



NEW FIRE SPRINKLER REQUIREMENTS

SAN LUIS OBISPO COUNTY

San Luis Obispo County adopted the new 2007 California Fire & Building Codes, as well as changes to our Local Fire Code with an effective date of **January 4, 2008**. The most significant change for county residents was to the local sprinkler ordinance.

If you have an approved Cal Fire/San Luis Obispo County fire safety plan dated prior to January 4, 2008, the fire sprinkler codes in effect at the time it was written will apply.

Definition: Floor Area, Gross For the purpose of calculating square footage for the application of fire sprinkler requirements and for fire flow requirements, the floor area shall include all combustible areas attached to the structure, including garages, patio covers, overhangs, covered walkways, etc..

Sprinklers are required for all structures per Title 16 – County Fire Ordinance;

903.2 Where required. An approved automatic fire sprinkler system shall be installed:

1. Throughout new buildings.

Exceptions:

1. A single-story building that contains any occupancy other than Group R, Division 3 where floor area does not exceed 1000 square feet (92.9 m²).
2. A building containing a Group R, Division 3 occupancy where floor area does not exceed 1000 square feet (92.9 m²) and where the building has less than three stories.
3. A building that contains only a Group A, Division 5 occupancy.
4. Agricultural accessory buildings as defined in Title 22, Section 22.30.060 of the San Luis Obispo County Code.

Ag 1-20 acres under 3000 sq ft, no sprinklers, over 3000 sq. ft. – sprinklers required,

Ag 20 + acres over 5000 sq ft, sprinklers required,

5. Greenhouses.

2. Throughout existing and new sections of an existing building where floor area is increased by 1000 square feet or where alterations exceed 50 percent of the floor area. Increase in floor area shall be cumulative from January 1, 2008, with each issuance of a building permit, regardless of any change of ownership.

Exception: Alterations limited to replacement of exterior coverings, windows, roofing, electrical services, sewer laterals, retaining walls, and routine plumbing, electrical and mechanical repairs.

3. Throughout existing and new sections of an existing building where an additional story is added.

Exception: A building that contains a Group R, Division 3 occupancy unless the resulting building will exceed two stories.

4. In additions to existing buildings equipped with an automatic fire sprinkler system.
5. Throughout existing and new sections of an existing building where there is an occupancy classification change within a Group A, E, H, I, or R occupancy resulting in a higher hazard.
6. In buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled.
7. At the top of rubbish and linen chutes and their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.

For the purpose of requiring the automatic fire sprinkler systems specified in this chapter, the floor area within the surrounding exterior walls shall be considered as one building.

An automatic fire sprinkler system need not be installed in spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.