## New fire codes emphasize health and personal safety

First, it was smoke detectors. Next, it will be sprinkler systems and emergency lighting systems.
It's all part of the Farmington code for the prevention and safety, a code Fixe Marshal Norm Maddison said keeps getting better.
Dotes are hard to understand. These have been so many changes. Life safety codes have been given high priority since the Kentucky nightelub corty, since the Kentucky nightelub corty, since the Kentucky nightelub corty of the safety of th

A bid for controlling increst in the financially troubled shopping center has been made by a group of investors headed by attorneys Irving August and Arthur Sills.

New life for West
Bloomfield's Orchard investor," the West
Mall is imminent. Bloomfield resident said.

Mall will be sold

This is a possibility in new construction in the next few years. These things take time to change."

time to change."

Sprinklers are now required in furnace rooms of commercial and multilie family apartment buildings. And
when the 1978 Building Officials and
when the 1978 Building Officials and
code Administrators (BOCA) handbook
goes into effect this spring, it will demand stronger requirements for emergency lighting, exits and ventilation in
public places with capacity in excess of
50.

said.
"But just because a building is old doesn't mean it's a fire hazard. Many old buildings are built better than newer ones. Many factors determine which buildings are safe, which aren't. We can condemn unsafe buildings."

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BOCA 1S issued and updated every three years. Farmington still uses the 1975 code book until the state sanctions approval for the new book.

Maddison spoke of trade-offs, which are common in building code practices. He cited Federal's as an example.

Federal's department store in downtown Farmington is currently undergoning a major renovation—it will reopen divided into eight retail stores this summer. Maddison said the number of exits and new fire walls were installed to comply with the codes, but the store already had a complete sprinkler system.

tem.
"A better protected building, such as

one with a complete sprinkler system and flame spread interior finish, has a more lenient requirement on distance between exits, 'he said. In addition to the fire prevention code, there is the building performance, plumbing and electrical codes as well as the state construction code. "All these codes are mind-boggling," Maddison said, leafing through four separate code books. "And these days, builders must also provide an energy package in accordance to state law. There are many things that come into play. It's really a matter of interpretable of the completion, the building is constructed, plans must be approved by the city. Upon completion, the building is cleaked by the fire marshal, plumbing and electrical inspectors.

"EVEN WITH a completely fire-proof building, you can't fire-proof people," Maddison admitted. "People could die in a building that sustains mi-nor damage.





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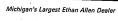
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