



SANTA MONICA FIRE DEPARTMENT

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FIRE PREVENTION DIVISION

SANTA MONICA FIRE SPRINKLER ORDINANCE

AUTOMATIC FIRE EXTINGUISHING AND PROTECTION SPRINKLER SYSTEMS REQUIREMENTS

This standard outlines the general requirements for when a fire sprinkler system is required to be installed. Information contained herein applies to typical instances and may not address all circumstances.

CODE REFERENCES

Santa Monica Municipal
Article 8 Building Regulations
Chapter 8.44 Fire and Life Safety Prevention Requirements

SUBSECTION A

When Required. An approved automatic fire sprinkler system shall be installed as set forth in this Chapter under the following conditions:

- (1) In all newly constructed buildings, without regard to floor area or area separation walls except detached one-story two-car residential garages (including minor accessory uses such as laundry areas or bathrooms under one hundred square feet) provided that the new garage is located a minimum of six feet away from any other building on the same lot.
- (2) Throughout any existing building, when there is a change in occupancy classification to a more hazardous division, as shown in Table 8.44-A or as determined by the Fire Chief or the Fire **TABLE 8.44-A¹**

DEGREE OF OCCUPANCY HAZARD

Rank	Occupancy Class
1	Groups E and I
2	Groups A, Divisions 1, 2, 4 and 5
3	Group R, Divisions 1 and 2 and Group A, Division 3
4	Group H, Divisions 1, 2 and 5
5	Group H, Divisions 3 and 4; Group L, Group F
6	Groups B and M; Group S, Divisions 1 and 2
7	Group R, Division 3
8	Group U, Division 1

¹ To use the table - Step 1. Find the existing occupancy classification or division in the occupancy class column. Step 2. If the new occupancy classification or division is ranked above the existing class, then the entire building requires a full automatic fire sprinkler system.

- (3) Throughout any existing building greater than one thousand square feet, whenever more than fifty percent cumulative, of the existing floor area, including mezzanines, is added to within three calendar years.
- (4) Throughout any existing building one thousand square feet or less, whenever more than seventy-five percent cumulative, of the existing floor area, including mezzanines, is added within three calendar years.
- (5) Throughout any existing building greater than one thousand square feet, whenever more than a cumulative fifty percent of the interior walls and/or ceilings are exposed.
- (6) Throughout any existing building one thousand square feet or less, whenever more than a cumulative seventy-five percent of the interior walls and/or ceilings are exposed.
- (7) Throughout any existing building other than a single-family dwelling, whenever an additional story is added.
- (8) Throughout any single-family dwelling greater than one thousand square feet, whenever an additional story is added and the new floor area for the additional story increases the existing floor area by more than thirty-three and one-third percent.
- (9) Throughout any single-family dwelling one thousand square feet or less, whenever an additional story is added and the new floor area for the additional story increases the existing floor area by more than fifty percent.
- (10) Throughout any existing building or structure determined to be used primarily for public assembly more than five thousand square feet in total floor area. This subsection shall not apply to buildings or structures with an approved full automatic fire sprinkler system or to churches and theaters with fixed seating.
- (11) Throughout the entire floor of any existing building equipped with a partial fire sprinkler system whenever more than fifty percent of the floor space is altered or reconfigured.

SUBSECTION B

Exceptions. The requirements of subsection (a) of this Section shall not apply to:

- (1) Hospitals as defined in [Health and Safety Code](#) Section 1250;
- (2) Buildings such as power plants, lookout towers, steeples, grain houses, and similar structures with noncontinuous human occupancy only when so determined by the Fire Chief;

SUBSECTION C

When a fire sprinkler system is required in any building that does not have a designated occupant and use at the time fire sprinkler plans are submitted for approval, the system shall be designed and installed to deliver a minimum density of not less than that required for Ordinary Hazard, Group 2, with a minimum design area of not less than three thousand square feet.

When a subsequent change in occupancy classification requires the fire sprinkler system to deliver a higher minimum density, it shall be the responsibility of the building owner to upgrade the system to the required density for the new use. (Added by Ord. No. 2054CCS § 11, adopted 10/8/02; amended by Ord. No. 2165CCS § 1, adopted 8/9/05; Ord. No. 2244CCS § 11, adopted 11/27/07; Ord. No. 2328CCS § 22, adopted 11/9/10; Ord. No. 2527CCS § 10, adopted 11/22/16)