

RESIDENTIAL FIRE SPRINKLER REQUIREMENTS

Fire sprinkler systems shall be required in all homes greater than or equal to five thousand (5,000) square feet, measured including porches, attached breezeways, and garages.

All residential fire sprinkler systems shall be installed according to NFPA 13D or 13R and additionally to the amendments setforth:

- All attached garages shall be sprinklered.
- All bathrooms and closets shall be protected according to code.
- A Fire Department connection shall be installed on the front elevation 1 ½" in size.
- All sprinkler systems shall be hydrostatically tested according to NFPA 13 at 200psi.
- Backflow testing is required annually.
- Resident is responsible for any maintenance or annual testing.

PLAN SUBMITTAL and INSPECTION REQUIREMENTS:

The Fire Department's goal is to provide a *complete and accurate review in the shortest possible time*. We will strive to accommodate plan review requests within 10 working days for the first submittals, and five (5) working days for interior finishes (less than 20 affected sprinklers) and resubmittals.

- Complete sets of plans that comply with the design and plan requirements of the 2021 International Fire Code.
- Hydraulic calculations.
- Manufacturers' material information sheets for the sprinkler heads, piping, and backflow preventers.
- All plans shall be signed and sealed.
- Plans shall be submitted via email to fire1@townofsunnyvale.org.

All fire protection systems shall be designed and installed by a contractor registered with the Town of Sunnyvale and who is licensed and insured for fire protection. For contractor registration, contact the Permit Division in the Building Department at Town Hall.

All fire related inspections shall be scheduled via email at fire1@townofsunnyvale.org or call (972) 203-4194.

Inspection shall be scheduled with Sunnyvale Fire Rescue by phone or email 48 hours prior to the day of inspection.

Stamped approved plan shall be on site for inspection.

Plans shall not be submitted until the contractor has a confirmed contract to install a system. Sunnyvale Fire Rescue will accept a Letter of Intent from the builder for residential to prevent changes to plans after review.

Inspections above ceilings:

- All inspections shall be completed before the ceiling is closed.
- All systems are required to be pretested prior to scheduling inspections.
- Sunnyvale Fire Rescue will issue a release to close the ceiling when all above ceiling inspections are complete. The completion of a hydro or visual does not automatically give approval to cover the ceiling.
- Visual will fail if any item is touching pipe. Example: wire, duct, etc. Use insulation or manufacturer-approved foam wraps to separate.
- Insulation shall be in place for inspection.

Existing System Safety Factor:

- Since the 2000 International Fire Code, a 10psi safety factor is required.

FREEZE PROTECTION:

- Insulation shall be foil backed or approved paper back with an R-value of R-13 or higher and shall be stapled along the sides.
- There shall be a minimum of one foot insulation on each side, in instances where piping is ran above the joist cavity.
- When required, insulation needs to be sufficient to protect pipe.
- All piping shall be covered.
- Insulation needs to be sufficient to protect pipe.
- Temperatures in the home must be maintained at a level to prevent freezing.
- Homeowner is required to maintain maintenance and testing as required by the sprinkler manufacturer.