

4.12 Temporary Standpipes in Buildings under Construction (2022)

Reference: 2022 CFC , Sections 905.3.1 & 3313

Purpose: The following requirements are provided for the fire inspector's information and to assist contractors during construction.

- I. At least one standpipe shall be provided in every building under construction that is required to have standpipe(s) per SFFC Sec. 905.3.1 (or required by SFFD). Such standpipes shall be installed when the building has reached a height of more than 40 feet in height above the lowest level of Fire Department vehicle access or greater than 150' travel distance. **Fire department connections (FDC) and standpipe outlet valves shall comply with the requirements of 2022 SFFD Administrative Bulletins 4.05, 4.06 & 4.24.**
- II. The following additional stipulations shall apply to buildings which will exceed 200 feet in height:
 - A. Submit detailed plans for approval to the Fire Marshal, Division of Fire Prevention and Investigation;
 - B. When building reaches 200-ft. elevation, a fire pump shall be in operation with power and water provided; controls shall be at ground floor.
 - C. Provide signs and necessary keys to gain access and operate equipment.
 - D. Domestic and construction water connections may not be taken off the standpipe system.
 - E. If a UL labeled and listed pump is not available, a dependable equivalent may be accepted for temporary use, if approved by SFFD.
 - F. Maximum static pressure at any Fire Department outlet shall be 175 psi or approved PRVs shall be installed.
 - G. The sizing of the pump shall be based on sound engineering principles and approved by the SFFD.
 - H. Standpipe capacity, number of outlets and material shall comply with 2022 CFC Sections 905 and 3314.3. Per 2022 CFC Section 905.4 (6) the most remote portion of a non-sprinklered floor shall be within 150 feet of the nearest hose connection or within 200 feet on a sprinklered floor. Additional hose connection(s) shall be required in approved locations where these distances are exceeded.
 - I. Per 2022 CFC Section 3314.1, not less than one standpipe shall be provided.
 - J. The minimum pressure for a 3" hose valve shall be 100 psi at the valve outlet while flowing 250 GPM through the valve.
 - K. Per 2022 CFC Section 3313.5, the temporary standpipe shall have a water supply that can provide 500 GPM. This flow shall be required from the top two (2) outlets.
 - L. Additional standpipe and additional flow may be required depending on the size and arrangement of the floor plate.

GENERAL NOTE: Any part of the permanent standpipe may be used on a temporary basis, with the approval of the fire code official.