



Westmont Fire Department

HEADQUARTERS

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January 10, 2013

To: Shannon Malik - Community Development Director
Jill Ziegler - Community Development

From: Larry Kaufman - Westmont Fire Prevention Bureau

RE: Sprinkler system requirements, Neat Kitchen & Bar, 248 N. Cass

Shannon:

I discussed the matter with Chief Weiss regarding the sprinkler system requirements and the existing sprinkler system moratorium in the Downtown District.

Synopsis:

- The Village of Westmont amended Fire Code requires the installation of an automatic sprinkler system to buildings in which there is a change of use or significant construction occurs during build out.
- The sprinkler ordinance was originally passed with the good intent of compelling building owners to install a sprinkler system once a property was sold or rented. The thought being, that an owner of a vacant property, that now had a revenue stream of a new tenant, would be more willing to install a sprinkler system.
- About 2 years ago, a temporary moratorium, to exclude businesses, in the Westmont Downtown District from having to install a sprinkler system was passed by the Village.
- The moratorium did not include certain occupancies. Specifically, "Assembly" use with occupant loads of 50 or more would still be required to install a compliant sprinkler system.
- The currently adopted Fire Code, IFC 2003, requires that "Assembly" use incorporate a sprinkler system if occupant loads exceed 300 people.
- A new restaurant has been proposed to move into the property at 246 N. Cass. The property was previously a restaurant, but the property is not sprinkled.
- Even though the 246 N. Cass property is in area covered by the sprinkler moratorium, the proposed "Assembly" use would still make sprinkling this property a requirement since the business owners are seeking an occupant load of 125.

The intent of the sprinkler moratorium is to further promote business in the Downtown District. The exception to this moratorium of "Assembly" use with an occupant load of 50 or more is not realistic since even a "smaller" restaurant will typically seat more than 50 patrons.

The Westmont Fire Department recommends to the Committee, to grant Neat Kitchen & Bar, a variance to the existing amended fire code.

- An automatic sprinkler system will not be required. However, future expansions or change in use to this property may trigger a sprinkler requirement.
- Occupant load is never to exceed 150 people.
- A compliant automatic fire alarm system must be operational and monitored prior to opening.
- Compliant egress systems must be in place and approved prior to opening.

Respectfully,

Larry Kaufman - CFM, CBO
Director, Westmont Fire Prevention Bureau