

FILE NO. 114-91-2

ORDINANCE NO. 377-93

(Automatic Sprinkler Systems - Existing High-Rise Buildings)

1 AMENDING PART II, CHAPTER 1, OF THE SAN FRANCISCO MUNICIPAL CODE
2 (BUILDING CODE) BY AMENDING SECTION 1746 TO REQUIRE INSTALLATION
3 OF AUTOMATIC SPRINKLER SYSTEMS IN EXISTING HIGH-RISE BUILDINGS
4 EXCEPT FOR APARTMENT BUILDINGS, RESIDENTIAL HOTELS, AND MIXED-USE
5 BUILDINGS CONTAINING AN R-1 OCCUPANCY; EFFECTIVE DATE.

6

7

NOTE: Additions or substitutions are underlined;
8 deletions are indicated by ((double parentheses)).

9

10 Be it ordained by the People of the City and County of San
11 Francisco:

12

13 Section 1. Part II, Chapter 1, of the San Francisco Municipal
14 Code (Building Code) is hereby amended by amending Section 1746
15 thereof to read as follows:

16

17 Automatic Sprinkler Systems - Existing High-rise Buildings

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19 Sec. 1746. (a) General. Regardless of any other provisions
20 of these regulations, every existing high-rise building ((of Type
21 II-N, Type III-N or Type V-N construction)) as defined in Section
22 1733 shall be provided with an approved sprinkler system
11/15/93 23 conforming to ((NFPA 13)) Chapter 38. Existing high-rise
24 buildings that are also qualified historical buildings as defined
25 in California Health and Safety Code Section 18950 shall be

Supervisors Hsieh, Shelley, Bierman

BOARD OF SUPERVISORS

1 provided with an approved automatic fire sprinkler system when
2 and as required by the State Historical Building Code and need
3 not comply with this section.

4 EXCEPTIONS: 1. An apartment house, condominium or other
5 building used for "R-1" occupancy as defined in this Code,
6 excluding tourist hotels as defined in Section 41.4(r) of the San
7 Francisco Administrative Code.

8 2. A mixed-use occupancy building containing an R-1
9 occupancy.

10
11 The following additional requirements shall also apply:

12
13 1. A sprinkler control valve and a waterflow detecting
14 device shall be provided at the lateral connection to the riser
15 for each floor.

16 2. A separate and distinct supervisory signal shall be
17 provided to indicate a condition that will impair the
18 satisfactory operation of the sprinkler system. This shall
19 include, but not be limited to, monitoring control valves, fire
20 pump power supplies, and pump running conditions. Such
21 supervisory signals shall be annunciated at a constantly attended
22 building security control center; when that location is not under
23 constant supervision by qualified personnel, the signal shall be
24 transmitted to a remote monitoring station in accordance with
25 NFPA 72, NFPA 72C, or NFPA 71.

1 3. The minimum water supply requirement for the sprinkler
2 system shall be determined without regard to inside hose stream
3 demand.

4
5 4. Existing standpipes may be converted to sprinkler
6 risers, provided that they are hydrostatically tested for 2
7 hours at not less than 50 psi in excess of the maximum pressure
8 to be maintained in the system.

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10 5. Additional hangers, braces, or other attachments for
11 support of existing standpipes which have been converted in
12 accordance with Exception 4 shall be provided if they are
13 necessary to meet the requirements of NFPA 13. The installation
14 of additional flexible fittings in such risers is not required.

15
16 6. Any type pipe which has been listed by an approved
17 testing agency for use in automatic sprinkler installations may
18 be used when installed in accordance with its listing
19 limitations.

20
21 (b) Permissible omissions. The following features required
22 in new high-rise buildings are not required in systems installed
23 under the provisions of this Section:

24 1. Redundant fire pump;

25 2. Secondary on-site supply of water;

- 1 3. More than one fire department connection;
2 4. Connection of the system to two risers on each floor.
3 Hydraulic calculations may consider all risers in service.
4 5. In an R-1 occupancy building, sprinklers in bathrooms
5 and closets.

6 See Section 3804 for additional permissible sprinkler
7 omissions.

8
9 (c) Effective Date. The effective date of this ordinance
10 shall be February 15, 1994.

11
12 (d) Notification. Not later than 60 days after the
13 effective date of this ordinance, the Superintendent shall
14 notify in writing by certified mail the owner of each building
15 within the scope of this Section. The notice shall contain a
16 copy of this Section, a commentary on it, and a Notice of Intent
17 form. The Notice of Intent shall be designed to elicit
18 information regarding proposed water supply connections, pumps,
19 risers, and existing partial sprinkler systems. The Notice of
20 Intent shall include a tentative schedule for phasing the
21 installation of the complete sprinkler system.

22 If a building within the scope of this Section is not
23 discovered by the Superintendent until after the deadline for
24 notification, the building owner shall be notified within 30
25 days of such discovery.

1 Failure to receive notification does not exempt a building
2 owner from compliance with this Section.

3
4 (e) Authority of Superintendent. For the purpose of
5 applying the provisions of this Section, the Superintendent, in
6 consultation with the Chief of the Division of Fire Prevention
7 and Investigation, shall have the authority to be flexible in
8 the event of extenuating circumstances that may exist in an
9 individual case and to do the following, but only when it is
10 clearly evident that a reasonable degree of fire safety
11 consistent with the public interest is provided:

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13 1. Consider alternate protection based on nationally
14 recognized standards, principles and tests, and generally
15 recognized and well-established methods of fire protection;

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17 2. Waive specific individual requirements if it can be
18 shown that such requirements are not physically possible,
19 require disproportionate effort, or pose an undue hardship with
20 little increase in life safety and that a practical alternative
21 cannot be provided; and

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23 3. Grant necessary extensions of time when it can be shown
24 that the specified time periods are not physically practical or
25 pose an undue hardship. The granting of an extension of time

1 for compliance shall be based on the showing of good cause and
2 subject to the filing of an acceptable, systematic, progressive
3 plan of correction with the Superintendent.

4
5 (f) Appeal: Board of Examiners - High-Rise Sprinklers.

6 There is hereby created a Board of Examiners ("Board")
7 consisting of nine (9) members. The Board shall hear and
8 determine appeals concerning the application of the requirements
9 of this Section filed by the owner or the authorized agent of
10 the owner of a building subject to the provisions of this
11 Section.

12 Six of the members of the Board shall be the same persons
13 and with the same terms as those appointed to the Board of
14 Examiners pursuant to Section 204 of this Code. One member of
15 the Board shall be a licensed plumbing contractor, and shall be
16 the same person and with the same term as the plumbing
17 contractor member of the Board of Examiners - Plumbing,
18 appointed pursuant to Section 20.15 of the San Francisco
19 Plumbing Code. The two additional members of the Board shall be
20 a registered fire protection engineer and a representative of
21 owners of buildings subject to the requirements of this Section,
22 and shall be appointed by the Director of Public Works pursuant
23 to the provisions of Section 204 of this Code. The following
24 shall constitute ex-officio members of the Board, without vote
25 and without compensation: The Chief of the Bureau of Fire

1 Prevention and Investigation, and the Superintendent of the
2 Bureau of Building Inspection who shall act as Secretary of the
3 Board.

4 To the extent they reasonably apply, the procedures set
5 forth in Section 204 of this Code shall govern the proceedings
6 of the Board.

7
8 (g) Implementation. The requirements stated in Paragraph
9 (a) above shall be accomplished by the following steps. Failure
10 to complete any step within the required time frame is a
11 violation of this code, and the Superintendent shall have the
12 power to abate the building in accordance with Section 203.

13
14 Step 1. Notice of Intent. The owner shall submit a
15 properly completed, Bureau-provided Notice of Intent to the
16 Superintendent not later than three years after the effective
17 date of this ordinance.

18 EXCEPTION: No Notice of Intent is required if an
19 approved sprinkler system is completed prior to the
20 deadline above.

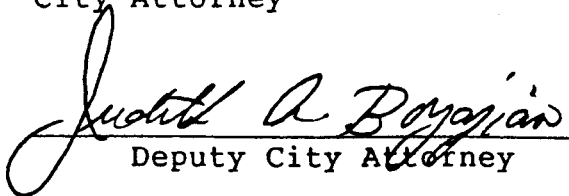
21
22 Step 2. Water supply. The owner shall install the system
23 riser, including floor-control valves, and shall connect it to
24 an approved automatic water supply not later than five years
25 after the effective date of this ordinance. For purposes of

1 this paragraph, an automatic water supply shall consist of a
2 connection to the public water works system and, if required by
3 hydraulic analysis, installation of a fire pump.

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5 Step 3. Piping and Sprinklers. The owner shall complete
6 the sprinkler system, including required electrical monitoring,
7 not later than twelve years after the effective date of this
8 ordinance. (2-15-06)

9
10 APPROVED AS TO FORM:

11 LOUISE H. RENNE
12 City Attorney

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14 Deputy City Attorney

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23 SUPERVISOR HSIEH

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