



Revised January 1, 2011

Approved automatic fire sprinkler systems shall be installed in buildings under the following conditions:

1. All new construction, except one and two family dwellings and townhouses and H occupancies, which exceeds 1,000 square feet in floor area, or if exterior walls are not present, then 1,000 square feet of projected roof area.
2. All existing buildings except one and two family dwellings and townhouses and when there is a change in the occupancy group, except for H occupancies, as defined by Chapter 3 of the California Building Code when such change in occupancy group exceeds 50 percent of the total building area in square feet or 12,000 square feet, whichever is the lesser, in any five year period.
3. All existing buildings and additions to existing buildings, except for one and two family dwellings and townhouses and H occupancies, when such additions are more than 50 percent of the existing building measured in square feet of floor area, or if exterior walls are not present, then measured in square feet of projected roof area, or 12,000 square feet of additional floor area, whichever is the lesser, provided that there is no occupancy group change. Such added area shall be the accumulated square foot of floor area occurring over any five year period.
4. Existing buildings except one and two family dwellings and townhouses and not currently equipped with an automatic fire extinguishing system in which a change in occupancy resulting in the creation of a Group H occupancy or any division within a Group H occupancy.
5. Additions to existing buildings except one and two family dwellings and townhouses, currently equipped with an automatic fire extinguishing system.
6. Areas of modifications to existing buildings, except one and two family dwellings and townhouses, currently equipped with an automatic fire extinguishing system. The extent of the modifications to the existing automatic fire extinguishing system shall be determined by the building official based upon the extent of the modifications to the existing structure. Modifications to the structure can include a change in the fire load.
7. New one and two family dwellings and townhouses of any size.
8. Existing one and two family dwellings and townhouses where any repair, reconstruction, addition, alteration, or improvement, or any combination thereof, when the cost of which exceeds 80 percent of the market value of the dwelling either before the improvement or repair is started, or, if the dwelling has been damaged and is being restored, before the damage occurred. Improvement costs shall include all improvement costs which have occurred within the five previous years of the most recently issued building permit. Damage includes damage resulting from fire, flood, earthquake, or demolition.