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Fire Prevention Standard

Title: Speculative Use Buildings – Sprinkler System Design Density			
Number: # 06-01	Effective Date: 5-1-07	Revised Date:	
Code References: 1997 Uniform Building Code Standard 9-1			
Note: <i>This standard is a summary of Fire Department clarifications of County and State Codes. Information contained herein applies to typical circumstances and may not address all situations.</i>			
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Sign:		Sign: On File	1-1-07

Scope

This standard has been developed to assist development applicants, architects, and contractors in determining the minimum requirements for fire sprinkler system design densities for speculative use buildings where the specific tenant and use of the building have not been defined at time a permit is issued.

This standard shall apply whenever the Riverside County Fire Department determines the need to establish *minimum* sprinkler system design densities for speculative use buildings. This standard does not limit the Fire Department to establish a higher sprinkler system design density where a building risk analysis determines the need for a greater level of protection.

Codes and Standards

This standard has been based upon the 1997 Uniform Building Code Standard 9-1 as a consensus document established by the International Conference of Building Officials. Though this edition of the UBC Standard is not adopted in the current edition of the California Building and Fire Codes by the California Building Standards Commission, it is an existing consensus document that lends guidance to establish a minimum design density for fire sprinkler systems in speculative use buildings.

The actual design of fire sprinkler systems shall be based upon the NFPA 13 edition adopted by the current California Building and Fire Code.

Plans Required

Detailed plans shall be submitted to the Riverside County Fire Department for review and approval prior to the issuance of a permit to construct the fire sprinkler system.

Specific Requirements

“When fire sprinkler systems are required in buildings of undetermined use, they shall be designed and installed to have a sprinkler density of not less than that required for Ordinary Hazard Group 2 use with a minimum design area of 3,000 sq. ft. (279 m²).”

“Use is considered undetermined if not specified at time permit is issued.”

“Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.”

Storage height of combustible commodities is generally limited to 12 ft. under this design density unless otherwise allowed by specific sections of the California Fire Code and/or NFPA 13.