



Agenda Item Executive Summary

Item Name	Amendment of Unified Development Ordinance - Fire Suppression	Committee or Board	Community Development Committee
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BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

In December 2019, the Village of Winnebago established a Unified Development Ordinance (UDO) regulating new development. The UDO imposed stricter regulations on automatic sprinkler systems compared to the International Building Code (IBC) Section 903.2. Some of those requirements included:

- New buildings must install approved automatic sprinkler systems within the Fire District.
- Existing buildings expanding by 100% or more within five years must install NFPA-approved fire sprinkler systems.
- Barrier walls cannot separate fire spaces if the code requires sprinkler systems due to increased square footage.
- Sprinkler systems must comply with NFPA standards, adjusted for building type and use group.
- Multiple tenant buildings must have individual control valves and switches for each tenant space.
- Control valves must be easily accessible and equipped with tamper and water flow switches.
- Exemptions apply to certain structures like open parking lots and single-family residences.
- Large self-storage units must be sprinklered or separated by two-hour rated firewalls.

Staff has reviewed these codes with the Win-Bur-Sew Fire Protection District and recommend amending the requirements to align with the most current International Business Code standards, with exceptions for specific scenarios; including, Group M fire areas exceeding 12,000 sq. feet and multifamily units with more than three dwellings.

At the April 18 Community Development Committee Meeting, the Committee expressed that they would be comfortable with the recommended changes. The Village Attorney is currently drafting the required ordinance, which staff will review with representatives from the Win-Bur-Sew Fire Protection District. Following that discussion, the ordinance will be reviewed by the Village Committee of the Whole.

ATTACHMENTS (PLEASE LIST)

ACTION REQUESTED

- ☒ For Discussion Only
☐ Resolution
☐ Ordinance
☐ Motion:

Staff: Joseph Dienberg, Village Administrator Date: 5/30/2024