



Fire Sprinkler Systems Design, Installation, & Plan Submittal Requirements

Effective Date: **01/01/2014**

1.0 PERMITS

- 1.1 To acquire an installation permit for the automatic sprinkler system, submit the following to the San Jose Fire Department's Bureau of Fire Prevention (BFP):
- 1.1.1 A completed Fire Protection and Special Systems Installation Permit form (**permit application**) – **for Project/Facility business name**, if the project is speculative, write or type-in "SPEC." followed by the anticipated occupancy (e.g., SPEC OFFICE, SPEC. WAREHOUSE, ETC.). Check and make sure the permit application is signed and dated; otherwise the permit application may be denied.
 - 1.1.2 A copy of the **San Jose Fire Department Plan Check Comments** – this may be obtained from the general contractor or architect.
 - 1.1.3 A copy of any **approved variance** or **alternate means or methods of construction** that is relevant to the project – this may be obtained from the general contractor or architect.
 - 1.1.4 A minimum of three sets of **shop quality plans** and **calculations** for the proposed automatic sprinkler system - one set of plans and calculations shall be retained by the BFP.
- 1.2 **See current Fee Schedule.**
- 1.3 **All permit fees will be collected when plans are submitted. Permit fees are non-refundable.**
- 1.4 Normal plan review time is approximately one month unless the contractor schedules an **express plan review** or **over-the-counter plan review**. The fee for express plan review is 1.5 times the hourly plan check rate. Missed appointments or cancellations within 24 hours of the scheduled plan review time shall be billed to the contractor for one hour minimum or by the amount of time scheduled (multiple appointments). Also, if the applicant brings in a project that cannot be completed within the time allotted, the appointment will be terminated and the project may be disapproved or remitted to the standard review queue with time spent forfeit.
- 1.4.1 **Express plan review** service is for projects that will require less than 30 minutes to review. This service is generally for tenant improvement projects requiring the addition of less than 20,000 square feet. Call (408) 535-7750 and ask the receptionist to schedule the next available express plan review.
- 1.5 Permits are required for all new life safety and any alteration to or addition to a life safety system. Permits are required when (a) lengthening or shortening a drop; (b) relocating, adding or deleting a sprinkler head(s); and (c) exchanging sprinklers for different styles (e.g., standard-response to quick-response; 1/2 inch to 17/32 inch; etc.
- 1.6 All installing contractors shall have a California Contractor's License, a valid Worker's Compensation certificate, and a San Jose Business License. The said license and certificate numbers shall be indicated on the permit application prior to submittal of an installation permit.
- NOTE:** *A Fire Protection Contractor's License (C-16) shall be the only license classification acceptable for installing fire sprinkler systems.*
- 1.7 **Equipment and piping shall not be installed prior to approval of plans and issuance of permits.**
- 1.8 The permit card and a San Jose Fire Department approved set of plans must be kept at the project site until final approval of the permit, after which they shall remain in the possession of the owner.
- 1.9 Plans not conforming to the minimum requirements herein will be returned as incomplete.



2.0 PLANS

- 2.1 The sprinkler system shall be designed and installed in accordance with NFPA 13, 13 R or 13D (2013 editions); California Building Code (2013 edition); the San Jose Municipal Code, Chapter 17.12 as modified by Ordinance 29349, and other standards that contain system design criteria for fire control and/or suppression of specific hazards. These other standards are listed in NFPA 13 Annex F and shall be followed as they pertain.
- 2.2 All plans shall show the data listed in NFPA 13, Chapter 23.
- 2.3 The plans shall be wet stamped and signed by the designer of record (installing contractor or Professional Engineer). The designer's name shall be clearly printed on the plans -- **NO** PSEUDONYMS, ACRONYMS, and/or ALIASES. Licensed, fully experienced, and responsible persons shall perform the installation work.
- 2.4 The designer of record shall be responsible for the entire system being worked on.
- 2.5 A scope of work demonstrating the extent of work to be performed and that this work corresponds to the scope given to the building department to obtain the building permit referenced on this application shall be presented on the cover sheet including the occupancy group as defined by the California Building Code Chapter 3.
- 2.6 A key plan of the building and/or complex indicating the street location and the area of work within the building shall be provided.
- 2.7 Plans and all revisions to the plans shall be dated. If utilizing an existing drawing or a portion of a drawing, the area of work shall be highlighted and clouded with an appropriate revision symbol Δ (delta). Provide a revision list with a symbol, date, description, and initials.
- 2.8 Plans shall be drawn to limit one building per page, one floor per page, or one system per page. The minimum scale for sprinkler plans shall be 1/8" = 1'-0". Floor plans shall be fully dimensioned. Sketches shall not be accepted. Match lines shall be clearly identified with corresponding drawing number.
- 2.9 A legend shall be provided and the symbols used shall match the legend. Strike out any "typical" symbols and/or details, which do not pertain.
- 2.10 All equipment and devices shall be indicated on the plan and shall be listed by a nationally recognized testing agency.
NOTE: *The Fire Department reserves the right to disallow any listed product due to past performance.*
- 2.11 The location of pipes, sprinklers, sway braces, hangers, and other pertinent devices shall be clearly indicated on the plans.
- 2.12 If technical expertise is unavailable within the Fire Department because of new technology, process, products, facilities, materials and uses attending the design, operation or use of a building or premises, the Fire Department may require the applicant to provide, without charge to the Fire Department, a technical opinion and report, or plan review. The opinion and report or plan review shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the Fire Department and the applicant and shall analyze the design, operation, or use of the building or premises as it relates to required codes and ordinances.

3.0 DESIGN

3.1 General

3.1.1 Approved automatic sprinkler systems shall be provided in the locations described in the following:

- a) Throughout existing buildings and structures where an increase is made to the floor area that results in the building exceeding ten thousand square feet.
- b) Throughout existing buildings that are greater than 10,000 square feet wherein an increase in occupancy category is merited due to a change of the nature of the occupancy (as determined by Table 1604.A.5 of the California Building Code) (Attached as Annex A).
- c) Throughout new one- and two-family dwellings and townhouses.
- d) Throughout existing one- and two-family dwellings where an increase of over five hundred square feet is made to the floor area that results in the building exceeding three thousand six hundred square feet.
- e) Throughout buildings and structures that are four or more stories in height, regardless of floor area.
- f) Throughout new buildings and structures that exceed six thousand two hundred square feet.
- g) Throughout new buildings and structures described in California Fire Code Section 903.2.

3.1.2 Alterations to Existing Systems

- a) The following shall be stated on the plans:
 - A complete description of the existing system design data.
 - The building occupancy.
 - The hazard to justify the system classification.
 - A description of the modifications proposed.
 - Justification for the proposed changes.
 - The size, type, manufacturer, and location of the existing pipes, sprinklers, hangers, fasteners, and building structural elements to which the system is attached.
- b) All extensions to existing hydraulically calculated systems shall be hydraulically calculated. Pipe scheduled systems may be extended up to an additional 5,000 square feet when designed in accordance with NFPA 13, section 23.5 to a maximum of 400 sprinklers.
- c) The San Jose Fire Department will not approve extra hazard pipe schedule systems. Any alteration or addition to an extra hazard system shall be hydraulically calculated.
- d) Any design that adds sprinkler heads and/or equivalent length to the existing system (e.g., two heads split from one outlet, additional heads added by mechanical-T, Flexible drops, etc.) shall be calculated unless the existing system was designed with a sufficient “buffer zone” (cushion). If the existing system is designed with sufficient “buffer zone” and is provided with plugged outlets, mechanical tees shall not be allowed.
- e) Renovations requiring modification to an existing sprinkler system designed in accordance with the San Jose requirements for “New Office Buildings” (item 3.2 herein) or “Speculative Buildings” (item 3.3 herein) shall use the provided plugged outlets to supply the distribution piping for sprinklers being added and/or relocated as required for the ceiling below. The existing upright sprinklers are to remain in place even if not longer needed to protect the space per 2013 NFPA 8.15.1.2. Spacing to accommodate new obstructions need not be considered if the now concealed space is otherwise compliant with 2013 NFPA 8.15.1.2.

- f) If system does not have one-inch plugged outlets or all the outlets have been used, only then can mechanical-tees be used. If the existing system is a grid; the mechanical-tee may be installed on the branch line. If the system is a tree, the mechanical-tee shall be installed on the main.
- (g) Prefabricated systems (i.e., clean room stations spray booths, etc.) shall be calculated and balanced to the existing system. Provide all pertinent manufacturing data such as type of sprinkler heads used; water flow demand required in gpm and psi, etc. These auxiliary systems shall have control valves and drains.
- (h) When hydraulic calculations are required, they shall be in accordance with item 3.14 of this handout.
- (i) When replacing or installing sprinkler heads, the following shall be observed:
- Re-use of sprinkler heads is not allowed.
 - When adding or replacing sprinkler heads, they shall be of the same manufacture, make, model, orifice, and temperature rating.
 - Where the existing shell sprinkler heads become exposed, the new and existing sprinkler heads shall be of the same temperature rating.
 - When it is necessary to change all sprinkler heads in a compartment, representative “new” sprinkler heads shall be added to the sprinkler box along with the proper wrench. Should another box be needed, it shall be supplied.
 - Submit cut sheets of existing and new sprinkler heads.
 - Installing an additional two elbows to extend the existing arm over is not allowed. New drop locations shall be piped from the original branch/main outlet.
 - Relocating an existing sprinkler on a flexible drop is allowed without replacing the sprinkler if the relocation can be properly installed per the manufacturer’s limitations.
- (j) A hydrostatic test shall be witnessed by the San Jose Fire Department when required per item 4.2 of this handout.
- 3.1.3 If any system is designed to accommodate **miscellaneous storage**, the storage conditions shall be indicated on the plans in accordance with NFPA 13, Sections 3.9.1.18 and as discussed in A.3.9.1.18; and Table 13.2.1.
- 3.1.4 Submit an elevation including ceiling and roof types, and any area of special consideration such as trusses (includes lightweight truss, TJI construction), vaulted/cathedral ceilings, etc. Indicate the type and size of structural members and the name of the truss manufacturer, if applicable. Lightweight truss construction includes composite wood joist, wood truss construction using metal connector plates, wood truss construction using steel web and steel bar joist.
- NOTE:** *An engineering report shall accompany all systems attached to prefabricated ceiling or roof assemblies such as truss and composite wood joist (TJI) to verify that it can support the weight of the system per NFPA 13, Section 9.1.1.2 and 9.1.1.3. A pre-engineered manufacturer's attachment specification showing the proposed fastening arrangement is acceptable in lieu of the above report.*
- 3.1.5 For rooms or areas that are labeled "lab", “testing” or "R&D", the following information shall be provided on the plans:
- a) A brief description of the processes or operations to be conducted in these areas.
 - b) The volume of hazardous materials used and/or stored in each area, whether they exceed or do not exceed the exempt amounts for the occupancy classification as delineated in the California Fire Code, 2013 edition with City of San Jose amendments.

- 3.1.6 Labs, test rooms, R&D, FAB, storage, server, copy, phone, electrical, lunch/break rooms to be designed for ordinary hazard – max. 130 sq. ft. spacing.
- 3.1.7 Corridor sprinkler hydraulic design and layout shall be in accordance with the “worst case” occupancy hazard classification which the corridor serves.
- 3.1.8 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of buildings which have an automatic fire sprinkler system, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within one inch (25 mm) to six inches (152 mm) below the structural members and a maximum distance of fourteen inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction. Corrosion resistant sprinklers and components shall be used.
 - 3.1.8.1 Other exterior projections such as canopies shall comply with 8.15.7.
 - 3.1.8.2 Where the building is sprinklered, areas under exterior ceilings such as alcoves, in excess of 24”, shall be protected with corrosion resistant sprinklers and components (where exposed) due to the occupancy above and at the same hazard design.
- 3.1.9 Slatted Floors, Walkways, Mezzanines, and Large Platforms:
 - a) Slatting of decks or walkways or the use of open grating as a substitute for automatic sprinklers there under is not acceptable. Openings in grated decks are not adequate to compensate for obstructions to the sprinkler spray pattern; thus, supplemental sprinklers under the deck become necessary.
 - b) Sprinklers installed under open gratings shall be of the intermediate level/rack storage type or otherwise shielded from the discharge of overhead sprinklers. As the shield will also act as a heat collector, the shield shall be sized to be 1 inch wide for each 1 inch the deflector is below the shield. The minimum shield size shall be 3½ inches.
 - c) Sprinklers shall be located in accordance with the rules for obstructed construction.
 - d) Fire will spread readily through grated or slatted floors. Therefore, an area with such divisions must be treated as a single fire area when calculating the pipe size. The system shall be balanced with all sprinklers located within the design area flowing simultaneously.
- 3.1.10 Sprinkler heads may **NOT** be omitted inside safe deposit or other vaults of fire-resistive construction when used for the storage of records, files, and other documents in accordance with NFPA 232.
- 3.1.11 Equipment access. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible. In general a minimum 3’ clearance to and around the equipment shall be provided.
- 3.1.12 When water impinged wall are required the criteria set forth in the SJFD handout “**Water Impinged Wall**”, shall be followed.
- 3.1.13 Where preaction system(s) are installed, the criteria set forth in the SJFD handout “**Preaction Systems**” shall be followed. A separate permit is required for preaction systems.
- 3.1.14 Where fire pump(s) are installed, contact the SJFD for the specific City of San Jose Ordinance 28839 requirements. A separate permit is required for fire pumps.
- 3.1.15 Where standpipe system(s) are installed, the criteria set forth in the SJFD handout “**STANDPIPES - SUPPLEMENTAL DESIGN REQUIREMENTS**” shall be followed. A separate permit is required for standpipe systems.
- 3.1.16 When underground are required the criteria set forth in the SJFD handout “**Underground Fire Service Lines**” shall be followed. A separate permit is required for underground fire service mains.
- 3.1.17 When Cleanrooms are required the criteria set forth in the SJFD handout “**Cleanrooms Fire Suppression and Alarm Systems**” shall be followed.

3.1.18 When High-Piled Combustible Storage is present, the criteria set forth in the SJFD handout “Requirements for the Protection of High-Piled Combustible Storage (HPCS)” shall be followed.

3.2 New Office Areas

3.2.1 For light hazard areas designated for Office use, one inch plugged, threaded outlets shall be provided at each head regardless of construction. Branch line piping shall be sized as follows:

- a) The minimum flow shall be 22.5 gpm. The outlet K-factor shall be 5.07 (one-5.6 K-factor head with 10 feet of one-inch pipe, two 90 degree elbows connected to a common branch line outlet by one foot of one inch pipe).
- b) Only standard ½” sprinklers shall be used, extended coverage heads shall not be used.

c) The use of mechanical-tees is not permitted for new construction.

3.3 Speculative Buildings

3.3.1 Speculative buildings are defined as:

- a) A building or portion of a building that is built for lease, or
- b) A building built on a leased lot.

EXCEPTION: *New office buildings (for office buildings see Section 3.2)*

3.3.2 When a fire sprinkler system is required in speculative buildings with ceilings of 14 feet or less, they shall be installed for ordinary hazard occupancy with a minimum design density of not less than 0.2 gpm/square feet, with a minimum design area of 3,000 square feet. The system demand, including 250 gpm for hoses, shall be designed at a minimum of 10 percent below the available water supply. One-inch plugged, threaded outlets shall be provided at each head. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the owner and/or occupant to upgrade the system. Extended coverage heads shall not be used. The use of mechanical-tees is not permitted for new construction.

3.3.3 Speculative buildings with floor to ceilings height greater than 14 feet, a fire sprinkler system shall be installed for an extra hazard occupancy with a minimum design density of 0.33 gpm/square feet with a minimum design area of 3,000 square feet. The system demand including 500 gpm for hoses shall be designed at a minimum of 10 percent below the available water supply. One-inch plugged, threaded outlets shall be provided at each head. In addition, a four-inch grooved capped outlet shall be provided on the riser prior to any system control valve. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the owner and/or occupant to upgrade the system. Extended coverage heads shall not be used. The use of mechanical-tees is not permitted for new construction.

Note: A permanent drop ceiling may be used to limit ceiling height provided the interstitial space created is protected by automatic fire sprinklers. Should this ceiling be removed in the future, as a minimum, the automatic fire sprinkler design criteria for Speculative Buildings required herein shall be met without regard to the proposed use.

3.4. Obstructed / Unobstructed Construction

3.4.1. The definition of obstructed and unobstructed construction shall be as provided for in Section 3.7 and A.3.7.1 and A.3.7.2 of NFPA 13.

3.4.2. The rules for the location of sprinklers with respect to the floor or ceiling above shall be in accordance with Sections 8.6.4.1, 8.7.4.1, 8.8.4.1, 8.9.4.1, 8.10.4.1, 8.11.4.1 as applicable of NFPA 13.

3.4.3. When sprinklers are located within open trusses or are otherwise subjected to vertical obstruction(s), details and/or notes shall be provided on the plans to indicate that the requirements of Sections 8.6.5.2, 8.7.5.2, 8.8.5.2, 8.9.5.2, 8.10.6.2, 8.11.5.2 as applicable of NFPA 13 have been complied with.

3.4.4. Soffits, cabinets, and other horizontal obstructions against walls such as cable trays or duct work shall be detailed on the drawings and protected in accordance with the formula given in Section 8.6.5.1.2, 8.7.5.1.2, 8.8.5.1.2, 8.9.5.1.2, 8.10.6.1.2, 8.11.5.1.2 as applicable of NFPA 13.

- 3.4.5. The Times "Rule" - The "three times rule"(3x) or the "four times rule"(4x) is the common name given to positioning sprinklers away from obstructions a minimum distance. The "3x rule" is applied in sections 8.6.5.2.1.3, 8.7.5.2.1.3 for SSU/SSP, SS SW sprinklers and section 8.11.5.2.1.3 for CMSA. Other types of sprinklers (EC U/P, EC SW, RES U/P, RES SW) have similar sections, although these sprinklers adhere to a 4x formula. NFPA 13 does not have the same language for all the sprinklers. It is the intent for all sprinklers to be evaluated in accordance with their own performance characteristics. The objective is that the sprinkler discharge fully develops its spray pattern.
- 3.4.5.1. Paraphrasing section 8.6.5.2.1.3, Sprinklers shall be positioned away from obstructions a minimum distance of three times the maximum dimension of the obstruction (e.g., structural members, pipe, columns, and fixtures). The maximum clear distance required shall be 24 in.
- 3.4.5.2. As written, once the sprinkler is placed 24 inches away from the obstruction, you do not have to be a minimum of three times the maximum dimension. For example, for a 12 inch obstruction, the sprinkler would only need to be 24 inches away to satisfy the rule. There are similar criteria for all types of sprinklers that must be demonstrated on the plans for field installation compliance.
- 3.4.6. Spray pattern "shadow" areas - shadow areas are the common designation given to positioning sprinklers around obstructions such as partitions that inhibit the sprinkler discharge from fully developing its spray pattern. The code does a good job discussing the effect of objects in a horizontal configuration (primarily in section 8.X.X.1.2 and the appendices) but we can apply the same rule to vertical obstructions.
- 3.4.6.1. Taking the spirit from section 8.X.X.1.2, Sprinklers are permitted to be spaced on opposite sides of vertical obstructions not exceeding 4 feet in width, provided the distance from the centerline of the obstruction to the sprinklers does not exceed one-half the allowable distance permitted between sprinklers and the sprinkler shadow does not create an area exceeding a 45 degree angle.

Note: See Minimum Distance from Obstructions Exhibits page 16 herein.

3.5 Sprinklers

- 3.5.1 Indicate the type, size, temperature rating, and manufacturer of the proposed sprinkler head(s). Submit the manufacturer's cut sheet for every head to be used. Only new sprinkler heads shall be used. Re-use of sprinkler heads shall not be allowed (Also see 3.1.2, herein).
- 3.5.2 Upright sprinkler heads shall be installed with the frame arms parallel to the branch line.
- 3.5.3 A stucco finish over combustible framing is not considered non-combustible construction. Construction must be rated to be considered non-combustible. Omission of sprinklers within framing shall comply with those allowed per NFPA 13, exception to Section 8.15.1.2.
- 3.5.4 Exterior enclosures/structures (trash/recycle/decks/etc.) within 5 feet of the building shall be equipped with fire sprinklers.
- 3.5.5 Sprinklers installed in utility rooms or closets shall be located in a serviceable location (i.e., not behind equipment).
- 3.5.6 Sprinklers installed in concealed spaces (e.g., interstitial, etc.) shall be ordinary temperature rated unless allowed by exceptions to NFPA 13, Section 8.3.2.1.
- 3.5.7 Appendix 8.15.1.2.1 says we should allow the usual amount of cabling and goes on the say the threshold is not defined. We find "usual" and "not defined" too obscure, hence impossible to review and then inspect. In talking with industry, we are assured that any "usual" cabling is now available in fire resistant sheathing if installed exposed. Hence our definition is NO combustible materials or equipment is allowed in an un-protected space.

- 3.5.8 The use of Extended Coverage Sprinklers (EC) is not allowed by San Jose Ordinance 29349 SJFC 17.12.1040. However, our intention with this code cycle is to allow contractors to justify the use of ECs and see how it goes. It goes without saying that all NFPA and data sheet requirements will be followed.

We disallowed ECs in past because their use gives very little, if any, room for adjustments in the field and we had multiple projects have major complications because of them. So, our ordinance deletes them but, we are allowing them on a case by case basis by approved request.

To request allowance to use ECs Provide the scope of proposed use and why it is unlikely that field modifications will be required. Written concurrence from the Owner and General Contractor indicating assumption of risk is required for approval.

Should a situation come up on inspection no variance will be given. Several projects had to re-pipe the system to accommodate field conditions that were not the sprinkler contractors fault. This added direct expense and months of time to get final CoO.

- 3.5.9 Should baffles be required, they shall be in accordance with Section 8.7.4.1.3 and 8.9.4.1.3 of NFPA 13.
- 3.5.10 Fire sprinklers shall be provided per the SJFD handout on **Cleanrooms - Design, Installation and Submittal Requirements** in ducts that convey the following:
- a) solid particulate, such as refuse, dust, fumes and smoke.
 - b) liquid particulate matter, such as spray residue, mists and fogs.
 - c) vapors, such as vapors from flammable or corrosive liquids.
 - d) noxious and toxic gases.
 - e) air at temperatures exceeding 250°F (121°C).

3.6 Piping

- 3.6.1 Indicate the type, size, and C-Factor of the proposed piping. All pipes shall be used in accordance with their approved listing.
- 3.6.2 The imprint of the welder's stamp shall be visible on the pipe during inspection.
- 3.6.3 Copies of the contractor's or fabricators certified welding records, per NFPA 13 Section 6.5.2.6 for the subject project shall be given to the inspector and the owner's representative prior to or during final inspection.
- 3.6.4 On-site welding is not allowed unless a welding permit is obtained from the Fire Department.
- 3.6.5 Where mechanical tees are San Jose Fire Department approved for use, the hole disc (cutout) shall be wired to the mechanical tee.
- 3.6.6 All abandoned pipes shall be removed from the premises. If abandoned pipes cannot be removed, they shall be permanently marked as "abandoned in place" to the satisfaction of the San Jose Fire Department.
- 3.6.7 Bent pipe shall be in accordance with NFPA 13 Section 6.3.7.9.
- 3.6.8 When using CPVC products the pipe, fittings, and adhesive shall all be compatible, and used per approved listing.
- 3.6.9 CPVC Fire Sprinkler Products, like all piping materials, will expand and contract with changes in temperature. The installation of expansion loops, offsets, or bends is required on long straight runs to compensate for this movement. This will allow the piping system to absorb forces generated by expansion/contraction without damage. This movement must be designed into the system per the manufactures stipulations. The GF Harvel CPVC Fire Sprinkler piping expansion/contraction Reference Tables are published on our website as an example of manufacturers conditions for your use.

- 3.6.10 NFPA 13 Section 7.3.2.7 has been amended to read: Where steel pipe is used in pre-action and dry pipe systems, piping shall be limited to internally galvanized steel. **Exception:** *Non-galvanized fittings shall be permitted.*
- 3.6.11 Fire protection supply piping may be installed aboveground provided the installation is first approved by San Jose Fire Department and is compliance with the requirements of NFPA 13 and 24. Special labeling shall be required (see Section 3.13 of this handout).
- 3.6.12 All sprinkler systems shall have Fire Department Connection(s) as indicated in the San Jose Fire Department handout "**Underground Fire Service Lines**".

3.7 Corrosion Protection

- 3.7.1 Where corrosive conditions are known to exist due to moisture or fumes from corrosive chemicals or both, special types of fittings, pipes, and hangers that resist corrosion shall be used or a protective coating shall be applied to all unprotected exposed surfaces of the sprinkler system.
- 3.7.2 Areas where corrosive conditions are considered to be in existence include bleachers, open garages, (w/o Mechanical Ventilation) dye houses, metal plating processing, animal pens, certain chemical plants, organic food product preparation areas/storage areas/sales areas/coolers/freezers, trash environments, humid areas, any exterior area (including covered areas such as canopies), boiler rooms, swimming pool maintenance closets, commercial laundries, etc.
- 3.7.3 If corrosive conditions are not of great intensity and humidity is not abnormally high (organic food, exterior canopies, etc.), good results for pipe and hanger protection can be obtained by a protective coating of red lead and varnish or by a good grade of commercial acid-resisting paint. The paint manufacturer's instructions shall be followed in preparation of the surface and in the method of application.
- 3.7.4 Where moisture conditions are severe but corrosive conditions are not of great intensity (humid areas, certain chemical plants, boiler rooms, etc.), copper tube or galvanized steel pipe, fittings, and hangers may be suitable.
- 3.7.5 In instances where the piping is not readily accessible and where the exposure to corrosive fumes is severe, either a protective coating of high quality shall be employed or some form of corrosion-resistant materials shall be used.
- 3.7.6 Steel pipe, where exposed to corrosion (such as weather), shall be externally galvanized or otherwise protected as discussed above. Great care shall be taken to insure that the exposed threads of the steel pipe are properly protected from corrosion and any chips or mars to the corrosive-resistant finish are repaired after installation. Open garages (not mechanically ventilated), and canopies are examples of locations where pipes are exposed to corrosion due to the weather.
- 3.7.7 Where copper tube is to be installed in moist areas of other environments conducive to galvanic corrosion, copper hangers or ferrous hangers with an insulating material shall be used.
- 3.7.8 When systems are installed using soldered copper piping, all pendent and sidewall sprinkler outlets shall be systematically flushed to eliminate any residual flux from the piping.
- 3.7.9 Corrosion-resistant (i.e., stainless steel, Teflon coated, factory wax coated, etc.) sprinkler heads shall be installed in corrosive environments such as those specified above. All corrosion-resistant sprinkler heads shall be thermo-sensitive glass bulb style.

EXCEPTION: *Wax-coated sprinklers may be of the fusible link style. The sprinkler manufacturer shall apply wax coating.*

3.8 Earthquake Bracing

- 3.8.1 The building structure shall be capable of supporting the required seismic loads. A letter and calculations may be required from the project structural engineer or from a professional structural engineer indicating the following:
 - 3.8.1.1 The building structure is capable of supporting the required seismic loads.
 - 3.8.1.2 The method of attachment of the sprinkler system to the building structure is acceptable.

- 3.8.2 Provide complete details of seismic bracing with attachments and fasteners verified by load calculations. Include the following:
- 3.8.2.1 The seismic load - use the actual weight of the pipes to be braced (area of influence);
 - 3.8.2.2 Type, length, and vertical angle of brace;
 - 3.8.2.3 Orientation of connecting surface: choose from figures shown in figure 9.3.5.12.1, NFPA 13;
 - 3.8.2.4 Method of attachment to the building structure: include size of the structural member; and
 - 3.8.2.5 The type and size of fastener.
 - 3.8.2.6 Provide the seismic design report as part of the complete seismic bracing calculations submittal.

Note: See <http://earthquake.usgs.gov/designmaps/us/application.php> to determine the S_s for specific building locations to comply with NFPA 13, 2013 edition, 9.3.5.9.3.

- 3.8.3 Longitudinal and lateral braces shall be located near the center of the distance to be braced.
- 3.8.4 The four-way brace at the top of the riser shall be located above the flexible coupling and shall be attached to the roof unless it can be shown that there are extenuating installation difficulties. When attached to the wall, all joints of the fitting above the brace shall be grooved and installed with flexible couplings.
- 3.8.5 Pipe used as seismic bracing shall have a wall thickness of not less than schedule 40.
- 3.8.6 Hangers with all-threaded-rod (ATR) down to pipe that is longer than 8 feet shall not be considered as a branch line restraint. The length of ATR shall be measured from the fastening point to the centerline of the pipe.
- 3.8.7 When hangers with short rods are used in lieu of seismic bracing, the distance between centerline of the pipe and the fastening point at the structure shall be less than 6", otherwise earthquake braces are required.
- 3.8.8 Sprig-ups 4' or longer shall be restrained against lateral movement.
- 3.8.9 Through bolts for seismic braces shall have a regular washer on both sides of the member and a lock washer between the flat washer and the nut. The diameter of the hole shall not be greater than 1/16 inch of the bolt diameter.
- 3.8.10 Lag screws, C-clamps, toggle bolts, and eye nuts (i.e., TOLCO #38, #57, or #307) are not permitted to be used for attaching seismic braces.
- 3.8.11 Fasteners of seismic braces shall not extend through gypsum, particleboard or similar frangible material.
- 3.8.12 U-hooks or short hangers that are attached to trapeze hangers are not considered as seismic bracing.
- 3.8.13 In multistory buildings, riser supports shall be provided at the lowest level, at each alternate level above, above and below offsets, and at the top of the riser. Supports above the lowest level shall also restrain the pipe to prevent movement by an upward thrust where flexible fittings are used. Where risers are supported from the ground, the ground support constitutes the first level of support. Where risers are offset or do not rise from the ground, the first ceiling level above the offset constitutes the first level of riser support.

3.9 Hangers

- 3.9.1 Submit an armover detail (if applicable) for new systems and alterations to existing systems. Armovers using four elbow swing joint drops shall require a hanger if the length of the armover plus both horizontal lengths of the swing joint equal or exceed 24 inches (i.e., 12 inch armover + 6 inch top horizontal + 6 inch bottom horizontal = 24 inches, therefore hanger is required).
- 3.9.2 A hanger shall be required on armovers that extend off the unsupported length of the end of branch lines when the unsupported length plus the length of the armover exceed the length allowed by NFPA 13, Section 9.2.3.4.1.
- 3.9.3 Wall-mounted sidewall sprinklers shall be restrained to prevent inward movement.
- 3.9.4 Branch line hangers shall not restrain the branch line from longitudinal movement in case of an earthquake.

- 3.9.5 C-type clamps (including beam and large flange clamps) used to attach hangers to the building structure shall be equipped with a retaining strap. The retaining strap shall be listed for use with a C-type clamp, or shall be a steel strap of not less than 16 gauge thickness and not less than 1 inch wide for pipe diameters 8 inches or less and not less than 14 gauge thickness and not less than 1-1/4 inches wide for pipe diameters greater than 8 inches. The retaining strap shall wrap around the beam flange not less than 1 inch. A lock nut on the C-type clamp shall not be used as a method of restraint. A lip on a "C" or "Z" purlin shall not be used as a method of restraint.
- 3.9.6 Powder-driven studs are **NOT** permitted unless the project structural engineer or a professional engineer provides a certificate and they are in accordance with Section 9.1.3.9 of NFPA 13.
- 3.9.7 Welding studs and the tools for installing these devices shall be listed. Pipe size, installation position, and construction material into which they are installed shall be in accordance with individual listings.
- 3.9.8 Ten percent of all hangers using welding studs as fasteners shall be load tested by a certified testing agency. The test locations shall be in different locations of the building. A minimum of three hangers shall be tested. All tested studs shall be painted fluorescent orange. Representative samples of the building structure into which studs are being attached shall be tested to determine that the studs will hold a minimum load of 750 LB for 2" or smaller pipe, 1000 LB for 2-1/2" or 3" pipe, and 1200 LB for 4" pipe.
- 3.9.9 Wood blocking nailed in place by the system installer and/or nails in general are not permitted to be used to support sprinkler piping unless the project structural engineer or a professional engineer provides a certificate in accordance with Section 9.1.1.2 or 9.1.1.3 as applies of NFPA 13.
- 3.9.10 When using trapeze hangers, the type of trapeze member and its available section modulus shall be indicated and shall equal or exceed the section modulus required per NFPA 13, Sections 9.1.1.7, A.9.1.1.7 and Table 9.1.1.7.1 (a). For trapeze members not listed in NFPA 13, Table 9.1.1.7.1(b), submit a cut sheet that indicates the available section modulus.
- 3.9.11 Wood trapeze hangers are not permitted unless the project structural engineer or a professional engineer provides a certificate in accordance with Section 9.1.1.2 or 9.1.1.3 as applies of NFPA 13.
- 3.9.12 When fastening to the bottom chord of a wood structural member, the requirements of NFPA 13, Section 9.1.5 shall be complied with.
- 3.9.13 When fasteners extend through a layer of gypsum, particleboards, or similar material to the structure, add the thickness of the material to the required fastener.
- 3.9.14 Toggle hangers are not permitted for use with gypsum wallboard or other less substantial types of ceiling materials. Sprinkler piping must be supported from the building structure with the exception of 1-1/2 inches and smaller pipes which may be supported under ceilings of hollow tile or metal lath and plaster with toggle hangers.
- 3.9.15 Sprinkler system hangers shall be utilized solely for the support of sprinkler piping. All hangers shall be attached directly to the building structure and may not be shared with other trades.
- 3.9.16 Threaded sections of rods shall not be formed or bent. The rod must be in pure vertical position once it is connected between the structure and the pipe.
- 3.9.17 Sammy screws min. 3/8" shank diameter are accepted only for CPVC and 1" steel pipe.

3.10 Control Valves

- 3.10.1 All sprinkler systems shall have indicating type control valves.
- 3.10.2 When the sprinkler system control valve(s) is/are located inside the building, the room housing the control valves shall be a minimum one-hour construction with a labeled exterior access door within 3 feet of the control valve(s). The Fire Department shall first approve a riser room located elsewhere in the building.

- 3.10.3 Each floor and basement level of a building shall be provided with at least one control valve and flow switch in accordance with San Jose City Ordinance 29349. In multi-family residential buildings where the sprinkler system in each dwelling unit is independent of the other units (e.g. townhomes), a control valve and flow switch shall be provided in each dwelling unit in lieu of floor control valves and flow switches.
- 3.10.4 When located within multi-story buildings, control valves shall be installed in rated stairwells having exterior ground floor access.
- 3.10.5 Control valves shall be operable from 7'0" or less above the finished floor.
- 3.10.6 All control valves shall be provided with a tamper switch and shall be locked in the open position.
- 3.10.7 Any auxiliary system shall be provided with its own control valve (i.e., gas cabinets, mezzanines, under floor systems, etc.).
- 3.10.8 Fire sprinkler system risers or other controls shall not be located in electrical rooms with or without sprinklers.
- 3.10.9 Only PRV's which are designed to "fail open" (pilot activated) shall be installed.

3.11 Gauges

- 3.11.1 Pressure gauges shall be provided in accordance with NFPA 13, Sections 7.1.1, 8.17.3, and pressure gauges shall be installed at each main drain valve in accordance with NFPA 13, Figures A.8.16.2.4. (a & b).

3.12 Drains

- 3.12.1 Drains shall discharge to a paved area so that landscaping is not damaged and shall also be aimed so that discharge will not be directly at passersby. Gutter stones may be allowed if acceptable to the building owner.
- 3.12.2 Main drain and inspector's test valves shall be operable from 7'0" or less above the finished floor.
- 3.12.3 All systems shall be provided with a main drain in accordance with NFPA 13, Section 8.16.2.4.2.

3.13 Signs

- 3.13.1 In addition to the requirements of NFPA 13, Section 25.5 and 25.6, for hydraulic information signage, the following permanent signs shall be provided at the riser:
 - a) A *key plan* indicating the location of each area controlled by each control valve, inspectors test valves, all auxiliary control valves, and all auxiliary drain valves.
 - b) Any special design criteria used to determine the system design, i.e., rack storage limitations; high piled storage limitations, etc. These criteria shall be shown on the key plan.
- 3.13.2 Fire sprinkler flow alarm signage as described in NFPA 13, Section A.8.17.1 shall be provided for exterior alarm devices.
- 3.13.3 Conspicuous sign(s) shall be posted directing the Fire Department to all interior control valves, auxiliary control valves, inspector's test location(s) and drain valves.
- 3.13.4 All signage as required by NFPA 13 shall be installed. A common requirement that is frequently missed is from section 7.7.1.5: Caution signs shall be attached to all valves controlling sprinklers. The caution signs shall be worded as follows: *"This valve controls fire protection equipment. Do not close until after fire has been extinguished. Use auxiliary valves when necessary to shut off supply to auxiliary equipment. CAUTION: Automatic alarm will be sounded if this valve is closed"*.
- 3.13.5 The FDC shall be branded on top in accordance with NFPA 13. In addition, the FDC shall be provided with a permanent sign, made of durable material, indicating the address(es) of the system and type of system it supplies (e.g., **"THIS FDC SUPPLIES THE BUILDING SPRINKLER RISER(S)/STANDPIPE(S) FOR NAME & ADDRESS OF BUILDING/COMPLEX."**)

3.13.5.1 ***NOTE:*** *Manual wet standpipes shall be designated as **"PRIMED DRY STANDPIPE(S)"**.*

- 3.13.6 Abandoned fire sprinkler piping or aboveground private fire service supply piping shall be permanently marked as “abandoned fire sprinkler piping-do not tap” or “aboveground private fire service supply piping -do not tap” to the satisfaction of the San Jose Fire Department. Labeling shall be permanent, distinctive, and spaced no more than 10 feet apart.

3.14 Hydraulic Calculations

- 3.14.1 The pressure cushion for hydraulic calculations shall be the greatest of 10% of the water supply data or 8 psi.
- 3.14.2 All hydraulic calculations shall include a copy of the letter from the Water Company that states the water-flow data verified within six months of the submittal date. Water-flow data may be obtained from the San Jose Water Company, San Jose Municipal Water Company or Great Oaks Water. If you wish, San Jose Fire Department can perform a water-flow test and provide the water-flow data at an hourly rate (3 hours minimum). However, this test will not take the place of the water company declaration.
- 3.14.3 The backflow prevention requirements for each water company are unique. San Jose Water Company and Great Oaks Water Company require an additional check valve after their meter. San Jose Municipal Water Company requires a “Lead Free Dual Check Valve Backflow Device (or equivalent)”. We will need verification that the correct devices have been represented in the calculations.
- 3.14.4 The minimum operating pressure shall be as listed for the sprinkler head but in no case shall it be less than 7 psi, regardless of the provisions in NFPA 13 to allow use of sprinklers in accordance with their listing.
- 3.14.5 A maximum flow velocity of 20 feet/second shall not be exceeded when designing to the criteria as set forth herein as sections 3.2., and 3.3. Provide calculations based on the Hazen-Williams formula. See SJFD Handout Titled “20 FPS CHART”
- 3.14.6 The area of operation may **not** be reduced as allowed by NFPA 13, sections 11.2.3.1.4 & 11.2.3.2.3.1, where quick-response sprinklers are installed.
- 3.14.7 The area of operation shall be increased by 30% as required by NFPA 13, sections 11.2.3.2.4 and 11.2.3.2.5, for pitched roofs (> 2” in 12”) where SSU, SSP, HSW, and Large Drop sprinklers are used, and for dry pipe or gas charged pre-action systems.
- 3.14.8 Provide documentation for all pipe length equivalents used to develop your calculations. As an Example, Tyco CPVC fittings are “special” in that they get reduced equivalent lengths (for 90° elbow) compared to other manufacturers, you need to provide note on plans and in the calculations that only Tyco CPVC fittings will be used. We will check these in the field, so, the fittings must be readily identified as Tyco CPVC fittings. If not, then you will need to revise your calculations to reflect the “normal” equivalent lengths.

3.15 Alarms

- 3.15.1 When the sprinkler system is required to be monitored, the criteria set forth in the SJFD handout “**Fire Sprinkler Monitoring System**”, shall be followed.
- 3.15.2 All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, water-flow switches on all sprinkler systems and kitchen hood & duct fixed extinguishing systems shall be electrically supervised by a listed fire alarm control unit.

EXCEPTIONS:

- a. *Supervision of underground gate valves with roadway boxes shall not be required.*
- b. *Automatic sprinkler systems protecting one- and two-family dwellings.*
- c. *Limited area system serving fewer than 20 sprinklers.*
- d. *Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.*
- e. *Jockey pumps control valves that are sealed or locked in the open position.*
- f. *Control valves to paint spray booths or dip tanks that are sealed or locked in the open position.*
- g. *Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.*

- h. *Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.*
- i. *Kitchen hood & duct fixed extinguishing systems located in buildings where a sprinkler monitoring system is not required.*

4.0 INSPECTIONS

4.1 Field inspections can be scheduled only after a permit has been issued. Only the installing contractor shall schedule all tests and inspections. To schedule an inspection, call (408) 535-3555 at least 3 days before the desired inspection date.

NOTE:

- a) *When scheduling an inspection it is the contractor's responsibility to request sufficient time to complete a thorough inspection of the work performed. Inspections are booked in increments of one hour. This time includes travel and completion of the Record of Inspection form.*
- b) *Missed inspections or inspections cancelled less than 48 hours before the scheduled date shall be billed as an inspection for the amount of time booked.*
- c) *Inspections are provided as covered by the permit fees. Additional inspections shall be billed by the amount of time required.*

4.2 A hydrostatic test is required for all new systems and any alteration work involving 2-1/2 inch or larger piping or new piping where nine or more sprinklers are added to a single branch line. New work is required to be isolated and tested to 200 psi for two hours whenever possible. If new work cannot be isolated, the entire system shall be tested for two hours at 200 psi minimum or 50 psi above static pressure, whichever is greater.

4.3 System acceptance shall be in accordance with NFPA 13, Chapter 25.

4.4 As-built drawings are to be submitted at the time of final inspection when there are deviations from the approved plan(s).

4.5 Instructions:

4.5.1 Prior to final acceptance of new systems, the contractor shall provide SJFD and the owner with:

- a) All literature and instructions provided by the manufacturer describing proper operation and maintenance of any equipment and devices installed.
- b) The publication titled NFPA 25, *Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*.
- c) The Contractor's Material and Test Certificate(s) per NFPA 13, Chapter 25.

4.5.2 Prior to final acceptance of all work, the contractor shall provide SJFD and the owner with:

- a) Copies of the Contractor's Certified Welding Records, if applicable (See item 3.6.3 of this handout).
- b) Copies of the Welding Studs Pull Test Certificate, if applicable (See item 3.9.8 of this handout).
- c) The Contractor's Material and Test Certificate(s) per NFPA 13, Chapter 25.

5.0 DOCUMENT REVISIONS

5.1 This document is subject to revisions. For general information and to verify that you have the most current document, please call (408) 535-7750, and request the current version date.

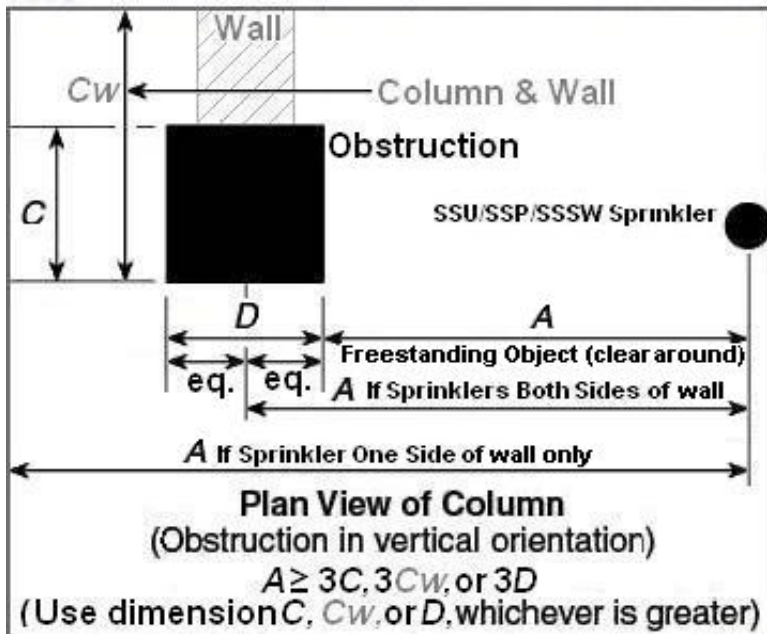
**2013 CBC TABLE 1604.5
OCCUPANCY CATEGORY OF BUILDINGS AND OTHER STRUCTURES**

| OCCUPANCY CATEGORY | NATURE OF OCCUPANCY |
|---------------------------|--|
| I | Buildings and other structures that represent a low hazard to human life in the event of failure, including but not limited to: <ul style="list-style-type: none"> • Agricultural facilities. • Certain temporary facilities. • Minor storage facilities |
| II | Buildings and other structures except those listed in Occupancy Categories I, III and IV |
| III | Buildings and other structures that represent a substantial hazard to human life in the event of failure, including but not limited to: <ul style="list-style-type: none"> • Buildings and other structures whose primary occupancy is public assembly with an occupant load greater than 300. • Buildings and other structures containing elementary school, secondary school or day care facilities with an occupant load greater than 250. • Buildings and other structures containing adult education facilities, such as colleges and universities, with an occupant load greater than 500. • Group 1-2 occupancies with an occupant load of 50 or more resident patients but not having surgery or emergency treatment facilities. • Group 1-3 occupancies. • Any other occupancy with an occupant load greater than 5,000^a. • Power-generating stations, water treatment facilities for potable water, waste water treatment facilities and other public utility facilities not included in Occupancy Category IV. • Buildings and other structures not included in Occupancy Category IV containing sufficient quantities of toxic or explosive substances to be dangerous to the public if released. |
| IV | Buildings and other structures designated as essential facilities, including but not limited to: <ul style="list-style-type: none"> • Group 1-2 occupancies having surgery or emergency treatment facilities. [OSHPD 3] For OSHPD 3 facilities, see Section 308.3.2. • Fire, rescue, ambulance and police stations and emergency vehicle garages. • Designated earthquake, hurricane or other emergency shelters. • Designated emergency preparedness, communications and operations centers and other facilities required for emergency response. • Power-generating stations and other public utility facilities required as emergency backup facilities for Occupancy Category IV structures. • Structures containing highly toxic materials as defined by Section 307 where the quantity of the material exceeds the maximum allowable quantities of Table 307.1 (2). • Aviation control towers, air traffic control centers and emergency aircraft hangars. • Buildings and other structures having critical national defense functions. • Water storage facilities and pump structures required to maintain water pressure for fire suppression |

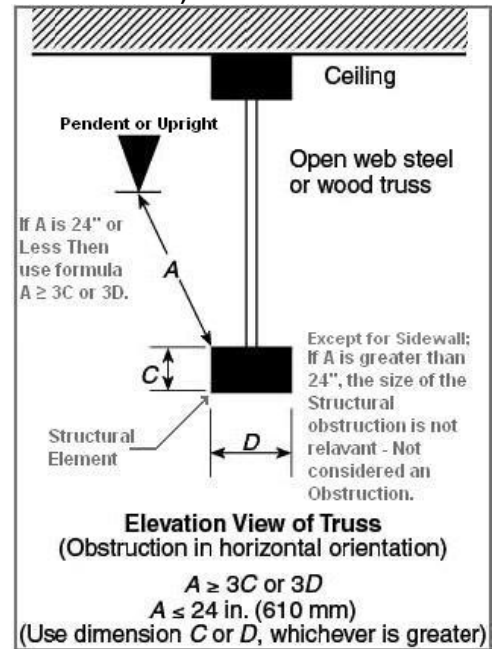
a. For purposes of occupant load calculation, occupancies required by Table 1004.1.1 to use gross floor area calculations shall be permitted to use net floor areas to determine the total occupant load.

Minimum Distance from Obstructions Exhibits

Figures for 8.6.5.2.1.3, 8.7.5.2.1.3 and 8.11.5.2.1.3 (SSU/SSP/SSSW)

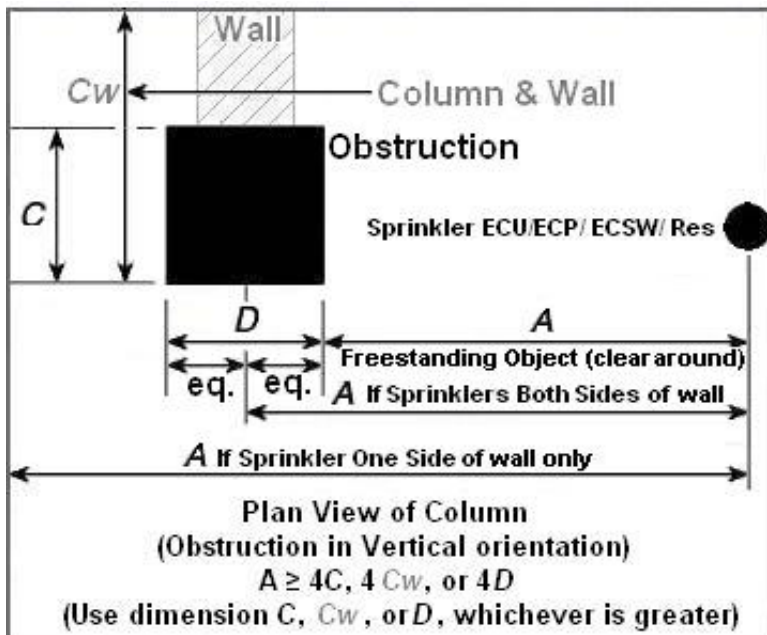


Minimum Distance from an Obstruction in the Vertical Orientation.

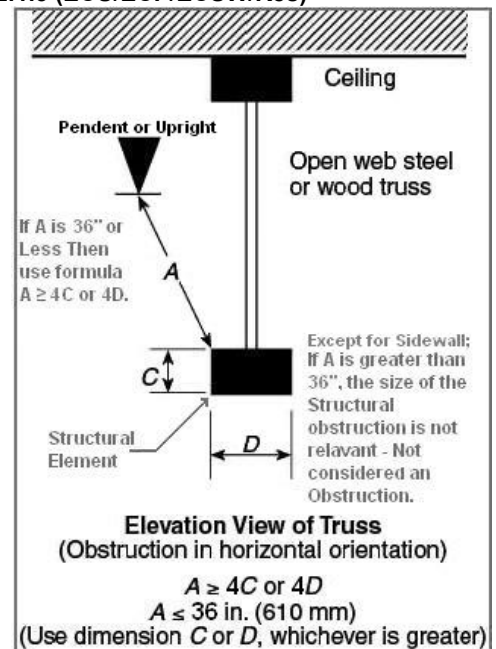


Minimum Distance from an Obstruction in the Horizontal Orientation.

Figures for 8.8.5.2.1.3, 8.9.5.2.1.3 and 8.10.5.2.1.3 and 8.10.7.2.1.3 (ECU/ECP/ECSW/Res)



Minimum Distance from an Obstruction in the Vertical Orientation.



Minimum Distance from an Obstruction in the Horizontal Orientation.

Examples;

1 - The Maximum intrusion of a column boxed back with a wall (C_w) to form an alcove with another sprinkler spaced on the other side of the obstruction.

Given: Standard Spray Pendant (SSP) sprinkler; $C = 8''$; $D = 8''$; & $A = \text{assume } 7'-6''$ (Max allowed for SSP).

Hence: $7'-6'' \text{ minus } 4'' = 7'-2''$ - Therefore, $C_w = 7'-2'' / 3 \approx 2'-5''$

2 - If in the example above, there is no sprinkler on the opposing side of the Column/wall (small room or narrow area) then, $A \geq 3C_w$.

New Givens: Standard Spray Pendant (SSP) sprinkler; $C_w = 24''$ & $D = 8''$ Hence: $A = 3C_w = 3 \times 24 = 6'-0''$. But you still cannot exceed the unobstructed limitations of the sprinkler (225/130/100 sf for a SSP by hazard class).