

LEGISLATIVE DIGEST

[Fire Code - Automatic Sprinkler Requirements for Existing High-Rise Buildings]

Ordinance amending the Fire Code to require automatic sprinkler systems in existing high-rise buildings; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

San Francisco Fire Code Section 1103.5.2 requires existing high-rise buildings to maintain an automatic sprinkler system installed to comply with San Francisco Ordinance 377-93. It exempts (1) qualified historical buildings as defined in the California Health and Safety Code Section 18950; (2) apartment houses, condominiums, or other R-2 Occupancies; and (3) mixed-use occupancy buildings containing an R-2 Occupancy.

Amendments to Current Law

The ordinance amends San Francisco Fire Code Section 1103.5.2 by eliminating, through a phased implementation, the provisions that excepted Residential Group R-2 occupancy buildings, including apartment houses, condominiums, and mixed-use buildings containing a Residential Group R-2 occupancy, from the automatic sprinkler requirement. The amendment also incorporates provisions from existing San Francisco Building Code Section 314.27.

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