



New Fire Sprinkler Ordinance

Effective April 1, 2004

The new ordinance will require automatic fire sprinklers in all new construction with the following exceptions:

- Detached Group-U Division I Occupancies (Private Garages, Carports, Sheds and Agricultural Buildings)
- Temporary Buildings as defined by the Uniform Building Code which are less than 1000 square feet and the exit travel distance is less than 50 feet.
- Buildings which contain Group B, F, & S occupancies which are less than 300 square feet. (B = Business, F = Factory and Industrial, S = Storage)

In the case of retrofitting an existing building, under the new ordinance the following conditions will apply:

- Group R Division 3 occupancies (Single and Two family dwellings), to which additions, alterations, or repairs are made that involve the removal or replacement to 50% or greater of the linear length of walls of the building (interior plus exterior) within a one-year period shall be provided with automatic sprinklers throughout.

Exception: Group R Division 3 buildings with less than 1500 square feet where an addition will not increase the total square footage to more than 1500 square feet, unless the increase involves a second story (in this case, the 50% linear wall length rule would apply to determine if the project would need an automatic fire sprinkler system).

- Buildings where an addition will make it three stories as defined by the Building Code.
- Buildings where an addition will make it more than 30 feet in height.
- Any increase in floor area for Group H (Hazardous Occupancy), Division 1,2,3,4,5,6, and 7 Occupancies.
- Five thousand square feet or more total floor area for all other occupancies.
- Any change in use or occupancy classification that increases the fire hazard of the structure or the life safety of the occupants as determined by the Fire Chief.

You may contact the Monterey Fire Prevention for more information
at (831) 646-3900