DEVELOPMENT SERVICES

TECHNICAL BULLETIN

Protection of Existing Buildings with Residential Fire Sprinklers

RESD-3-1

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The purpose of this Technical Bulletin is to establish the City of San Diego's policy and code interpretation as it relates to requiring automatic residential fire sprinkler systems for additions, alterations, and remodels of existing one- and two-family dwellings and townhouses that do not have an automatic residential fire sprinkler system already installed. For the purpose of this Technical Bulletin, such buildings are referred to as dwellings and the floor area includes the area of all habitable spaces and all non-habitable spaces such as garages and storage areas.

> ## Documents Referenced in this Technical Bulletin
>
> - **California Residential Code, (CRC)**
> - **San Diego Municipal Code, (SDMC)**
> - **Land Development Code, (LDC)**

I. RESIDENTIAL SPRINKLER PROTECTION

An automatic residential fire sprinkler system shall be installed for the following cases:

A. New dwelling unit is added to an existing dwelling (attached or detached).

B. New companion dwelling unit, as defined in LDC Section §141.0302. Companion units are considered new dwelling units.

C. When floor area of the existing dwelling is increased, an automatic residential fire sprinkler system shall be installed throughout the entire dwelling (existing and the new addition), when both the following conditions are present:

1. The total floor area, (existing plus the new addition), is greater than 3,600 sq. ft.; and
2. The floor area of the addition exceeds 50% of the floor area of the existing dwelling.

II. EXCEPTIONS

An automatic residential fire sprinkler system shall not be required for the following cases:

1. An existing dwelling is altered to create two or more separate dwelling units without increasing the existing floor area.

2. New guest quarters, as defined in LDC Section §141.0306, is added to an existing dwelling (attached or detached). Guest quarters are not considered new dwelling units.