

# 2016 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 2016 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 *] <sup>1,2</sup>	Addition/Alteration to any Structure other than R-3 <sup>1,2</sup>	New Building <sup>3</sup>	
Aliso Viejo	<ul style="list-style-type: none"> <li>Add'n is ≥33% of existing in 2-yr period &amp; final area &gt;1000 ft<sup>2</sup>*</li> </ul>			
Cypress	<ul style="list-style-type: none"> <li>Substantial renovation per Building Official*</li> </ul>			
Laguna Hills	<ul style="list-style-type: none"> <li>Addition is &gt;1000 ft<sup>2</sup> &amp; ≥33% of existing within 2-yr period*</li> <li>Substantial renovation per Building Official*</li> </ul>			
Laguna Woods				
Placentia	<ul style="list-style-type: none"> <li>When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet</li> <li>An additional story is added above the second floor regardless of fire areas or allowable areas.</li> </ul>			
Santa Ana				
Tustin	<ul style="list-style-type: none"> <li>When addition is thirty-three percent (33%) or more of the existing building area as defined in Section 202, and greater than one thousand (1000) square feet within a two-year period.</li> </ul>			
La Palma	<ul style="list-style-type: none"> <li>An automatic sprinkler system shall be installed throughout when an addition is 51% or more of the existing building area as defined in Section 202, and/ or greater than 1,000 square feet within a two year period.</li> </ul>			
Buena Park	<ul style="list-style-type: none"> <li>Area of alteration within 2-yr period is &gt;50% of existing area &amp; final area excluding garages &gt;5,500 ft<sup>2</sup></li> <li><i>Exception: When cost of system &gt;5% of alteration cost, system may be omitted with approval of Building Official.</i></li> </ul>			<ul style="list-style-type: none"> <li>Final area is &gt;5000 ft<sup>2</sup> &amp; addition is ≥33% of existing building area</li> </ul>
Laguna Niguel	<ul style="list-style-type: none"> <li>Addition is &gt;550 ft<sup>2</sup> &amp; final area ≥5500 ft<sup>2</sup>*</li> <li>Substantial renovation per Building Official*</li> </ul>			<ul style="list-style-type: none"> <li>Final area of building is &gt;5000 ft<sup>2</sup> &amp; addition is &gt;2000 ft<sup>2</sup></li> </ul>
Los Alamitos	<ul style="list-style-type: none"> <li>Add'n is &gt;33% of existing over 2-yr period &amp; final area &gt;1000ft<sup>2</sup></li> <li>Substantial renovation per Building Official</li> </ul>			<ul style="list-style-type: none"> <li>3<sup>rd</sup> or higher story added to building</li> <li><i>Exception: Laguna Niguel, Placentia, Tustin</i></li> </ul>
Seal Beach	<ul style="list-style-type: none"> <li>Addition to R and/or garage is ≥50% of existing over 2-yr period*</li> <li>Addition to R and/or garage is ≥750 ft<sup>2</sup> over 2-yr period*</li> <li>Additional story added to R and/or garage*</li> <li>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*</li> </ul>			
Stanton	<ul style="list-style-type: none"> <li>Addition is ≥33% &amp; final area &gt;1000 ft<sup>2</sup>*</li> <li>Existing is &gt;3600 ft<sup>2</sup> &amp; substantial reno per Building Official*</li> </ul>			<ul style="list-style-type: none"> <li>&gt;5000 ft<sup>2</sup></li> <li><i>Exception: Open parking garages when allowed by OCFA</i></li> </ul>
Unincorp. O.C.	<ul style="list-style-type: none"> <li>Addition is &gt;550 ft<sup>2</sup> &amp; final area is ≥5500 ft<sup>2</sup>*</li> <li>Area of alteration within 2-yr period is &gt;50% of existing area &amp; final area &gt;5500 ft<sup>2</sup>*</li> <li><i>Exception: When cost of system (calculated at \$1.65/ft<sup>2</sup>) is &gt;5% of alteration cost, system may be omitted with approval of OCFA.*</i></li> </ul>			
Villa Park	<ul style="list-style-type: none"> <li>When an addition is 33% or more of the existing building area as defined in Section 202, and greater than 1000 square feet within a two year period; or, an addition when the existing building is already provided with automatic sprinklers.</li> </ul>			<ul style="list-style-type: none"> <li>&gt;2 stories</li> <li><i>Exception: Laguna Niguel, Placentia, Tustin</i></li> <li><i>Exception: Open parking garages when allowed by OCFA</i></li> </ul>
Westminster	<ul style="list-style-type: none"> <li>Addition is ≥50% within 2-yr &amp; final area &gt;1000 ft<sup>2</sup>*</li> <li>Area &gt;3600 ft<sup>2</sup> and substantial renovation per Building Official*</li> </ul>			
Irvine	<ul style="list-style-type: none"> <li>Area of alteration within 2-yr is &gt;50% of existing and final area exceeds &gt;5500 ft<sup>2</sup>*</li> </ul>	<ul style="list-style-type: none"> <li>Final area is &gt;6000 ft<sup>2</sup> &amp; add'n is &gt;1000 ft<sup>2</sup></li> <li>Alteration of &gt;75% within 2-yr &amp; includes structural mods other than seismic upgrade</li> <li><i>Exception: Residential Structures—use column to the left</i></li> </ul>		
Lake Forest	<ul style="list-style-type: none"> <li>Alt in 2-yr period &gt;50% of existing area &amp; final area &gt;5500 ft<sup>2</sup>*</li> <li><i>Exception: When cost of system (calculated at \$1.35/ft<sup>2</sup>) is &gt;5% of alteration cost, system may be omitted with approval of OCFA.*</i></li> </ul>	<ul style="list-style-type: none"> <li>No requirement for add'n/alt except in R occupancies</li> </ul>		
Mission Viejo	<ul style="list-style-type: none"> <li>When an addition is 33% or more of the existing building area as defined in Section 202, and greater than 1000 square feet within a two year period; or the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.</li> </ul>	<ul style="list-style-type: none"> <li>Final area &gt;5000 ft<sup>2</sup> &amp; add'n ≥33% of existing</li> <li>Final area &gt;5000 ft<sup>2</sup> &amp; add'n is &gt;2000 ft<sup>2</sup></li> <li>3<sup>rd</sup> or higher story added to building</li> <li><i>Exception: R-1/R-4 (RSM) or R-1/R-2/R-4 (MVO) residential structures—use column to the left</i></li> </ul>		
Rancho S.M.	<ul style="list-style-type: none"> <li>Substantial renovation per Building Official</li> </ul>			

Yorba Linda	<ul style="list-style-type: none"> <li>• Addition is &gt;200 ft<sup>2</sup> &amp; final area is &gt;4800 ft<sup>2</sup>*</li> </ul>	<ul style="list-style-type: none"> <li>• Final area is &gt;5000 ft<sup>2</sup></li> <li>• 3<sup>rd</sup> or higher story added</li> </ul>	
Dana Point San Clemente	<ul style="list-style-type: none"> <li>• Addition is ≥50% of existing over 2-yr period</li> <li>• Addition is ≥750 ft<sup>2</sup> over 2-yr period</li> <li>• Additional story added</li> <li>• Alteration or addition/alteration within 2-yr is ≥50% of existing area (in Dana Point: area or value), <i>and</i> framing exposed, <i>and</i> Building Official/OCFA determine retrofit would be similar to new installation</li> </ul>	<ul style="list-style-type: none"> <li>• Existing buildings &lt;5000 ft<sup>2</sup>: addition is ≥20% of existing &amp; final size is &gt;5000 ft<sup>2</sup></li> <li>• Existing buildings ≥5000 ft<sup>2</sup>: addition is &gt;1000 ft<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• All A, E, H, I, and R Occupancies</li> <li>• B, F, M, S &gt;1000 ft<sup>2</sup> <i>Exception: Open parking garages when allowed by OCFA</i></li> </ul>
San Juan Cap.	<ul style="list-style-type: none"> <li>• Addition is ≥50% of existing &amp; &gt;750 ft<sup>2</sup> over 2-yr period <i>Exception: meter and domestic lateral upgrade required <u>solely</u> because of installation of sprinklers</i></li> <li>• Substantial renovation per Building Official</li> </ul>	<ul style="list-style-type: none"> <li>• Alteration of &gt;75% of building area within 2-yr &amp; work includes structural modifications other than seismic upgrades</li> </ul>	<ul style="list-style-type: none"> <li>• U &gt;6000 ft<sup>2</sup></li> </ul>

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

<sup>2</sup> 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.

<sup>3</sup> 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.