



City of Redwood City, Building & Inspection, 1017 Middlefield Road, Redwood City, CA. 94063 Phone: 650-780-7350 Fax 650-780-7348 website: www.redwoodcity.org

City of Redwood City's policy for determination of automatic fire sprinkler requirements of extensive demolition remodeling of Group R, Division 3 Occupancies

Background:

Since the adoption of Redwood City Ordinance No. 2166, effective August 11, 1999, that requires installation of an automatic fire sprinkler system in new residential buildings, there have been few Building Permit submittals with quite extensive remodeling. In most cases, substantial portions of the existing construction have been demolished and are to be replaced with new construction.

The intent of the Ordinance is to require a fire sprinkler system in new Group R3 occupancy buildings and for this reason the applicants have challenged the staff for when and how this new ordinance would be triggered in these instances.

Purpose:

The purpose of this policy is to determine at what point an extensive demolition/remodeling is treated as a new building and to provide some guidelines for the plan checkers.

In making this policy, the higher cost of installation of an automatic fire sprinkler system in the existing construction and the inconvenience to homeowners, while meeting the intent of the Ordinance, have been considered.

With this in mind, the following criteria will determine when the construction is not a new residential building. The amount of additional floor area will not be a factor in such determination.

Building and Inspection will make the determination using the following guidelines:

SITUATION NOT TREATED AS A NEW RESIDENTIAL BUILDING:

1) *At least 30% of the floor area must remain in its existing configuration with the structural components left untouched**.* See condition #2. The garage floor area is excluded for the purpose of the area calculations.

2) *At least 2 or more habitable rooms (i.e., living room, family room, or bedrooms) are to remain in the existing configuration.*

3) Any unforeseen construction difficulty in preserving the existing construction which will be determined by the Building Official (before demolition and replacement).

Copies of this policy are available for the public.

****The sheet rock may be removed for the upgrade of electrical, mechanical, and/or plumbing. This does not include any other improvements like changes and/or removal existing framing, existing exterior siding/stucco, and so on. If you have questions about the application of this policy to your project, please contact the plan checking staff at Building & Inspection.**