



## INFORMATION SHEET

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**NO. FS-05**

**DATE** : September 30, 2015

**CATEGORY** : Fire Safety

**SUBJECT** : **Sprinkler Systems Requirements for Addition or Legalization of Dwelling Unit**

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**PURPOSE** : The purpose of this Information Sheet is to clarify the sprinkler systems requirements for addition or legalization of dwelling unit.

**REFERENCE** : 2013 San Francisco Building Code  
Ordinance No. 43-14  
Ordinance No. 49-14  
Ordinance No. 30-15

**DISCUSSION** : The requirements for sprinkler systems for addition or legalization of dwelling unit.

A. When the occupancy is changed from Group R3 to Group R2 by adding or legalizing a dwelling unit, resulting in a building not more than 3 stories and within existing building envelope:

1. If the added or legalized dwelling unit is on the first floor,
  - (i) Sprinklers will be required on the entire first level designed per designated hazard classification (NFPA 13R and NFPA 13); and,
  - (ii) For building more than 2 stories, the first floor shall be separated from the upper floor by 1-hour fire rated construction applied on the affected side.
2. If the added or legalized dwelling unit is not located on the first floors,
  - (i) Sprinklers will be required for the added or legalized dwelling unit and the egress path of the unit; and,
  - (ii) For buildings more than 2 stories, the first floor shall be separated from the upper floor by 1-hour fire rated construction applied on the affected side.

B. When the occupancy is changed from Group R3 to Group R2 by adding or legalizing a dwelling unit, resulting in a building more than 3 stories:

1. If building envelope is changed (excluding exterior egress), the entire building needs to be fully sprinklered.
2. If story count is increased to 4 stories within existing envelope, entire building shall be sprinklered.
3. If story count is not changed and within existing envelope, sprinklers will be required for the added or legalized dwelling unit and the egress path of that unit.

C. When a dwelling unit is added or legalized in a Group R2 building within existing building envelope, sprinklers will only be required for the added or legalized dwelling unit and the egress path of that unit.

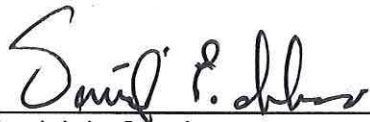
D. In an existing 3- or 4-story building or building which is increased to resulting in 3- or 4-story, the ground floor ceiling may be upgraded to 1-hour rated construction in lieu of upgrading to 1-hour rated building.

E. This Information Sheet is applicable to any of the following:

1. Ordinance No. 43-14: Legalization of Dwelling Units Installed Without A Permit
2. Ordinance No. 49-14: Construction of In-Law Units in Existing Residential Buildings of Auxiliary Structures on the Same Lot; Rent Control
3. Ordinance No. 30-15: Adding Dwelling Units to Existing Buildings Undergoing Seismic Retrofitting

**OTHER CONDITIONS:**

Other conditions will be evaluated on a case-by-case basis by the Supervisor or Manager.  
Pre-application meeting or approval of AB-005 is required.



Daniel de Cossio

10/15/15

Date

Fire Marshal & Assistant Deputy Chief  
San Francisco Fire Department



Tom C. Hui, S.E., C.B.O.

9/30/15

Date

Director

Department of Building Inspection

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