

2013 CFC/CBC/CRC SPRINKLER ORDINANCES

Sprinklers are required if any one or more bullet item applies; refer to the adopted ordinance for precise language. These requirements are in addition to standard use, occupancy, and hazard based requirements found in the 2013 CFC/CBC.

CITY	Addition/Alteration to Single-family Residence/Duplex (R-3) [also applies to multifamily residential (R-1/R-2/R-4) structures where noted by an *] ^{1,2}	Addition/Alteration to any Structure other than R-3 ^{1,2}	New Building ³						
Aliso Viejo	• Add'n is ≥33% of existing in 2-yr period & final area >3600 ft ² *	• Final area is >5000 ft ² & addition is ≥33% of existing building area	• >5000 ft ² <i>Exception: Open parking garages in Irvine when allowed by OCFA</i>						
Cypress	• Substantial renovation per Building Official*								
Laguna Hills	• Addition is >1000 ft ² & ≥33% of existing within 2-yr period*								
Laguna Woods	• Substantial renovation per Building Official*								
Placentia									
La Palma									
Santa Ana	• No requirement for addition or alteration in R-3								
Tustin									
Buena Park	• Area of alteration within 2-yr period is >50% of existing area & final area excluding garages >5,500 ft ² <i>Exception: When cost of system >5% of alteration cost, system may be omitted with approval of Building Official.</i>			• Final area of building is >5000 ft ² & addition is >2000 ft ²	• >2 stories <i>Exception: Laguna Niguel, Placentia, Tustin</i> <i>Exception: Open parking garages in Irvine when allowed by OCFA</i>				
Laguna Niguel	• Addition is >550 ft ² & final area ≥5500 ft ² * • Substantial renovation per Building Official*								
Los Alamitos	• Add'n is >33% of existing over 2-yr period & final area >5000ft ² • Substantial renovation per Building Official								
Seal Beach	• Addition to R and/or garage is ≥50% of existing over 2-yr period* • Addition to R and/or garage is ≥750 ft ² over 2-yr period* • Additional story added to R and/or garage* • Alteration or add'n/alt to R within 2-yr is ≥50% of existing area or value, and framing exposed, and Building Official/OCFA determine retrofit would be similar to new installation*					• 3 rd or higher story added to building <i>Exception: Laguna Niguel, Placentia, Tustin</i>			
Stanton	• Addition is ≥33% & final area >3600 ft ² * • Existing is >3600 ft ² & substantial reno per Building Official*								
Unincorp. O.C.	• Addition is >550 ft ² & final area is ≥5500 ft ² * • Area of alteration within 2-yr period is >50% of existing area & final area >5500 ft ² * <i>Exception: When cost of system (calculated at \$1.65/ft²) is >5% of alteration cost, system may be omitted with approval of OCFA.*</i>								
Villa Park	• Addition of any size and final area >5500 ft ² *								
Westminster	• Addition is ≥50% within 2-yr & final area >3600 ft ² * • Area >3600 ft ² and substantial renovation per Building Official*								
Irvine	• Area of alteration within 2-yr is >50% of existing and final area exceeds >5500 ft ² *	• Final area is >6000 ft ² & add'n is >1000 ft ² • Alteration of >75% within 2-yr & includes structural mods other than seismic upgrade <i>Exception: Residential Structures—use column to the left</i>							
Lake Forest	• Alt in 2-yr period >50% of existing area & final area >5500 ft ² * <i>Exception: When cost of system (calculated at \$1.65/ft²) is >5% of alteration cost, system may be omitted with approval of OCFA.*</i>		• No requirement for add'n/alt except in R occupancies						
Mission Viejo	<u>R-3 (MVO and RSM)</u> • No requirement for addition or alteration						• Final area >5000 ft ² & add'n ≥33% of existing • Final area >5000 ft ² & add'n is >2000 ft ² • 3 rd or higher story added to building <i>Exception: R-1/R-4 (RSM) or R-1/R-2/R-4 (MVO) residential structures—use column to the left</i>		
Rancho S.M.	<u>*R-2 (RSM only)</u> • No requirement for addition or alteration								
Yorba Linda	<u>*R-1/4 (RSM), R-1/2/4 (MVO)</u> • Addition is >1000 ft ² & ≥33% of existing within 2-yr period • Substantial renovation per Building Official							• Final area is >5000 ft ² • 3 rd or higher story added	
Dana Point	• Addition is ≥50% of existing over 2-yr period • Addition is ≥750 ft ² over 2-yr period • Additional story added								• Existing buildings <5000 ft ² : addition is ≥20% of existing & final size is >5000 ft ² • Existing buildings ≥5000 ft ² : addition is >1000 ft ² • Alteration of >75% of building area within 2-yr & work includes structural modifications other than seismic upgrades
San Clemente	• Alteration or addition/alteration within 2-yr is ≥50% of existing area (in Dana Point: area or value), and framing exposed, and Building Official/OCFA determine retrofit would be similar to new installation								
San Juan Cap.	• Addition is ≥33% of existing & >1000 ft ² over 2-yr period <i>Exception: meter and domestic lateral upgrade required solely because of installation of sprinklers</i> • Substantial renovation per Building Official								

¹ Unless otherwise noted, R-1/R-2/R-4 Occupancies shall be sprinklered if they meet the criteria in either addition/alteration column.

² Any addition to a sprinklered dwelling requires extension of the sprinkler system; any addition to a sprinklered building or tenant space requires extension of the sprinkler system unless rated barriers are provided when allowed by the California Building Code, NFPA 13, and/or OCFA, as applicable.

³ Refer to local sprinkler ordinance and CFC 903 to determine whether fire walls may be used to effectively reduce building area below the threshold for sprinklers.