



TINLEY PARK FIRE PREVENTION

LIFE SAFETY REQUIREMENTS/GUIDELINES

EXISTING MULTI-FAMILY DWELLINGS

When are fire protection and fire alarm systems required?

The requirement for installing approved fire alarm and fire sprinkler systems occurs when there is a change of ownership or the use of the property/structure has changed. Section 707.3 of the 2016 Village of Tinley Park Amended Codes requires any building greater than 3,000 square feet to have an approved fire protection and fire alarm systems. This requirement also includes buildings used as multi-family dwellings.

The purpose of this information bulletin is to establish minimum life safety guidelines/best practices for existing multi-family dwelling buildings factoring building size, number of dwelling units and inherent fire resistance of the building components. This bulletin does not supersede other authorities that have requirements that are more restrictive.

Multi-Family Definition

For the purpose of this information bulletin, multi-family is housing greater than two dwelling units.

To meet the intent of the amended code and provide equivalent fire protection, the following are guidelines that consider the stated factors. The Fire Prevention Bureau will exercise its authority under Section 700.4 of the 2016 Village of Tinley Park Amended Codes (Ordinance 2016-O-055) to determine the intent and spirit of the code as it applies to the life safety requirements for existing multi-family dwellings.

In addition to the following requirements, per Illinois State law, ALL dwelling units must have working smoke alarms.

Minimum Fire Protection & Detection Requirements

1. Buildings with greater than 2 dwelling units but less than 12 dwelling units.

Fire sprinkler system in all common areas and fire detection system throughout the building including a notification device and an approved heat detection device in each dwelling unit. Monitoring by the Village 911 Dispatch Center is required.

Exceptions to item 1:

If the building has 2-hour fire rated construction assemblies for egress, between dwelling units and self-closing doors to dwelling units, utility rooms, and storage areas, only interconnected dual-voltage single-station smoke alarms in all dwelling units (sleeping areas, all levels, and in hallway leading sleeping areas) and at the top of the stairwell is required. For example, this would apply to buildings that use properly sealed materials similar to precast flooring assemblies and masonry walls. Smoke alarms must have sealed long life batteries (e.g. 10-year battery).

2. Buildings with at least 12 dwelling units and less than 3 stories tall.

Fire sprinkler system in all common areas and fire detection system throughout the building including a notification device and a heat detection device in each dwelling unit. Monitoring by the Village 911 Dispatch Center is required.

Exceptions to items 2:

If the building has 2-hour fire rated construction assemblies for egress, between dwelling units and self-closing doors to dwelling units, utility rooms, and storage areas, only interconnected dual-voltage single-station smoke alarms in all dwelling units (sleeping areas, all levels, and in hallway leading sleeping areas). For example, this would apply to buildings that use properly sealed materials similar to precast flooring assemblies and masonry walls. Smoke alarms must have sealed long life batteries (e.g. 10-year battery).

An approved fire alarm system is required with manual pull stations, smoke detection devices installed in common areas at top of stairs and notification/initiating devices as required. System will be monitored by the Village 911 Dispatch Center.

3. Buildings with at least 12 dwelling units and 3 stories, but less than 4 stories tall.

An approved fire alarm system monitored by the Village 911 Center is required. Compliance using established Fire Safety Evaluation System (FSES) criteria from Section 3412 (Compliance Alternatives) of the 2012 International Building Code. A licensed architect/engineer shall conduct this evaluation.

4. Buildings 4 stories and greater.

Regardless of construction assembly, approved fire alarm and fire protection systems will be required throughout the building. An approved fire alarm system monitored by the Village 911 Dispatch Center is required.



TINLEY PARK FIRE PREVENTION

LIFE SAFETY REQUIREMENTS/GUIDELINES

EXISTING MULTI-FAMILY DWELLINGS

EXISTING MULTI-FAMILY LIFE SAFETY REQUIREMENTS SUMMARY

Building	Common Area Fire Sprinklers	Fire Alarm Monitored by Village Dispatch 911 Center	Single Station interconnected Smoke Alarms in Dwelling Units/Common Area	Smoke Alarms per Office State Fire Marshal
Greater than 2 dwelling units, but less than 12	Y	Y	RECOMMENDED	Y
Greater than 2 dwelling units, but less than 12; 2-hour fire resistive construction	N	N	Y	Y
At least 12 dwelling units and less than 3 stories	Y	Y	RECOMMENDED	Y
At least 12 dwelling units and less than 3 stories; 2-hour fire resistive construction	N	Y	Y	Y
At least 12 dwelling units and 3 stories tall	Compliance using Fire Safety Evaluation System (FSES) criteria from Section 3412 of the 2012 International Building Code. Must be performed by licensed architect/engineer.			
4 stories and greater	Approved fire sprinkler and fire alarm required throughout.			

This criteria does not apply to the following Use groups. Approved fire protection and fire alarms are required regardless of size.

- Group Homes
- Boarding Houses
- Bed and Breakfast
- Residential Mixed-Use
- Condominium Conversion

Additional Information

- Contact the Community Development Department regarding information on the Change of Ownership application and process. They can be reached at 708.444.5100.
- Contact the Fire Prevention Bureau at 708.444.5200 regarding the Fire Safety Evaluation System (FSES) process.

Potential Incentives

In 2018, the Federal Government passed a tax incentive that allows for existing property owners to install fire sprinklers and recover the investment cost more rapidly. Visit the National Fire Sprinkler Association Website at nsfa.org for more information.

Have additional questions? Contact Fire Prevention at 708-444-5200.