



FIRE SAFETY IN BUILDING CODE

Communication File

"Communication from the Department of Neighborhood Services, the Office of the City Attorney, and the Milwaukee Fire Department relating to the enforcement of the building code, the retroactivity of provisions within the building code, and provisions governing the installation of sprinkler systems."

Wisconsin Building Code

| 1914 | 1980 | 2002 | 2011 | 2014 | 2018 | 2021 |
|---|---|---|---|--|---|--|
| <ul style="list-style-type: none">• First independent Building Code | <ul style="list-style-type: none">• Wisconsin's Uniform Dwelling Code (UDC) | <ul style="list-style-type: none">• 2000 International Code Council (ICC) | <ul style="list-style-type: none">• 2009 International Code Council (ICC) | <ul style="list-style-type: none">• 2013 WI Act 270 Uniform Commercial Building Code | <ul style="list-style-type: none">• 2015 International Code Council (ICC) | <ul style="list-style-type: none">• DSPS proposed adopting 2021 International Code Council |

- The Wisconsin Department of Safety and Professional Services (DSPS), is responsible for the adoption of Wisconsin's building, fire safety and energy efficiency codes.
- DSPS's Division of Industry Services coordinates certification for local municipalities to provide plan review and inspection services
- City of Milwaukee Department of Neighborhood Services is the delegated agent of the State of Wisconsin to conduct plan reviews, permit issuance, and building code inspections

DNS Compliance and Enforcement

- Plan reviews & Permit Issuance
- Building Construction Inspections
- Occupancy Inspections
- Existing buildings Inspections for compliance:
 - Life Safety Inspections Yearly (fire codes and building safety codes)
 - Building Systems Periodic Inspections
 - Property Maintenance

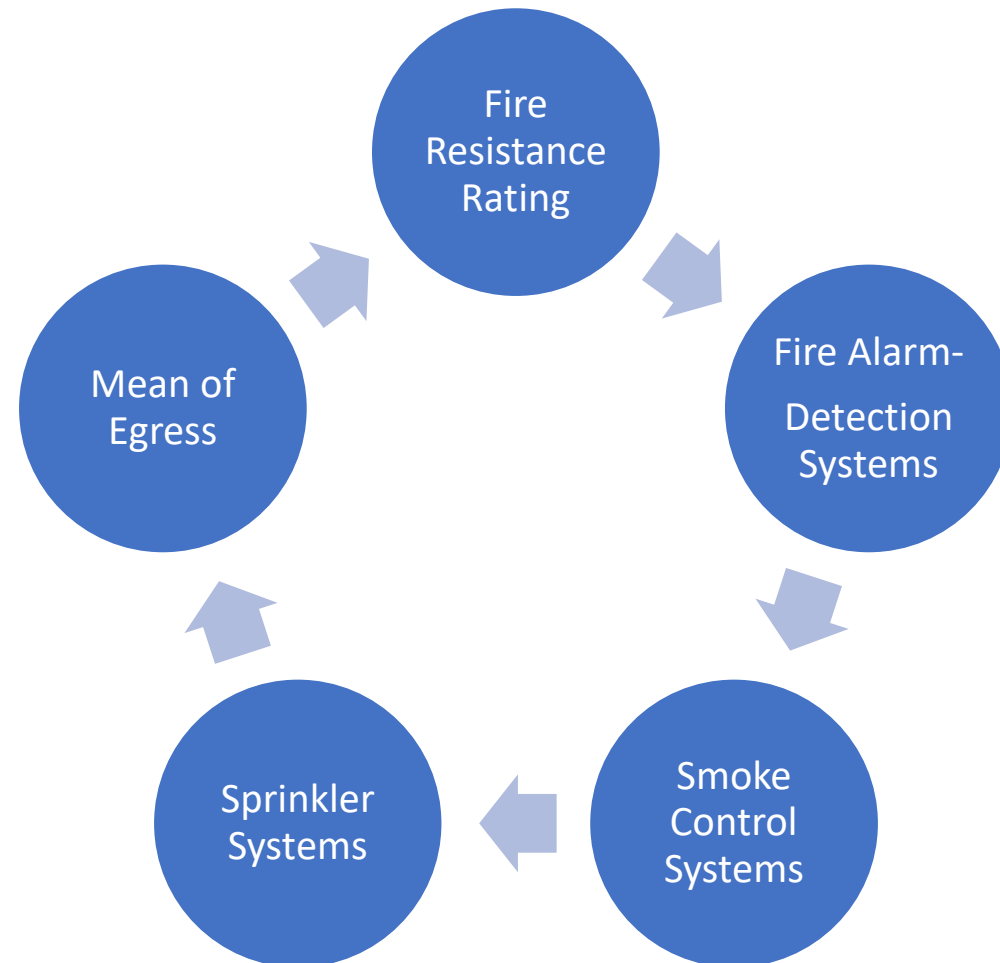
Building Code: Type of Construction, Use and Occupancy Classification



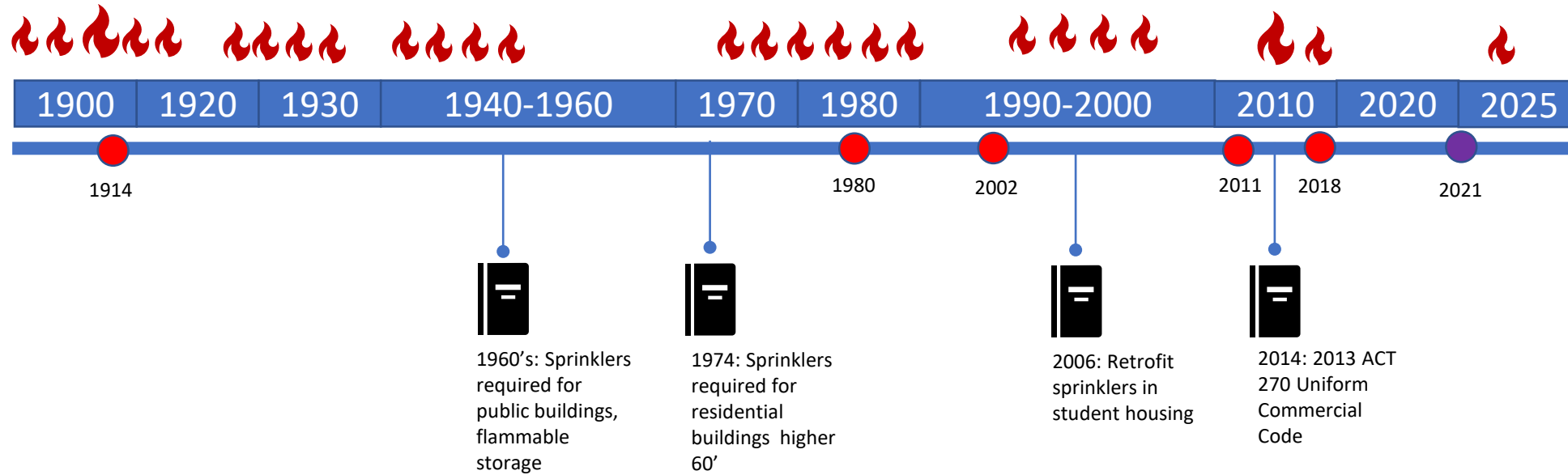
- Use and Occupancy Classification: A, B, E, F, H, I, M, R, S
- Type of Construction: Combustible – Non Combustible
- Scope of Work: Repair, Alteration, Addition, New

Building Code Requirements

- Building codes, particularly those related to life safety, have evolved significantly over time, driven by major fires and advancements in fire safety technology and design.
- Fire protection encompasses measures to limit the spread of fire, protect building structures, and ensure safe evacuation, while fire suppression focuses on extinguishing fires that have already started



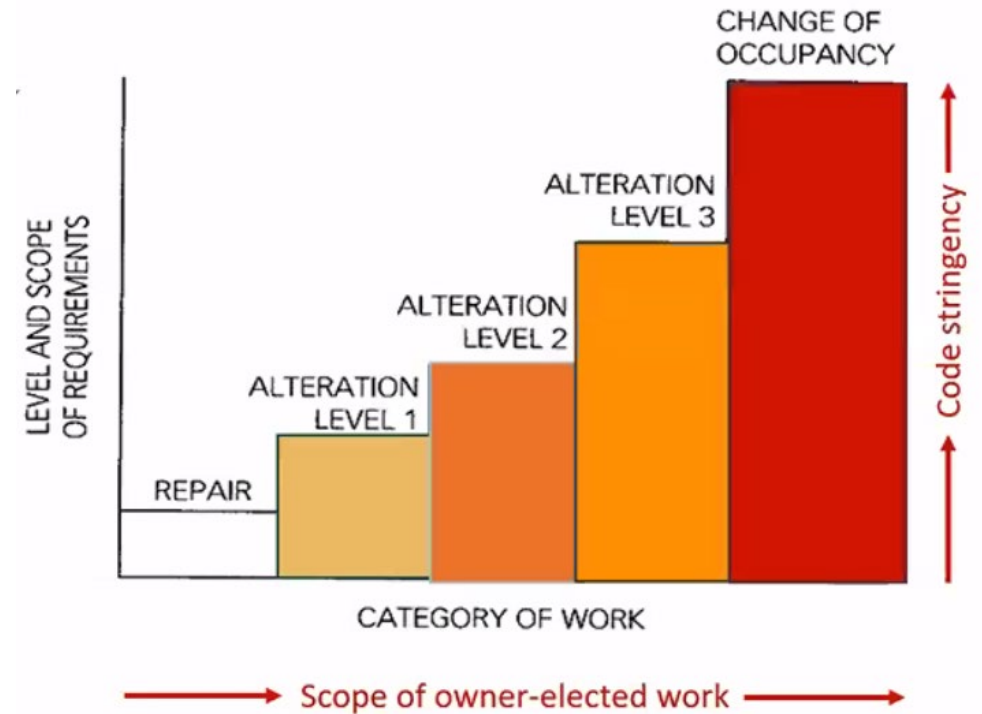
Wisconsin Sprinklers Requirements Timeline



- 2013 WI Act 270 created a uniform commercial code that allowed municipalities to submit preexisting fire detection, prevention or suppression ordinances to the department to be non-conforming
- A town, village or city may amend an ordinance. The amendment shall not broaden the applicability of the ordinance relates to fire detection, prevention, or suppression components of buildings

Non Conforming Building

- A non-conforming building is one that was built according to regulations that were in place at the time of construction, but those regulations have changed, and the building no longer meets the current standards. This could be due to changes in zoning laws, building codes, or other regulations.
- Despite being non-conforming, the building is typically allowed to continue to exist and be used
- Any level 3 (extensive renovations where the work area exceeds 50% of the building's total area) alterations, additions or change of use to higher hazard would trigger building code compliance to current building code



MKE Non Conforming Sprinklers Building Inventory

| 3 Stories | 4 Stories | 4> Stories |
|--|---|---|
| <ul style="list-style-type: none">○ 300-350 buildings○ 6500-7000 units○ Approx. 7% of multi-family housing units | <ul style="list-style-type: none">○ 150-200 buildings○ 1000 units○ Approx. 1% of multi-family housing units | <ul style="list-style-type: none">○ 35 - 50 buildings○ 2000 units○ Approx. 2% of multi-family housing units |

- Multifamily Buildings built prior to 1974
- Report from 2023 that indicated the City had roughly 91,350 residential rental units in multifamily buildings

Comparative Analysis:

- Several U.S. cities mandate sprinkler system retrofits in existing buildings, particularly high-rises.
- These include cities like New York, Los Angeles, Chicago, Houston, Philadelphia, San Antonio, and San Diego, Atlanta, Denver, Phoenix, and San Francisco
- The specific regulations vary, with some mandating sprinklers in all high-rise commercial and residential buildings, while others may focus on commercial buildings or older buildings.
- The City of Milwaukee building codes governing sprinklers is determined by the State of Wisconsin, which currently adopts the International Code Council's 2015 codes.
- Retrofit sprinklers in Milwaukee would involve a State legislative path

DNS Life Safety Inspections Continuous Efforts

- Ongoing Fire Code and Fire Inspection Trainings
- Expand HomeSafe educational programs related to Fire Safety:
- Optimizing Fire Inspections processes
- Develop LSI for Multifamily Non Conforming Sprinklers Buildings:
 - Increase to two inspections a year
 - Require a sample of units to inspect
 - Property Management Yearly Fire Drills Logs
 - Property Management Tenant Meetings Logs:
 - Cooking Equipment
 - Heating Equipment
 - Electrical and Lighting
 - Smoking Material, Non- Smoking Policies
 - Addressing excessive accumulation and clutter





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