.4, "fire department access roads" shall comply with the requirements of Chapter 8 of this Code.
- c. Permits required under Section 1.12. "Permits and Approvals" shall only pertain to public buildings other than single- and two-family dwellings.

1205 ADOPTION OF NFPA LIFE SAFETY 101 BY REFERENCE

- A. That a certain document, three (3) copies of which are on file in the office of the Poland Town Clerk Town, with one (1) copy being in the Town Clerk's Office, marked and designated as the Life Safety Code 101 - 2009 Edition including Appendices A and B as published by the National Fire Protection Association, as adopted and amended by the State of Maine and amended by section 1205.B, be and is hereby adopted as the Life Safety Code of the Town of Poland for control of buildings and structures as herein provided.

{25 M.R.S.A § 2361; 25 M.R.S.A § 2452; 25 M.R.S.A § 2465; 25 M.R.S.A § 8001 through 11008}

- B. The Life Safety Code adopted by section 1204.A shall be additionally modified with the following:

- a. Provisions of the Life Safety Code shall not apply to one- and two-family dwellings existing prior to

the adoption of this section, unless the dwellings are being used for a purpose which requires a State of Maine license.

1206 BUILDING PERMIT AND CONSTRUCTION PLAN REVIEW

The Fire/Rescue Chief or Code Enforcement Officer shall conduct a plan review under the provisions of Chapters 11 and 12 of this Code for any public building that requires a building permit or for a change of use. The Code Enforcement Officer shall be responsible for maintaining all applications and approvals. The Fire Prevention and Life Safety Code shall comply with 25 M.R.S.A 2448 and the Fire/Rescue Chief or Code Enforcement Officer shall be responsible for the permit application process pursuant to 25 M.R.S.A 2448.

1207 KNOX BOX PROGRAM

- A. The Knox Box Program for the Town of Poland shall be used for access to buildings for emergency purposes only. The Fire/Rescue Chief shall serve as the administrator for the Knox Box Program, as defined by the Knox Company. The number, make, model and location of the box(s) shall be determined by the Fire/Rescue Chief or his designee. All keys required to operate the building's life safety signaling and fire suppression systems, electrical rooms and panels, and a master building key shall be placed with in the Knox Box.

1208 VIOLATIONS AND PENALTIES - Any violation of this Chapter shall be subject to enforcement as provided in Chapter 4 of this Code.

1209 BOARD OF APPEALS – The Board of Appeals shall act shall hear appeals of orders, decisions, or determinations made by the Fire/Rescue Chief or Code Enforcement Officer related to building permit applications or interpretation of the Fire Prevention and Life Safety Code. All appeals shall follow the requirements and procedures of section 304 of this Code.

End of Chapter 12

CHAPTER 13 – (RESERVED)
