

Order 99-15/16

Passage: 9-0 on 11/16/2015

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**CITY OF PORTLAND
IN THE CITY COUNCIL**

Effective 12/16/2015

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**AMENDMENT TO PORTLAND CITY CODE
CHAPTER 10 (FIRE PREVENTION AND PROTECTION)
ARTICLE VIII - SIGNALING SYSTEMS FOR THE PROTECTION OF LIFE AND
PROPERTY, Sections 10-101 to 10-102
Re: Wireless Alarm System**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND,
MAINE IN CITY COUNCIL ASSEMBLED AS FOLLOWS**

*That Chapter 10, Article VIII, Sections 10-101 to 10-102 of
the City of Portland Code are hereby amended to read as follows:*

...

**ARTICLE VIII. SIGNALING SYSTEMS FOR THE PROTECTION OF LIFE AND
PROPERTY.**

...

Sec. 10-101. Certain master box connections required.

The following buildings, as classified by the NFPA 101 Life Safety Code, 2009 edition, shall be connected by master box alarm system to the dispatch center where another section of this code requires such buildings to have a fire alarm system:

(a) *New and existing structures including the following:*

- (1) Places of assembly;
- (2) Educational facilities including post-secondary;
- (3) Day-care facilities, excluding day-care homes;
- (4) Health care facilities;
- (5) Ambulatory health care facilities;

- (6) Nursing homes;
- (7) Large residential board and care facilities;
- (8) Detention and correctional occupancies;
- (9) Hotels, motels and dormitories;
- (10) Apartments for the elderly;
- (11) Mercantile occupancies;
- (12) Industrial occupancies;
- (13) High-rise buildings.

(b) *New buildings including the following:*

- (1) Residential occupancies (20 or more units).

(c) The following buildings shall be connected by master box alarm system to either the dispatch center or an approved private central station:

- (1) Buildings containing high hazard contents;
- (2) Special structures as determined by the fire chief.

New buildings shall be connected to a City approved wireless Master Box Alarm System prior to the issuance of any certificate of occupancy.— Prior to January 1, 2017, all buildings required to be connected by Master Box Alarm System shall convert their existing mechanical Master Box Alarm System to a City of Portland approved wireless Master Box Alarm System. ~~Existing buildings shall be connected within eighteen (18) months of the effective date of this article, provided, however, that the fire chief may, in writing, grant up to a six-month extension upon a clear showing of unusual practical difficulty or undue financial hardship.~~

Each master box alarm system shall be installed, maintained, inspected and tested in accordance with all applicable codes and regulations. Each alarm user shall, prior to occupancy, produce satisfactory evidence of compliance with this paragraph to the fire chief.

(Ord. No. 25-10/11, 8-16-10)

Sec. 10-102. Master box connections to the dispatch center.

(a) *New connections.* No buildings, other than those listed in section 10-67 of this article and those which, if new, would be required to connect under subsection (b) hereof shall, after the effective date hereof, be permitted to connect by master box alarm system to the dispatch center. Any person eligible to make a connection hereunder may apply to the fire chief on a form to be devised by him for such purpose. Said application shall contain insurance and indemnification requirements as determined by the fire chief. Applications shall be acted upon when complete, provided, however, that nothing herein shall require the fire chief to approve any application or to provide or maintain sufficient capacity for such connections as may otherwise be eligible hereunder. No connection shall be made without prior payment of the new connection and annual maintenance fees prescribed in this section, and unless the fire chief first finds that the building to be connected and the alarm system meet all applicable codes and regulations. All connections shall be made by the alarm user under the direction and supervision of the fire chief and at the alarm user's expense, except that final connection to the dispatch center shall be made by the fire chief.

(b) *Existing connections.* Any alarm user having an existing connection by master box alarm system to the dispatch center, whether or not connecting a building listed in section 10-67 of this article, shall, within thirty (30) days of written notice by the authority having jurisdiction, elect, in writing whether or not to retain the connection. Any alarm user electing to retain a connection shall simultaneously therewith pay the annual maintenance fee prescribed in this section. Any alarm user electing not to retain a connection, and any alarm user failing to make an election, shall forthwith be notified in writing by the fire chief of the impending disconnection of the alarm system, which shall be disconnected by the fire chief as soon thereafter as practicable.

(c) *Connection and maintenance fees.* The following fees shall apply to each fire alarm system connected to the dispatch center:

- (1) New connection fee \$500.00
- (2) Annual maintenance fee 225.00

Except that for each
additional alarm system
at the same location 100.00

(3) Conversion of mechanical
Master Box Alarm System to
Wireless Mater Box Alarm
System 275.00

First-time payments of the annual maintenance fee shall be prorated over the number of months, including any fraction thereof, remaining between the date of payment and the following June thirtieth, provided, however, that in no case shall the fee be reduced to less than half. The annual maintenance fee shall thereafter be due and payable in full on July first. If payment is not made within thirty (30) days thereafter, the alarm user shall forthwith be notified in writing by the fire chief of the impending disconnection of the alarm system, which shall be disconnected by the fire chief as soon thereafter as practicable. Any unpaid charges assessed under this section shall be enforceable by lien against the property serviced by the alarm and shall be collected pursuant to section 1-16 of this Code.

(d) *Reconnections.* Any fire alarm system disconnected pursuant to subsection (b) of this section shall not be reconnected without prior payment of the annual maintenance fee prescribed in this section and a reconnection fee of one-hundred dollars (\$100.00), except that if reconnection is not made within thirty (30) days after disconnection, the reconnection fee shall be the same as the new connection fee prescribed in this section. Any alarm system disconnected at the request of the alarm user for purposes of inspection, testing or repair shall be reconnected up to three (3) times in any year at no additional charge, after which, however, the alarm system shall not be reconnected without prior payment of a reconnection fee of one-hundred dollars (\$100.00).