

	CITY OF DANA POINT COMMUNITY DEVELOPMENT, BUILDING AND SAFETY 33282 Golden Lantern, Suite 209 Dana Point, CA 92629 949 248-3594 www.danapoint.org	B008 – FIRE
		2016 CALIFORNIA CODES <small>CODE CYCLE</small>
		01/01/2017 <small>EFFECTIVE DATE</small>
FIRE SPRINKLER REQUIREMENTS		

The City of Dana Point has adopted, with amendments, the 2016 California Building Codes and the 2016 California Residential Codes. These regulations establish the following requirements for the installation of fire sprinkler systems in proposed projects in Dana Point.

NEW RESIDENTIAL CONSTRUCTION

Residential new construction includes R1, R2 and R3 occupancies (Apartments, Duplexes, and Single Family Dwellings). New Group R Occupancies, including the attached garage(s) shall be equipped with an approved automatic sprinkler system installed in accordance with the 2016 California Building Code section 903.3, as adopted by the City of Dana Point.

ADDITIONS, ALTERATIONS, RECONSTRUCTION OR RENOVATION

All existing group R occupancies and attached garages shall be equipped with an approved automatic sprinkler system installed in accordance with the 2016 CBC section 903.2.27 when:

- The total floor area is increased by 50% of the existing area over a two (2) year period; **or**
- The total floor area is increased by 750 square feet or more over a two (2) year period; **or**
- An additional story is added to the structure, regardless of floor area; **or**
- When the floor area of the alteration **or** a combination of an addition and alteration, within any two year period, is 50% or more of the floor area **or** the valuation of the project is greater than 50% of the value of the existing structure **and** where the scope of the work exposes building framing thus facilitating the sprinkler installation and is such that the Building/Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building; **or**
- Any addition to an existing building which has fire sprinklers previously installed.
- Each duplex unit is accounted for separately when calculating the 50% floor area
- When removing a wall between two (2) rooms the floor area is calculated from the square footage of both rooms combined.

ALTERATION DEFINITION:

Any construction or renovation to an existing structure other than a repair or addition. Alterations include but are not limited to the addition or elimination of walls within the existing building envelope. Alteration also includes modifications to the structure which involve the removal and replacement of wall board within any room. Demolition of the wall surfaces exceeding 50% of the area of any space is considered an area of alteration and the total area of the space is considered altered.

Where the plan indicated that an existing area has no work to be performed and after permitting the inspections reveal the work exceeds the scope of the original permit, the fire sprinkler requirements may be required. After the fact (ATF) alterations, covered without permits will be classified as new construction with exposed framing for the review and determination of the area of alteration and sprinkler requirements.

At time of plan review, an evaluation of the scope of work and construction valuation will be performed and the fire sprinkler system requirements applied or exempted based on that review. Any questions or disputes regarding the fire sprinkler requirements shall be directed to the Building Official.

NEW NON-RESIDENTIAL CONSTRUCTION

New non-residential construction, including commercial or industrial projects are required to install a fire sprinkler system based on the following occupancy classifications

- Throughout all groups A, I, E and H Occupancies.
- Throughout all Group B, F, M and S Occupancies exceeding 1,000 ft².
- Throughout all Group U-1 Occupancies exceeding 6,000 ft².
For the purposes of this section, fire walls shall not define separate buildings.
- A new construction addition to any non-residential structure when;
 1. The existing building is less than 5,000 ft²; where 20% or more is added and the gross floor area will then exceeds 5,000 ft², **or**
 2. The existing building is equal or greater than 5,000 ft²; where more than 1,000 ft² is added, **or**
 3. The existing building has a fire sprinkler system installed.

TENNANT IMPROVEMENTS

An existing building undergoing a tenant improvement that contains a fire sprinkler, fire alarm and/or special fire extinguishing system must have the fire system evaluated by a licensed contractor (C16) to determine if the system must be modified. If the system is found to require modifications, the licensed contractor shall submit plans for the approval prior to any changes taking place. When approved by the OCFA, the contractor shall submit the 2 approved plans to the City of Dana Point for permit issuance.

An existing building undergoing a tenant improvement that does not contain a fire sprinkler system, fire alarm and/or special fire extinguishing system must have an approved automatic sprinkler system installed when:

- Alteration: When the floor area of the alteration, within any two year period exceeds 75% of area of the existing structure and the alteration includes structural modifications other than seismic upgrades.
- Addition: Sprinkler protection shall be provided throughout the entire building when
 1. The existing building is less than 5,000 ft²; where 20% or more is added and the gross floor area will then exceeds 5,000 ft², **or**
 2. The existing building is equal or greater than 5,000 ft²; where more than 1,000 ft² is added, **or**
 3. The existing building has a fire sprinkler system installed.

DEFERRED SUBMITTAL AND PERMIT

For projects where the fire sprinkler system is a design/build by the fire sprinkler contractor, plans shall be clearly marked as a deferred submittal. The deferred submittal must be permitted prior to the framing inspection. The design/build contractor shall submit a separate permit application to the City of Dana Point for all fire sprinkler permits. This requires the 2 sets of the OCFA approved plans and a stamped copy of the OCFA application. A building permit may not be issued by the City without OCFA approval and the stamped plans.

SEPARATE SUBMITTAL TO ORANGE COUNTY FIRE AUTHORITY (OCFA)

Effective January 4, 2010, all new Orange County Fire Authority plan submittals & revisions will consist of 2 plan hard copies and 1 electronic copy. The electronic copy must be in PDF format and can be submitted on CD, DVD, or Memory Stick (Thumb Drive). Any questions regarding the OCFA submittal requirements or process can be answered by contacting the OCFA Planning and Development counter at (714) 573-6100.