

WHEN ARE FIRE SPRINKLERS REQUIRED?

As identified below, an Automatic Fire Sprinkler System shall be installed, as per N.F.P.A. 13D; the most current edition shall be used, in conjunction with and the Encinitas Fire Department policies. Detailed sprinkler plans shall be submitted to the Fire Prevention Bureau for review **prior to permit issuance**. Plans and installation must be by a C16 licensed sprinkler contractor.

- The dwelling is currently sprinkled; plans must be submitted for a new addition.
- The property is outside of the 3 ½ minute response time for the City of Encinitas Fire Department, as defined on the 3 ½ minute response zone map.
- The structure is at or exceeds 4,000 square feet, including the garage. Buildings separated by less than ten feet of airspace from adjacent buildings, shall be considered as one building for the purpose of fire sprinklers requirements.
- The structure exceeds the allowable two levels or stories.
- The structure is in an area where the minimum fire flow requirements cannot be met.
- Constructed where fire department access is unduly difficult.
- The structure is located in a high fuel modification zone.
- The access road to the property has a grade exceeding 15%.
- The fire apparatus access road or easement serves more than one dwelling with a paved width of less than 24 feet.