

Fire Code Amendments For Consideration in the Building Code

Amendment 59, Section 903.1.1.2: Fire Extinguishing Systems, Riser Room.

A new Section 903.1.1.2 is added as follows:

903.1.1.2 Fire Extinguishing Systems, Riser Room Requirements. All buildings equipped with an automatic fire sprinkler system shall be provided with a riser room(s). Riser room(s) shall have a one-hour separation from the remainder of the building, an exterior door, and contain the main riser control valves. The exterior door shall be labeled with the wording "Fire Sprinkler Riser Room".

EXCEPTIONS:

1. When the riser control valve(s) consist of either exterior wall control valve(s), or a post-indicating valve.
2. When approved by the fire code official, riser room(s) in Type I or II-A construction, are not required.

Amendment 60, Section 903.2: Where required.

Section 903.2 Where required, is revised as follows:

903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

~~**EXCEPTION:** 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.~~

If any fire area in a building or structure is provided with fire sprinklers, whether required or not, all fire areas in the building or structure shall be provided with fire sprinklers.

EXCEPTIONS:

1. If a fire area is separated from other fire areas by a listed four-hour rated firewall with no openings.
2. Special hazard areas may be fire sprinklered without requiring additional fire sprinklers, when approved by the fire code official.

An approved automatic fire sprinkler system shall be provided in all new buildings and structures of 5000 square feet or greater.

EXCEPTIONS:

1. Buildings separated into fire areas of less than 5000 square feet by a listed or approved four-hour rated fire wall with no openings constructed in accordance with the IBC.
2. R-3 occupancies with fire areas of less than 6201 square feet unless otherwise required by the provisions of this code.
3. As provided in section 903.3.1.1.1

Additions to existing buildings: Any addition to an existing non-sprinklered building or structure which expands the total area to 5000 square feet or greater shall conform to this section.

EXCEPTION:

1. R-3 occupancies with fire areas of less than 6201 square feet unless otherwise required by the provisions of this code.
2. Minor additions not exceeding ten percent (10%) of the existing floor area may be approved by the Fire Chief without requiring fire sprinklers.

Amendment 61, Section 903.2.1.1: Group A-1 – Automatic sprinkler system.

Section 903.2.1.1 Group A-1 is revised as follows:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 ~~12,000~~ square feet (465 ~~1115~~ m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The fire area contains a multi-theater complex.

Amendment 62, Section 903.2.1.3: Group A-3 – automatic sprinkler system.

Section 903.2.1.3 Group A-3 is revised as follows:

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 ~~12,000~~ square feet (465 ~~1115~~ m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.

EXCEPTION: ~~Areas used exclusively as participant sports areas where the main floor area is located at the same level of exit discharge of the main entrance and exit.~~

Amendment 72, Section 903.7: Fire Pump Rooms

The new section 903.7 Fire Pump Rooms is revised as follows:

Section 903.7 Fire Pump Rooms. Where fire pumps are required to provide the required sprinkler and/or standpipe system demand, the fire pumps shall be located in a dedicated room enclosed by fire barriers that have a fire-resistance rating of not less than 2 hours with an exterior door or a door leading to an exit passageway in accordance with IBC Section 1021. Fire pump rooms shall be provided with permanent lighting and permanent means to maintain the temperature in the room above 40°F (5°C). All fire pump rooms shall be provided with a floor drain.