

FIRE SPRINKLER GUIDELINES

An automatic sprinkler system shall be provided throughout all new buildings and structures greater than 1,200 square feet of building area.

Exceptions:

- a. Group S-2 or U occupancies used exclusively for vehicle parking or solar arrays and meeting all of the following conditions:
 - i. Noncombustible construction;
 - ii. Maximum building areas not to exceed 5,000 square feet;
 - iii. Structure is open on three (3) or more sides; and
 - iv. Minimum of 10 feet separation from existing buildings unless area is separated by fire walls.
- b. Accessory Dwelling Unit, provided that all of the following are met:
 - i. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
 - ii. The existing primary residence does not have automatic fire sprinklers.
 - iii. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
 - iv. The unit is on the same lot as the primary residence.

2. An automatic sprinkler system shall be provided throughout existing Group A, B, E, F, I, L, M, R, S and U buildings and structures, when additions are made that increase the building area by more than 1,200 square feet or where the resulting area **exceeds 3,600 square feet**.
3. An automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50%.
4. Any change in the character of occupancy or in use of any building which, in the opinion of the fire code official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety ¹ or increased fire risk ², shall require the installation of an approved fire automatic fire sprinkler system.