



CITY OF DANA POINT

COMMUNITY DEVELOPMENT, BUILDING AND SAFETY
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FIRE SPRINKLER REQUIREMENTS

On November 1, 2002, Dana Point adopted and made effective the current municipal code amendments to the adopted model building codes. These regulations establish the following requirements for the installation of fire sprinkler systems in proposed projects in Dana Point.

NEW CONSTRUCTION

RESIDENTIAL, Including R1 and R3 occupancies (Apartments, Duplexes, and Single Family Dwellings).

- All new residential construction is required to be provided with a fire sprinkler system. Residential or quick-response standard sprinkler heads shall be used in the dwelling unit and guest room portions of the building.

NON-RESIDENTIAL, Including all commercial or industrial projects.

- When the gross square footage exceeds 6,000 square feet, or more than two stories in height.
- When required by the Orange County Fire Authority.
- When required by the 2001 California Building Code.

ADDITIONS, ALTERATIONS, RECONSTRUCTION OR RENOVATION

- **CFC Section 101.5 Reconstruction.** If the value of the reconstruction (or renovations) of a building is equal to or exceeds 75% of the value of the building, the entire building shall comply with the code provisions for new construction. The value of the reconstruction (or renovation) for a property shall include the value of all construction stemming from construction-related permits issued within the last two years.
- The existing building has a sprinkler system.
- When construction demolition exceeds the scope of work upon which the sprinkler system was waived, the project may be required to be sprinklered.
- This section requires that fire sprinklers be installed as required for new construction as indicated above.
- **Exception:** In reconstruction or remodeling of existing Group R, Division 3, detached one-and-two family dwellings where the cost of installing an approved automatic residential sprinkler system exceeds 5% of the reconstruction or remodeling cost, with approval of the Fire Chief, the required sprinkler system may be omitted.
 - Justification of the costs should be provided.

SEPARATE SUBMITTAL AND PERMIT OF SPRINKLER PLANS REQUIRED

A separate permit application should be made at the City for all fire sprinkler plans. The plans and a copy of the applications should then be taken to the Orange County Fire Authority for their review and approval.

A building permit will be issued by the City upon building and fire approval.