



FIRE PREVENTION BUREAU

ADMINISTRATIVE RULINGS

Policies/Interpretations

12.5

Exempted Buildings

SCOPE: To establish the requirements for buildings that were previously exempt from fire protection requirements (water supply, access and fire sprinklers) due to limited size and use that are being increased above the exempted amount.

REQUIREMENTS

1) Additions: Any building previously exempted from access, water and or fire sprinkler requirements due to limited size of 700 sq ft or less (1500 sq ft for U occupancy) shall provide access, water and fire sprinklers (if applicable) when the addition to the building brings the total square footage over the exempted amount, regardless of the % of the addition. Such building shall now comply with all Codes and Standards in effect at time of application, including current fees paid) for a Fire Clearance (VCFD Form #126).

Example: 700 sq ft R-3 (SFD) adding 300 sq ft. Total size is now 1000 sq ft and is now subject to full access, water and fire sprinkler requirements. The less than 50% addition rule does not apply.

2) Change of Use: Change of use that reclassifies the occupancy from a occupancy previously exempted due to limited size, to a new occupancy classification that is not exempted due to existing size of the building, shall provide water, access and fire sprinklers (if applicable) for the existing building in accordance with current Codes and Standards in effect at the time of the change of use application is filed.

Example: 1400 sq ft U occupancy being converted to a 700 sq ft R-3 and 700 sq ft U occupancy. Because the total building size exceeds 700 sq ft for other than U occupancies, the building is no longer exempted from access, water and fire sprinkler requires.