

	<p><b>CITY OF DANA POINT</b></p> <p><b>COMMUNITY DEVELOPMENT, BUILDING AND SAFETY</b></p> <p>33282 Golden Lantern, Suite 209 Dana Point, CA 92629 (949) 248-3594 <a href="http://www.danapoint.org">www.danapoint.org</a></p>		<b>B008 – FIRE</b>
			<p><b>2022 CALIFORNIA CODES</b> <i>CODE CYCLE</i></p>
			<p><b>01/02/2023</b> <i>EFFECTIVE DATE</i></p>
<b>FIRE SPRINKLER REQUIREMENTS</b>			

The City of Dana Point has adopted, with amendments, the 2022 California Building Codes and the 2022 California Residential Codes. These regulations establish the following requirements for the installation of fire sprinkler systems in proposed projects in Dana Point.

**NEW RESIDENTIAL CONSTRUCTION**

Residential new construction includes R1, R2 and R3 occupancies (Apartments, Duplexes, and Single Family Dwellings). New Group R Occupancies, including the attached garage(s) shall be equipped with an approved automatic sprinkler system installed in accordance with the 2022 California Building Code section 903.3, as adopted by the City of Dana Point.

**ADDITIONS, ALTERATIONS, RECONSTRUCTION OR RENOVATION**

All existing group R occupancies and attached garages shall be equipped with an approved automatic sprinkler system installed in accordance with the 2022 CBC section 903.3 when:

- The total floor area is increased to 5000 square feet or greater.
- Any addition to an existing building which has fire sprinklers previously installed.
- Any ADU that the main dwelling is sprinklered.

At time of plan review, an evaluation of the scope of work and construction valuation will be performed and the fire sprinkler system requirements applied or exempted based on that review. Any questions or disputes regarding the fire sprinkler requirements shall be directed to the Building Official.

**NEW NON-RESIDENTIAL CONSTRUCTION**

New non-residential construction, including commercial or industrial projects are required to install a fire sprinkler system based on the following occupancy classifications:

- Throughout all groups A, I, E and H Occupancies.
  - Throughout all Group B, F, M and S Occupancies exceeding 1,000 ft<sup>2</sup>.
  - Throughout all Group U-1 Occupancies exceeding 6,000 ft<sup>2</sup>.
- For the purposes of this section, fire walls shall not define separate buildings.
- A new construction addition to any non-residential structure when:
    1. The existing building is less than 5,000 ft<sup>2</sup>; where 20% or more is added and the gross floor area will then exceeds 5,000 ft<sup>2</sup>, **or**
    2. The existing building is equal or greater than 5,000 ft<sup>2</sup>; where more than 1,000 ft<sup>2</sup> is added, **or**
    3. The existing building has a fire sprinkler system installed.

**TENANT IMPROVEMENTS**

An existing building undergoing a tenant improvement that contains a fire sprinkler, fire alarm and/or special fire extinguishing system must have the fire system evaluated by a licensed contractor (C16) to determine if the system must be modified. If the system is found to require modifications, the licensed contractor shall

submit plans for the approval prior to any changes taking place. When approved by the OCFA, the contractor shall submit the 2 approved plans to the City of Dana Point for permit issuance.

An existing building undergoing a tenant improvement that does not contain a fire sprinkler system, fire alarm and/or special fire extinguishing system must have an approved automatic sprinkler system installed when:

- Alteration: When the floor area of the alteration, within any two year period exceeds 75% of area of the existing structure and the alteration includes structural modifications other than seismic upgrades.
- Addition: Sprinkler protection shall be provided throughout the entire building when
  1. The existing building is less than 5,000 ft<sup>2</sup>; where 20% or more is added and the gross floor area will then exceeds 5,000 ft<sup>2</sup>, *or*
  2. The existing building is equal or greater than 5,000 ft<sup>2</sup>; where more than 1,000 ft<sup>2</sup> is added, *or*
  3. The existing building has a fire sprinkler system installed.

### **DEFERRED SUBMITTAL AND PERMIT**

For projects where the fire sprinkler system is a design/build by the fire sprinkler contractor, plans shall be clearly marked as a deferred submittal. The deferred submittal must be permitted prior to the framing inspection. The design/build contractor shall submit a separate permit application to the City of Dana Point for all fire sprinkler permits. This requires the 2 sets of the OCFA approved plans and a stamped copy of the OCFA application. A building permit may not be issued by the City without OCFA approval and the stamped plans.

### **SEPARATE SUBMITTAL TO ORANGE COUNTY FIRE AUTHORITY (OCFA)**

Effective January 4, 2010, all new Orange County Fire Authority plan submittals & revisions will consist of 2 plan hard copies and 1 electronic copy. The electronic copy must be in PDF format and can be submitted on CD, DVD, or Memory Stick (Thumb Drive). Any questions regarding the OCFA submittal requirements or process can be answered by contacting the OCFA Planning and Development counter at (714) 573-6100.