CITY OF MOUNTAIN VIEW

PUBLIC MEETING NOTICE

AUTOMATIC FIRE SPRINKLER REGULATIONS

The Mountain View Building and Fire Departments will hold a public meeting on October 6, 2010 scheduled at **4:00 p.m.** in the Plaza Conference Room on the second floor of City Hall at 500 Castro Street. This meeting is being held to discuss the proposed revisions to the City's existing automatic fire sprinkler requirements.

The State of California adopted new codes on July 1, 2010 which will take effect locally on January 1, 2011. The City of Mountain View is proposing the attached amendments to the City of Mountain View existing automatic sprinkler requirements and to amend the automatic fire sprinkler requirements of the Building and Fire Codes. The amendments are consistent with those being proposed by surrounding Santa Clara County agencies.

You may view existing and proposed automatic fire sprinkler requirements at the City's web site:
www.mountainview.gov/city_hall/community_development/buildings

Interested parties may appear and be heard. Written comments may be emailed to buildinginspection@mountainview.gov or submitted to the Community Development Department, Post Office Box 7540, Mountain View, CA 94041. For further information please contact Community Development Department at (650) 903-6313, or the Fire and Environmental Protection Division (650) 903-6821.

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Community Development Department
500 Castro Street
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Proposed Amendments to Section 903.2 of the 2010 California Building Code and 2010 Fire Code.

Subsection 903.2 is amended to read as follows:

903.2. Where required. Approved automatic sprinkler systems in new buildings and structures, and in existing modified buildings and structures, shall be provided in the locations described in this section. Automatic fire sprinklers shall be installed per the requirements set forth in Sections 903.2.1 through 903.2.18 and as follows, whichever is the more restrictive:

1. Automatic sprinkler systems shall be installed throughout all new buildings and structures.

   Exception: Group A, B, E, F, I, L, M, S and U occupancy buildings and structures that do not exceed 1,000 square feet of building area.

2. In determining whether an automatic fire sprinkler system is required, the following criteria shall be used:

   (a) Determine the building area as defined by the California Building Code.

   Exception: Eave projections 24 inches or less shall not be counted.

   (b) Multiply the building area as determined herein by the number of stories. A full basement shall be counted as a story and the floor area of mezzanine(s) shall be added to the building area of the story in which they are located.

(c) For the purposes of determining whether automatic fire sprinklers are required in a building, the installation fire walls will not be considered to create separate buildings.

3. Any change in the character of occupancy or in the use of any building with a building area at or over 3,600 square feet which, in the opinion of the fire chief 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 safety1, or increased fire risk2, shall require the installation of an approved automatic fire sprinkler system.

Definition only—Not limited to:

[1] Life Safety—Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting system due to increased occupant loads, large schools/day-care facilities, large residential care facilities with nonambulatory clients.

[2] Fire Risks—High-piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flame).

4. For existing nonsprinklered buildings, an approved automatic fire sprinkler system shall be required when additions meet one of the following criteria:

   a.) Square foot additions equal to or greater than 100% of the existing square footage
   b.) Square foot additions that increase the total building square footage to over 4,100 square feet.

Existing Code to Section 903.2 of the 2007 California Building Code and 2007 Fire Code.

Chapter 9, Sections 903.2 are amended to read as follows:

903.2. Where Required. Approved automatic sprinkler systems in new buildings and structures and in existing modified buildings and structures, shall be provided in the locations described in this section. Automatic fire sprinklers shall be installed per the requirements set forth in Sections 903.2.1 through 903.2.13 and as follows, whichever is the more restrictive:

Standard automatic sprinkler systems shall be (a) installed throughout all buildings three thousand six hundred (3,600) or more square feet in area as calculated herein. The chief of the fire department may impose the requirement for automatic sprinkler systems set forth in this section when, in his opinion, the design or construction of the building or the complex of which it is a part, or access to the building (for fire fighting purposes), is of such a nature as to require the imposition of such a requirement in order to comply with the intent of this Division and with reasonable fire safety standards.

In determining whether an automatic fire sprinkler (b) system is required, the following formula shall be used:

Determine the gross floor area square footage, per (i) floor under the horizontal projection of the roof above.

Multiply the gross floor area as determined herein (ii) by the number of stories. A full basement shall be counted as a story and the floor area of mezzanine(s) shall be added to the gross floor area of the story in which they are located.

If the building's total gross floor area square (iii) footage equals or exceeds three thousand six hundred (3,600) square feet, an approved automatic fire sprinkler system is required.

For the purposes of determining whether automatic (iv) fire sprinklers are required in a building, the installation of occupancy and/or area separation walls will not be considered to create separate buildings.

An approved automatic fire sprinkler system is (c) required in buildings constructed for multi-family residential use consisting of five (5) or more units and having interior corridors regardless of the gross floor area.

Any change in the character of occupancy or in the (d) use of any building with a square footage at or over 3,600 which, in the opinion of the fire chief 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 automatic fire sprinkler system.

Definition only — Not limited to:

Life Safety — Increased occupant load, public assembly 1 areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting system due to increased occupant loads, large schools/day-care facilities, large residential care facilities with nonambulatory clients.

Fire Risks—High piled combustible storage, woodworking 2 operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flame).

When an existing building at or over 3,600 square (e) feet undergoes improvements to the building in excess of 50 percent of the current building valuation as established by the city adopted edition of the International Building Code, the installation of an approved automatic sprinkler system is required.

When an existing, nonsprinklered building's square (f) footage is increased to or over 3,600 square feet, the installation of an approved automatic sprinkler system is required.