



## Menlo Park Fire Protection District Fire Prevention Bureau

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### **East Palo Alto Residential Fire Sprinkler Ordinance Interpretation**

#### **East Palo Alto Ordinance**

**903.6.3 Where required.** All existing buildings and structures, regardless of type of occupancy or area, shall be provided with an automatic fire sprinkler system when any of the following conditions occur:

(A) Additions, alterations or any combination of additions and alterations to any buildings or structures with a gross floor area 1,000 square feet or greater, when the alteration exceeds 50% of the existing gross floor area of the building or structure. Alterations shall accrue over any 10 year time period.

(B) Additions, alterations or any combination of additions and alterations to any Group R-3 Occupancy, exceeding 50% or greater of the gross floor area. Additions, alterations or any combination of additions and alterations shall accrue over any 10 year time period.

(C) When a change in occupancy classification, as defined within the Building Code, results in an increased fire hazard or risk due to business operations and/or number of occupants permitted in the building.

(D) When an existing occupancy constructs a basement that is 250 square feet or larger, a fire sprinkler system shall be provided throughout the basement and the rest of the building or structure.

#### **CA Residential Code Section R313**

R313.3.1.1 Required sprinkler locations. Sprinklers shall be installed to protect all areas of a dwelling unit.

Exceptions:

- 1- Attics, crawl spaces and normally occupied concealed spaces that do not contain fuel-fired appliances do not require sprinklers. In attics, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler shall be installed above the equipment; however, sprinklers shall not be required in the remainder of the space.
- 2- Clothes closets, linen closets and pantries not exceeding 24 square feet in area, with the smallest dimension not greater than 3 feet and having wall and ceiling surfaces of gypsum board.
- 3- Bathrooms not more than 55 square feet in area.
- 4- Detached garages; carports with no habitable space above; open attached porches; unheated entry areas, such as mud rooms, that are adjacent to an exterior door; and similar areas.

## **CA Building Code Chapter 35 Amended Standards 13-D-10**

8.6.4\* Sprinklers shall not be required in detached garages, open attached porches, carports with no habitable space above, and similar structures.

Installation of Sprinkler Systems in Residential Occupancies Up to and Including Four Stories in Height as amended\*... 903.3.1.3, 903.3.5.1.1, 903.3.5.1.2, 903.4

8.6.6 Sprinklers shall not be required in covered unheated projections of the building at entrances/exits as long as there is another means of egress.

CRC R309.2 Carports. Carports shall be open on at least two sides. Carport floor surfaces shall be of approved noncombustible material. Carports not open on at least two sides shall be considered a garage...

## **Menlo Park Fire Protection District Fire Marshal Interpretations.**

The above referenced code sections give us the description of what we will include in the existing square footage of a residence or structure as each description may include sprinklers upon the effect of the residential fire sprinkler ordinance.

Existing square footage – San Mateo County Assessor office documentation of property square footage or submittal by licensed architect of residential square footage.

- 1- R-3 gross square footage
- 2- Attached garage
- 3- Attached carport if habitable space above

Areas to be included in calculated area for percentage of addition or alteration:

- 1- Carports if under a habitable space, or covers egress per NFPA 13D 8.6.6
- 2- New attached garage
- 3- All additions
- 4- Total square footage of any room that received alterations or additions. Removing sheetrock exposing structural framing or any change to structural in a room involves the total square footage of that room.

Detached garages or carports are not included as existing square footage or area to be counted toward percentage of addition or alteration of existing residence structure.

\*The Menlo Park Fire Protection District has stricter installation requirements for the installation and placement of residential fire sprinklers than NFPA 13D. Refer to Menlo Park Fire Protection District Standard, "Fire Protection Systems, Installation of Residential Sprinklers." for proper local installation requirements.