

4.28 Fire Sprinkler System Coverage Requirements for Balconies and Terraces (2019)

Reference: 2016 NFPA 13, Section 8.15.7 (as amended by CA Fire Code, Chapter 80); 2016 NFPA 13R; 2019 San Francisco Fire Code (SFFC), Section 903.3.1.2.1

Purpose: To establish when balconies and terraces need to be provided with fire sprinkler protection for buildings of combustible and noncombustible construction.

- I. For systems installed in accordance with NFPA 13 (comply with NFPA 13, Section 8.15.7 except as modified below) the following conditions will require sprinkler protection of balconies and terraces (relocated text) if protected by an automatic sprinkler system throughout the building:
 - a) The balcony or terrace is intended for human occupancy.
 - b) The outer edges of the occupied deck are more than 4' wide or more than 4' deep.
 - c) Sprinkler protection is required below an exterior projection more than 2' deep to the outer edge of the projection that is present at the next level or floor above an occupied deck per item b).
 - d) Sprinkler protection is required below tapered exterior projections when the outer edge of the projection is more than 2' deep above an occupied deck per item b).
 - e) Sprinkler protection is not required below exterior projections more than 2' deep if an occupied deck per item b) is not located at the next level or floor below the projection (no occupied deck or occupied decks located at alternate levels or floors).
 - f) Sprinkler protection is required below recessed ceilings more than 2' deep above recessed occupied decks per item b).
 - g) The minimum listed sprinkler deflector elevation per NFPA 13 below the exterior projection must be maintained.
 - h) For non-High rise buildings only, regardless of the conditions noted in items a) through g) above, fire sprinklers may only be omitted from balconies or terraces (occupied decks) when the any projection located above the balcony or terrace is of non-combustible or limited-combustible construction.