

CRR POLICY 1319: BUILDING ADDITIONS TRIGGERING AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS



Created: August 1, 2017 Revised: n/a Effective Date: Immediate
Community Risk Reduction Division – 928-204-8926

This policy is promulgated in accordance with Section 104.1 of the 2012 International Fire Code (IFC) and is an official interpretation of Section 903.2.6 of the 2012 Sedona Fire Code.

In the early 2000's the Sedona Fire District Board of Directors adopted fire code language requiring the installation of automatic fire sprinkler systems in most commercial and multi-family occupancies and many 1 & 2 family dwellings. The adopted language also stipulated when building additions would require the installation of automatic fire sprinkler systems in existing buildings. In the past, these provisions of the fire code have been applied inconsistently. This official interpretation seeks to eliminate those inconsistencies.

The following shall apply to all additions to buildings within the Sedona Fire District.

Section 903.2.6 of the Sedona Fire Code States:

Section 903.2.6 [2003 SFC] Building Additions. All additions to existing buildings or structures and all buildings or structures that are expanded by an addition(s) shall be provided with an automatic fire protection system complying with Section 903.3 as applicable.

Exceptions:

1. Existing non-sprinklered one and two family dwelling units and R-3 occupancies complying with the Sedona Residential Code, but not including residential care facilities, having a gross floor area less than 3,600 square feet including the addition.
2. An existing non-sprinklered building or structure and additions to such existing building, provided the occupancy of the existing building is not changed, the addition is the same occupancy, and the resultant gross area of all such additions and building do not exceed 3,600 square feet.

These exceptions do not relieve the building from other Sedona City Code requirements.

Interpretation: The language adopted by the Fire Board serves to increase life safety by requiring the installation of fire sprinklers at certain occupancies. By requiring sprinklers in the Wildland Urban Interface; behind gates, low water crossings and speed bumps; and in other instances where the fire suppression response to the area may be hampered; It is clear that a secondary intent of this language is also to decrease the likelihood that a fire in one structure shall be allowed to grow beyond the capabilities of fire suppression crews and spread to surrounding structures or property.

The fire code language does not allow for any exceptions to the addition of an automatic fire sprinkler system in any building when an addition to such building increases the gross square footage to 3600 square feet or larger other than those permitted in Section 903.2. It is the opinion of the Fire Marshal that the only exceptions allowed by the code are outlined in Section 903.2. From this date forward no variances for sprinkler omissions not specifically allowed by section 903.2 shall be granted.

Included below are Sections 903.2 and 903.3 for reference regarding allowable sprinkler omissions.

CRR POLICY 1319: BUILDING ADDITIONS TRIGGERING AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS



Created: August 1, 2017 Revised: n/a Effective Date: Immediate
Community Risk Reduction Division – 928-204-8926

903.2. [2003 SFC] Where Required. An automatic fire sprinkler system shall be installed in accordance with the National Fire Protection Association’s Standard #13 in all new occupancies here after constructed. Group R Division 3 Occupancies shall have fire sprinkler systems installed in accordance with Section 903.3.

Exception 1: Group R Division 3 Occupancies, not including residential care or assisted living care facilities located in Group R Division 3 occupancies, having a gross floor area equal to or less than 3,600 square feet (344.5 m²).

Exception 2: Group R Divisions 1, 2 and 4 Occupancies shall have an automatic fire sprinkler system installed in accordance with the National Fire Protection Association’s Standard #13R.

Exception 3: (Keep original language from 903.2 Exception)

Exception 4: Permissible sprinkler omissions may include the following locations:

1. Manufactured homes built on a permanent chassis, designed and constructed as a dwelling unit and not having any of the listed conditions of Section 903.3.
2. Recreational vehicles that are not site built and are mobile or portable.
3. Detached gazebos and ramadas.
4. Detached restroom facilities associated with golf courses, parks and similar uses.
5. Detached guard houses less than 300 square feet in gross floor area.
6. Detached carports less than 5,000 square feet in roof area.
7. Detached non-residential buildings less than 360 square feet in floor area.
8. Detached non-combustible canopies less than 5,000 square feet in roof area used exclusively for vehicle washing facilities or vehicle fuel dispensing stations.
9. Other buildings or structures accessory to and located on the same lot with one and two family dwellings or R-3 occupancies not including residential care or assisted living facilities in R-3 occupancies.
10. Shade canopies less than 5,000 square feet; not closer than 5 feet to any building, property line or other shade canopy and shading one of the following: vehicles for sale at a dealership, playground equipment or outdoor eating areas without cooking.
11. Shipping containers used for storage purposes and not closer than 5 feet to any building, property line or other container.
12. Exterior roofs, overhangs or canopies of Type I, II or III construction with no combustible storage beneath.
13. Exterior covered/enclosed walkways of Type I, II or III construction with enclosing walls that are at least 50% open.
14. Airport control towers.
15. Open parking garages.
16. Occupancies in Group F-2

903.3 [2003 SFC] Group R Division 3 Occupancies. All Group R Division 3 occupancies shall be equipped with a residential style automatic fire sprinkler system installed in accordance with the National Fire Protection Association’s Standard #13D when any of the following conditions are present.

1. The building has a gross floor area greater than 3,600 square feet (344.5 m²)
2. The building is more than 500 feet (152.4 m) from a fire hydrant capable of producing the required fire flow
3. The required fire flow is not available through approved means
4. Fire apparatus access roadways are obstructed by any of the following:
5. Low water crossing(s)

CRR POLICY 1319: BUILDING ADDITIONS TRIGGERING AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS



Created: August 1, 2017 Revised: n/a Effective Date: Immediate
Community Risk Reduction Division – 928-204-8926

6. Security gate(s)
7. Speed bump(s)
8. The building is located in a sub-division having a single fire apparatus access point
9. The fire apparatus access roadway has a grade greater than 12%
10. The building is located more than five road miles (8.04km) from the nearest fire station on an approved route as measured by the Fire Marshal
11. The building is located on a cul-de-sac which exceeds 1000 feet (304.8m) from the nearest thoroughfare's intersection
12. The building is located more than 150 feet (45.72m) from the closest point of fire apparatus access
13. The building is located within the established urban-wildland interface area.

Any comments or questions regarding the above information may be submitted to:

Community Risk Reduction Division

Sedona Fire District

2860 Southwest Drive

Sedona, AZ 86336

crm@sedonafire.org