

15.04.160 UBC Section 904.2.1 amended – Automatic fire-extinguishing systems.

Section 904.2.1 is amended to read:

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(a) An automatic fire-extinguishing system or other approved fire suppression system(s) shall be installed in all occupancies and locations.

EXCEPTIONS: Group U, Division 1 Occupancies that serve as residential garden sheds and do not exceed 144 square feet. Group U, Division 2 Occupancies.

(b) Existing Buildings or Structures. All existing buildings and structures, regardless of the type of occupancy or area, shall be provided with an automatic fire-extinguishing system conforming to the most current requirements of the 1997 Uniform Building Code, State Fire Marshal regulations, the National Fire Protection Association Codes and Standards, Factory Mutual Standards of the City of Livermore Standards under the following conditions:

(1) Additions to any building creating an area exceeding 5,000 square feet. Exception: Minor additions (not greater than 500 square feet in area) to an existing non-sprinklered building, for the sole purpose of providing accessory storage space or disabled access upgrades.

(2) Alterations or repairs to any building five thousand (5,000) square feet or larger, when the alteration or repair exceeds twenty-five (25%) percent of the value of the building, within any twelve month period.

(3) When a change in occupancy classification results in an increased fire hazard or risk due to business operations and/or number of occupants permitted in the building.

(4) Detached Group U, Division 1 occupancies exceeding one thousand (1,000) square feet of floor area, constructed in conjunction with any existing non-sprinklered Group R, Division 3 occupancy.

(5) Any detached or attached structure added to any parcel of land containing automatic fire sprinkler protected buildings.

(6) All new attached or detached Group R occupancies.

EXCEPTION:

1. Alteration, repairs, and engineering reports initiated and completed within the time frames set forth by the Unreinforced Masonry Building Hazard Reduction Program, Municipal Code Chapter 15.64.

2. An efficiency dwelling unit or secondary dwelling unit (as defined in the City of Livermore Planning and Zoning Code) when constructed in conjunction with an existing non-sprinklered single-family dwelling.

For the purpose of this section, valuation shall be determined by the replacement costs of the existing structure based upon the most recent "Building Valuation Data" contained in the "Building Standards" published by the International Conference of Building Officials. For the purpose of this section detached structures shall be not less than 10 feet from any building.