

CRR POLICY 1324 NFPA 13D SPRINKLER SYSTEM INSTALLATIONS IN NEW MANUFACTURED HOMES



Created: May 17, 2017 Revised: February 28, 2023 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 and is an official interpretation of Section 903.2 of the 2012 International Fire Code with Amendments as adopted by Sedona Fire District.

Section 903.3 of the Sedona Fire Code states;

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)
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.

Due to the fact that manufactured homes are built off site, erected utilizing unique construction practices, and installed sprinkler systems are not available to the local AHJ for inspection and testing during the construction and installation process, the Sedona Fire District Community Risk Management Division has set forth the following requirements for the installation of NFPA 13D sprinkler systems in new manufactured homes.

The following comments shall apply to all sprinkler system installations in manufactured homes;

1. Sprinkler system installations shall be in accordance with NFPA 13D, 2010 Edition
2. There shall be no exposed sprinkler piping on the exterior of the manufactured home.
3. Sprinkler piping shall be protected from freezing in the following manner;
 - a. Piping placed in interior walls
 - b. Insulation tenting
 - c. All inspection panels shall be placed on the interior of the structure
4. Where sprinkler pipes from the sections of the manufactured home connect, a visual insulation inspection and a pressure test is required by the AHJ prior to covering the connection.
5. The sprinkler installer shall supply a Contractor's Material & Test Certificate for Aboveground Piping (NFPA "A"-Form)
6. The sprinkler installer shall provide a letter stating that the insulation piping is protected from freezing in accordance with NFPA 13D, 2010 Edition.
7. A final inspection of the sprinkler system shall be conducted by Sedona Fire District prior to the issuance of the certificate of occupancy.

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

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