



INFORMATION SHEET

NO. FS-03

DATE : July 20, 2015

CATEGORY : Fire Safety

SUBJECT : **Sprinkler Systems in R3 Occupancy**

PURPOSE : The purpose of this information sheet is to clarify the criteria for installation of sprinkler systems in R3 occupancy

REFERENCE : 2010 and 2013 San Francisco Building Code

DISCUSSION :

The requirements for sprinkler systems in Group R3 Occupancy and the types of sprinkler systems required are as follows:

A. Requirements for sprinkler systems R-3, 1 & 2 units / no occupancy group change:

No.	Description	Sprinkler
1.	Conversion of (E) space on 1 st floor to habitable space 1.1 Interior connection to story / unit above 1.1.1 (E) 3-story 1.1.2 (E) 4-story (new work only, NFPA 13R)	No Yes
2.	Conversion of (E) attic to habitable space 2.1 Interior connection to story / unit below 2.1.1 (E) 2-story + inhabitable attic 2.1.2 (E) 3-story + inhabitable attic (new work only, NFPA 13R)	No Yes
3.	Conversions of (e) basement to habitable space 3.1 Interior connection to story/unit above 3.1.1 (e) 2 story + inhabitable basement 3.1.2 (e) 3 story + inhabitable basement 3.1.3 (e) 4 story + inhabitable basement (entire structure NFPA 13R)	No No Yes
4.	Excavation to create a basement for parking 4.1 (E) 2-story 4.2 (E) 3-story 4.3 (E) 4-story (new work only NFPA13R)	No No Yes

No.	Description	Sprinkler
5.	Vertical addition 5.1 Connection to story / unit below or (N) 2 nd unit 5.1.1 (E) 2-story 5.1.2 (E) 3-story (entire structure NFPA 13R) 5.1.3 Inhabitable basement in (E) 2-story 5.1.4 Inhabitable basement in (E) 3-story (entire structure, including basement NFPA 13R)	No Yes No Yes
6.	Horizontal Addition 6.1 Connection to (E) units or (N) 2 nd unit 6.1.1 (E) 2-story 6.1.2 (E) 3-story 6.1.3 4-story [entire (N) addition, NFPA 13R]	No No Yes

B. Types of sprinkler systems required:

1. Brand new building
 - i. R3 4-story, Type 5A or 5B – minimum NFPA 13R, Section 903.3.1.2
 - ii. R3 3-story, minimum NFPA 13D, Section 903.3.1.3

Section 1015.1 #1, exception #1, minimum NFPA 13R for single exit

During pre-app or plan check, specify the standard on plans whether 13, 13R or 13D

2. Alterations

Building Type	Standard
a. Vertical addition to (E) 3-story / Type 5 buildings	NFPA 13R (change from 3- to 4-story) throughout the whole building
b. Renovate un-occupied attic to occupy attic in (E) 3-story / Type 5 buildings	NFPA 13R throughout the whole building
c. Renovate non-habitable to habitable areas in the 1 st story of (E) non-sprinklered 4-story / Type 5 buildings	NFPA 13D for area of remodel
d. Horizontal addition at all levels to (E) non-sprinklered 4-story / Type 5 buildings	NFPA 13R for new area only (See Note #2)
e. Horizontal addition at some levels to (E) non-sprinklered 4-story / Type 5 buildings	NFPA 13R for new area only. No sprinkler required below 4th story
f. Extent of sprinkler to qualify for one (1) exit in Alterations and Additions to (E) building	NFPA 13R for new area only

NOTES:

1. Contact Supervisor or Manager for deviation from above procedure and special case.
2. If work extends from new to existing, provide 1-hour fire barrier between existing and new construction.



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 Date

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