

903.2 Add the following at the end of section 903.2 Where Required and delete the exception:

"903.2 Automatic Fire Sprinkler System Required.

1. Notwithstanding anything contained in this International Building Code to the contrary, in all areas of the village, automatic fire sprinkler systems must be installed and maintained in all newly constructed buildings.
2. Any existing building (other than single family and two family residential dwellings) that undergoes any work or renovations that requires a building permit, has a change of use or occupancy type, or is improved with an addition to the building shall be required to add an approved fire sprinkler system if the fire sprinkler system would be required by the applicable sections of the 2015 ~~2018~~ International Existing Buildings Code. Except as otherwise specifically prescribed, complete automatic fire sprinkler systems shall also be installed wherever specified by this international building code.
3. All existing non-residential buildings, mixed use buildings and multi-family residential buildings with more than two residential units, shall provide a complete automatic fire sprinkler system by January 1, 2026, **except that existing open-sided structures are exempt and existing churches (A-3 use group section 303) are exempt. Notwithstanding anything in this Chapter or the International Existing Building Code to the contrary, whenever more than 50% of a building or tenant space is remodeled in a building to which fire sprinklers are required to be installed by a date certain by this Section, the required fire sprinklers shall be installed prior to the completion of the remodeling. For the purposes of this section, the percentage of remodeling shall be defined by the percentage of the drywall, plaster, or other interior finish material that is removed from the walls within a tenant space.**
4. Whenever access to a building or structure will be unduly difficult because of secured openings, and where immediate access will be required for life saving and fire protection purposes, the fire code official may require an approved key box to be in a readily accessible location approved by the fire code official.
5. **The owner of any building in which an automatic fire sprinkler system must be installed pursuant to this Section 903.2 may request an exemption from the installation requirement by applying to the Village Architectural Board of Review. The Village Architectural Board of Review may grant exemptions from the automatic fire sprinkler system installation requirements in this Section 903.2 in accordance with the following process and procedures:**
  - a. **An application for an exemption must be submitted on an application form supplied by the Village and must be accompanied by such fees as prescribed in Section 1-12-3. Applications must include information and materials describing and depicting the building's size, location, hazards in or around the building, occupant load, access for firefighting, fire resistance (as verified by a design professional), and compliance with the Village Code's requirements for egress and other life-safety requirements. The Building Commissioner may require that the owner submit additional information or materials with an application when the Building Commissioner determines that consideration of the application would be better served by inclusion of the additional information or materials. The Building Commissioner may hire consultants to evaluate the application and require the applicant to reimburse the Village for the cost of the consultants' work. The Building Commissioner may waive submission of certain application information or materials when the Building Commissioner determines that consideration of the application**

would not be unduly impeded by the absence of the information or materials.

- b. After receipt of a complete application, as determined by the Building Commissioner, and payment of the fee, the Architectural Board of Review shall consider and take final action on the application at a meeting. At the meeting at which the application is considered, the owner may provide information and materials regarding the application, and the Building Commissioner, or their designee, may provide information and materials regarding the application. After considering the information and materials provided, the Architectural Board of Review may approve the exemption, approve a partial exemption, approve the exemption with conditions, approve an exemption for a limited period of time, or deny the exemption.
- c. The Architectural Board of Review shall consider some or all of the following criteria when taking final action on an application:
- i. Any unusual or practical difficulties in installing an automatic fire sprinkler system in the building.
  - ii. The size and location of the building and proximity to adjacent buildings and uses.
  - iii. Hazards in or around the building.
  - iv. The occupancy classification and occupant load of the building.
  - v. Access to the building for firefighting.
  - vi. Whether the building meets or exceeds the Village Code's requirements for egress and other life-safety requirements.
  - vii. Whether, notwithstanding the Village's local amendments, the adopted edition of the International Building Code and / or any other building codes adopted by the Village would require an automatic fire sprinkler system in the building.
- d. An owner aggrieved by final action by the Architectural Board of Review may appeal the decision of the Architectural Board of Review to the Village President and Board of Trustees by submitting a written appeal request to the Building Commissioner within 15 days of final action by the Architectural Board of Review. The Village President and Board of Trustees will review the request for appeal, the application, the proceedings before the Architectural Board of Review, and the criteria for granting an exemption in Section 903.2.5.c. At a meeting the Village President and Board of Trustees will take final action on the appeal and approve the exemption, approve a partial exemption, approve the exemption with conditions, approve an exemption for a limited period of time, deny the exemption, or remand the application back to the Architectural Board of Review for further proceedings and final action by the Architectural Board of Review.