



# ORANGE COUNTY FIRE AUTHORITY

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## NOTES FOR NFPA 13R SPRINKLER SYSTEMS

### MULTI-FAMILY RESIDENTIAL FIRE SPRINKLER SYSTEMS

#### PLACE THE FOLLOWING NOTES VERBATIM ON THE PLAN:

1. Scope of work: Design and installation of an automatic fire sprinkler system for a multi-family residence.
2. One set of OCFA approved plans with hydraulic calculations shall be maintained at the job site at all times.
3. This automatic fire protection system shall be designed, fabricated, and installed in accordance with 2016 NFPA 13R and local amendments enforced by the OCFA.
4. At least one water pressure gauge shall be installed on the riser assembly.
5. All valves shall have permanently affixed signs that designate their function.
6. The water flow switch shall be connected to the service panel on an uninterruptible house circuit.
7. At least one bell/alarm shall be located near the address side or front side of the structure and shall be listed for exterior use.
8. Underground mains and lead-in connections shall be flushed before connection is made to sprinkler piping. Flush must be witnessed by an approved party and documentation provided to the OCFA inspector.
9. Water meter shall be in place prior to final, if applicable.
10. Call OCFA Inspection Scheduling at (714) 573-6150 to schedule all inspections at least 48 hours in advance. Inspections canceled after 1 p.m. on the day before the scheduled date will be subject to a reinspection fee.
11. OCFA inspection required at both rough and final prior to occupancy being granted.
12. All new systems and additions or modifications to existing piping affecting more than 20 sprinklers shall be hydrostatically tested for two hours at 200 psi or at 50 psi above the system operating pressure, whichever is greater. Hydro testing above operating pressure is not required for relocated drops.
13. All FDCs, wall PIVs, and exterior/exposed sprinkler riser valves shall be painted OSHA safety red. Other fire sprinkler or supply pipe exposed to the sky or susceptible to wet conditions shall be painted (any color) or otherwise coated to inhibit corrosion. Stainless steel assemblies and piping may be left unpainted provided that any hose connections, valves, or other components operated by the fire department are painted red.
14. All sprinkler piping shall remain uncovered until inspected by OCFA.
15. At rough inspection, pendent and sidewall sprinkler heads shall not be installed in portions of systems using CPVC pipe; only plugs shall be used.
16. At final inspection, all ceilings shall have all patches, repairs, and final finishes completed. Concealed sprinkler cover plates shall not be installed regardless of ceiling type, but shall be available on-site for inspection.
17. Sprinklers in spaces subject to temperatures in excess of 100°F (including garages and exterior closets) must be intermediate temperature rated (175°F or more).

#### FIRE SPRINKLER SPACING

The system has been designed to allow all compartments with:

1 residential head to be spaced at \_\_\_\_\_ x \_\_\_\_\_ max.

2 or more residential heads to be spaced at \_\_\_\_\_ x \_\_\_\_\_ max.

#### HYDRAULIC INFORMATION

Minimum **static** pressure (psi) required at riser gauge, including at least a 10% safety buffer: \_\_\_\_\_ psi