

## CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

**F-1103.5.3 Group I-4 child care facilities.** An automatic sprinkler system shall be installed throughout existing Group I-4 child care facilities.

**Exception:** Group I-4 child care facilities legally in existence prior to January 1, 1984, where all children less than 2½ years of age are kept on the level of exit discharge.

**1103.5.4 Pyroxylin plastics.** An *automatic sprinkler system* shall be provided throughout existing buildings where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg). Vaults located within buildings for the storage of raw pyroxylin shall be protected with an *approved automatic sprinkler system* capable of discharging 1.66 gallons per minute per square foot (68 L/min/m<sup>2</sup>) over the area of the vault.

**F-1103.5.5 High-hazard occupancies.** An automatic sprinkler system shall be installed throughout existing high-hazard occupancies.

**F-1103.5.6 High-rise buildings.** An automatic sprinkler system shall be installed throughout existing high-rise buildings.

**Exception:** Portions of high-rise buildings occupied by Group R-2 occupancies without a change in occupancy since December 18, 1991.

**F-1103.5.6.1 High-rise Group R-2 occupancies.** An automatic sprinkler system shall be installed in the following areas of existing Group R-2 occupancies in the portions of the high-rise building to which the requirements of Section F-1103.5.6 do not apply:

1. Basements in accordance with Section F-1103.5.7.
2. Rooms used for storage where the floor area exceeds 120 square feet (11 m<sup>2</sup>).
3. Trash and incinerator chutes and rooms in accordance with F-1103.4.9.

**F-1103.5.7 Basements without openings.** Basements in existing buildings exceeding 2,500 square feet (232 m<sup>2</sup>) without openings shall be equipped with an automatic sprinkler system.

**Exceptions:**

1. Basements containing no occupancy or storage, excluding permanently installed building service equipment, but not excluding oil cooled electrical equipment.
2. Group R-3 and Group U occupancies.
3. Basements with openings meeting one of the following conditions:
  - 3.1. Doorway openings below grade that lead directly to ground level by an exterior stairway or outside ramp. The door openings shall be located in each 50 linear feet (15 240 mm) or fraction thereof, of exterior wall in the story on at least one side. The required openings shall be distributed such that the linear distance between adjacent openings does not exceed 50 feet (15 240 mm), and all portions of the basement are

located within 75 feet (22 860 mm) of a door opening.

- 3.2. Openings entirely above the adjoining ground level totaling at least 20 square feet (1.86 m<sup>2</sup>) in each 50 linear feet (15 240 mm), or fraction thereof, of the exterior wall in the story on at least one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm) and all portions of the basement are located within 75 feet (22 860 mm) of an opening. The openings shall have a minimum dimension of not less than 30 inches (762 mm).

**F-1103.5.7.1 Accessible basement openings.** Basement openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that will impede fire-fighting or rescue operations from the exterior. Materials permitted to be used to cover openings that will not impede fire department firefighting and rescue are as follows:

1. Doorway openings with doors of metal or wood.
2. Doorway or other openings covered by any of the following materials:
  - 2.1. Wood not exceeding ¾ inches (1905 mm) in thickness.
  - 2.2. Glass, Plexiglas, fiberglass or plastic not exceeding ¼ inches (6 mm) in thickness.
  - 2.3. Metal sheeting not exceeding ⅛ inches (3 mm) in thickness.

**F-1103.5.8 Buildings 45 feet or more in height.** An automatic sprinkler system shall be installed in the following areas of existing buildings that have one or more occupied floors located 45 feet (13 716 mm) or more above the lowest level of fire department vehicle access:

1. Basements.
2. The level of exit discharge.

**Exceptions:**

1. Open parking structures.
2. Occupancies in Group F-2.
3. Occupancies in Group R-2.
4. Buildings where all exterior walls have a fire separation distance of 5 feet (1524 mm) or greater.

**F-1103.5.8.1 Retrofit of buildings.** Buildings required by Section F-1103.5.8 to have automatic sprinkler systems installed shall complete the required installation by December 31, 2021.

**F-1103.5.8.1.1 Required compliance documents.** The owner of every building of 5 stories or more in height shall submit to the Department of Licenses and Inspections for approval one of the following by July 1, 2019:

1. A written description of the methods and schedule for compliance with this section.