

# Residential Fire Sprinkler Systems

Adopted by Ordinance #3296 June 29, 1999

## Title 19, Marin County Code, excerpts:

### 19.04.063 - Substantial remodel.

**"Substantial remodel"**, as used herein, is the renovation of any structure, which, combined with any additions to the structure, affects a floor area which exceeds fifty percent of the existing floor area of the structure within any **thirty-six-month period**. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for purpose of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings.

(Ord. No. 3549, § II(exh. A), 2010)

### 19.04.065 - Fire protection systems.

*Express finding:* Pursuant to Health and Safety Code Sections 17958.7 and 18941.5, the Marin County Board of Supervisors hereby finds the following fire protection modifications to the California Building Code as set forth in this section are reasonably necessary because of Marin's local climatic and topographical conditions insofar as our climatic seasonal reduction in vegetative moisture content, combined with Marin's populated steep terrain, require the following enhanced fire protection measures:

Section 901.7 Of Chapter 9 of the 2010 California Building Code (Title 24, Part 2), California Code of Regulations is hereby amended by adding the following sentence:

"This section shall also apply to residential fire sprinkler systems." For the purpose of uniformity, the following amendment shall be deemed to supersede corresponding provisions provided in the codes adopted by Section [19.04.010](#) of this Code.

Automatic fire sprinkler systems - where required. All occupancies and facilities. An automatic fire sprinkler system shall be installed in all of the following:

**1. Every newly constructed building and facility.**

*Exceptions:*

- a. **Freestanding group U occupancies (garages, sheds) not more than one thousand square feet** and provided with exterior wall and opening protection as per Table 602 of the building code.
- b. Agricultural buildings as defined in Appendix C of the building code and not exceeding two thousand square feet, having clear unobstructed side yard of combustible materials, exceeding sixty feet in all directions and not exceeding twenty-five feet in height, and located within an agricultural zoned district as defined in the Marin County Planning Code.

**2. In newly created second units.**

**3. In all buildings which have more than fifty percent floor area added or any "substantial remodel" as defined in this Code, within any thirty-six-month (3 year) period. Exceptions may be granted by the fire code official when alternate means of protection are installed as approved by the fire code official.**

**4. In all buildings except R-3 occupancies, in excess of three thousand square feet which have more than ten percent floor area added within any thirty-six-month period. Exceptions may be granted by the chief when alternate means of protection are installed as approved by the fire code official.**

**5. A change in the use of a structure that results in a higher fire or life safety exposure when the square footage of the area changing use is more than fifty percent of the square footage of the building.**

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Section 903.3 of Chapter 9 of the 2010 California Building Code (Title 24, Part 2), California Code of Regulations is hereby amended by adding the following thereto:

The requirements for fire sprinklers in this Code section are not meant to disallow the provisions for area increase, height increase, or fire-resistive substitution if otherwise allowed by Sections 504 and 506 of the building code. **All automatic fire sprinkler systems shall be installed in accordance with the written standards of the fire code official and the following:**

- a. **In all residential buildings required to be sprinkled any attached garages shall also be sprinkled, and except for single-family dwellings, in all residential occupancies the attics shall be sprinkled.**
- b. **In all existing buildings, where fire sprinklers are required by provisions of this Code, they shall be extended into all unprotected areas of the building.**
- c. **All single-family dwellings in excess of five thousand square feet shall have automatic fire sprinkler systems designed in accordance with NFPA Standard 13 or 13R.**
- d. All public storage facilities shall have installed an approved automatic fire sprinkler system. An approved wire mesh or other approved physical barrier shall be installed eighteen inches below the sprinkler head deflector to prevent storage from being placed to within eighteen inches from the bottom of the deflector measured at a horizontal plane.

Section 903.4 of Chapter 9 of the 2010 California Building Code (Title 24, Part 2), California Code of Regulations is hereby amended to read as follows:

*Section 903.4 Sprinkler system supervision and alarms.* The alarm from any automatic fire sprinkler system shall transmit fire and tamper signals to a central station which has been approved by the fire department and a nationally recognized testing laboratory and with standards developed by the fire chief of the appropriate fire district.

Exception: Group R-3, and U.

Section 907.2.11 of Chapter 9 of the 2010 California Building Code (Title 24, Part 2), California Code of Regulations is hereby amended by changing the first sentence of the exception to read as follows:

Exception: For Group R occupancies other than single-family dwellings.

*(Ord. No. 3549, § II(exh. A), 2010)*

### **19.04.070 - Emergency escape and rescue openings.**

*Express finding:* Pursuant to Health and Safety Code Sections 17958.7 and 18941.5, the Marin County Board of Supervisors hereby finds the following emergency escape modification to the California Residential Code as set forth in this section are reasonably necessary because of Marin's local topographical conditions insofar as our populated steep terrain, require the following enhanced emergency rescue measure:

Section R310 of Chapter 3 of the 2010 California Residential Code (Title 24, Part 2.5), California Code of Regulations is hereby amended by adding this paragraph as follows:

Emergency escape and rescue openings serving **unsprinklered** sleeping areas on the second floor or with escape openings over twelve feet above grade shall be provided with an approved permanent escape ladder or device.

*(Ord. No. 3549, § II(exh. A), 2010)*

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