

ORDINANCE NO. 294

AN ORDINANCE ADDING TO THE CODE OF ORDINANCES OF THE CITY OF SWISHER, IOWA, 2015, BY ADDING CHAPTER 166.11 (6) SUBDIVISION REGULATIONS-MINIMUM REQUIREMENTS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SWISHER, IOWA:

SECTION 1. CHAPTER 166 SUBDIVISION REGULATIONS, of the Code of Ordinances of the City of Swisher, Iowa, 2015, is hereby established as follows

CHAPTER 166.11 (6)

FIRE PROTECTION WATER TANK REQUIREMENTS.

- (1) **WATER RESERVOIR REQUIREMENTS.** Developers shall provide emergency water reservoirs for fire protection purposes within subdivisions as follows:

Subdivisions from:

5 or more lots: One 30,000-gallon reservoir.

51 or more lots: Two 30,000-gallon reservoirs.

- (2) **PROTECTION TANK LOCATION.** The protection tank location shall be determined by the City of Swisher after receiving a recommendation from the Fire Chief and City Engineer.

(a) If one (1) protection tank is required for residential properties, the tank shall be located within 1,000 feet of all residential properties.

(b) If two (2) protection tanks are required, the tanks shall be equally accessible throughout the subdivision with no more than 1,000 feet of unobstructed roadway to a protected structure. This may require more than two (2) tanks.

(c) All commercial properties shall install or be within 1,000 feet of a 30,000-gallon underground cistern or protection tank.

- (3) **SPECIFICATIONS.**

(a) Pea gravel bedding will be utilized for backfilling and for base.

- (b) Tanks must be made of fiberglass or alternate material as approved by the City Engineer and installed to manufacturer's specifications.
- (c) The drafting/suction pipe height above the finished roadway surface shall be twenty-four (24) inches to the centerline of the elbow fitting of the 6-inch pipe. A 2-inch inspection port shall be installed on the vent pipe.
- (d) The drafting pipe shall extend to within six (6) inches of the bottom of the tank with a fitted strainer to protect against debris one-half ($\frac{1}{2}$) inch or more in size. The length of the draft pipe should be kept to a minimum after meeting the requirements of subsection (c). The drafting pipe shall be six (6) inches in diameter and shall terminate horizontally with an elbow to accept a 6-inch national standard female hydrant fitting with cap and chain.
- (e) A screened, 8-inch cistern / site vent pipe with the opening facing downward will be included in all tanks. The vent pipe shall be a minimum of thirty (36) inches above the finished roadway surface. The vent pipe shall have a 2-inch capped inspection port located at the top.
- (f) A 4-inch fill pipe with elbow will be provided by the installer which terminates horizontally twenty (24) inches above the finished roadway surface, measured at the pipe with 5-inch Storz Connection and cap with two and one-half ($2\frac{1}{2}$) inch national standard thread adaptor in the cap connected with a chain.
- (g) The maximum distance from the road edge to the drafting pipe shall not exceed eight (8) feet. This will allow a fire pumper, positioned on the finished road surface using one section of standard hard suction hose, to easily reach the draft pipe.
- (h) All aboveground piping shall be primed and then painted red for suction with a six (6) inch adapter, white for vent, and yellow for fill by the installer before the tank is approved for service and filled.
- (i) A twenty-four (24) inch man-way with internal ladder which is terminated at the landscaped surface shall be included in all tanks.
- (j) The contractor installing the tank shall also install a "no parking" sign at a location specified by the Fire Department. The sign and installation shall be at the expense of the developer.

- (k) The installation shall be made with consideration of the winter temperatures. Steps will be taken to insure the piping and water in the tank will not freeze during extended periods of below zero weather.
- (l) An automatic fill system for replacing the water in the protection tank shall be installed.
- (m) Maintenance of fire protection tanks or cisterns shall be done at the sole expense of the property owner(s) and/or owners' association.
- (n) Installation of a Vent and Sight Assembly for each tank that allows for drive by checks of tank levels approved by the Jefferson-Monroe Fire Department.

(4) ADMINISTRATION.

- (a) Inspections. The developer, or the contractor installing the protection tank, shall notify the Jefferson-Monroe Fire Department protecting the fire district in which the subdivision is located of the completion of the installation for purposes of inspection. Forty-eight (48) hour notification shall be provided, and a \$25.00 fee shall be submitted to the Jefferson-Monroe Fire Department to cover the cost of inspection. All new or upgraded installations shall require inspection. Water tank inspection forms may be obtained from the Swisher City Clerk or Fire Department protecting the district.
- (b) The developer, or contractor installing the protection tank, shall post with the City of Swisher a \$5,000 Performance and Payment bond to be held by the City for a period of two (2) years after the protection tank has received final Fire Department approval pursuant to the City of Swisher's Supplemental Specifications to Iowa Statewide Urban Standard Specifications for Public Improvements.
- (c) Any municipal or private Fire Department may utilize the water tank for fire protection purposes. Refilling shall be accomplished as soon as possible.
- (d) The Fire Department having fire protection responsibility for the district in which the subdivision is located shall inspect the protection tanks in the spring of each year and shall insure the water tanks are refilled shortly after each use
- (e) The lot where the protection tank(s) are located shall be dedicated to the City of Swisher upon the completion of the development.

- (f) This Ordinance shall not apply to any structure with a fire protection sprinkler system installed that meets the current building and NFPA Codes.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Whereupon the Mayor declared that Ordinance No. 294 be adopted and signified his approval of same by fixing his signature thereto.

Passed by the council on the 10th day of April 2023 and approved by the Mayor on the 10th day of April 2023.

