



INFORMATION SHEET

No. EG-01 : (Previously numbered E-01)
DATE : October 10, 2017
CATEGORY : Egress
SUBJECT : **Exiting and Fire Sprinklers requirements for Roof Decks**

PURPOSE : The purpose of this information sheet is to establish criteria for exiting and fire sprinklers requirements for Roof Decks

REFERENCE : 2013 San Francisco Building Code
Section 504.2, Automatic sprinkler system increase
Section 903.3.1.1, NFPA 13 sprinkler system
Section 903.3.1.2, NFPA 13R sprinkler system
Section 903.2.8.2, Exception
Section 1015.1 Exits or exit access doorways from spaces
Section 1021.1, Exits from stories
Section 1021.2, Single exits
Section 1509.6, Roof decks
AB-019 Local Equivalency for Approval of Fire Escapes as a Required Means of Egress
AB-028 Pre-application and Pre-addendum Plan Review Procedures

DISCUSSION :

Per SFBC Section 1021.1, occupied roofs shall be provided with exits as required for stories.

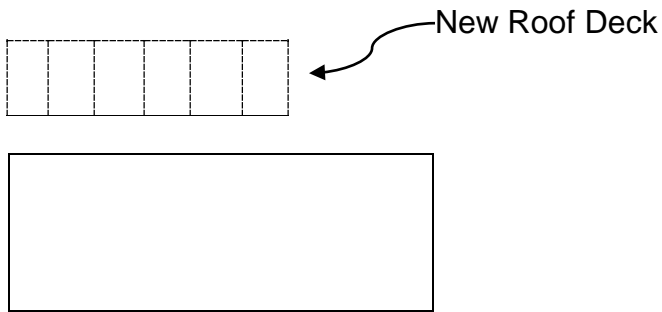
SFBC Section 1509.6 allows roof deck to be constructed of wood when "the deck is less than 500 square feet." Hence, the total area of all wood roof decks at the same story shall not exceed 500 square feet. This information sheet shall apply to roof decks not exceeding 500 square feet.

Per SFBC Section 903.2.8.2 Exception#5, applicable to R-3 occupancy not more than 3 stories only, an automatic residential fire sprinkler system shall not be required for additions or

alterations to existing buildings that are not already provided with an automatic residential fire sprinkler system installed.

For R-3 Occupancy:

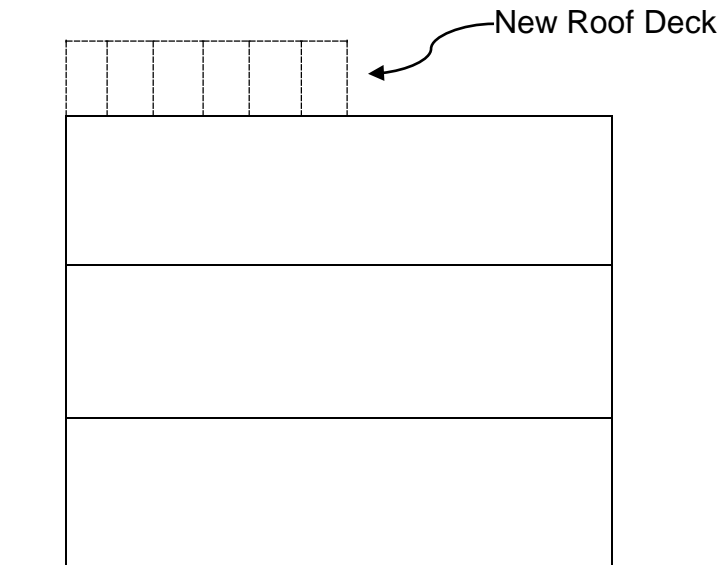
(I.) Addition of roof deck to existing one-story or two-story building



- No sprinkler system required
- No second means of egress required

For R-3 Occupancy:

(II.) Addition of roof deck to existing building up to 3-story building or 4-story building



(A) 3-story building

- No 2nd means of egress if occupant load per unit ≤ 10 (CBC Section 1015.1 & 1021.2 Exception 6)
- No sprinkler system required

(B) 4-story building

- Provide sprinkler system to the entire building (CBC Section 504.2)
Exception: For roof deck within and from individual dwelling unit; sprinkler individual dwelling unit only (CBC Section 1015.1 & 1021.2 Exception 6)
- No 2nd means of egress if sprinklered as above and occupant load per unit ≤ 20

For further clarification of these code issues, pre-application or pre-addendum plan review meeting is recommended.

For projects involving R1 or R2 occupancy, participation of SFFD in the pre-application or pre-addendum plan review meeting is required.

Tom C. Hui

11/14/2013

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Date