

SAN FRANCISCO FIRE DEPARTMENT BUREAU OF FIRE PREVENTION – PERMIT CENTER

FIRE ALARM UPDATES IN THE 2022 SF FIRE CODE FOR SLEEPING AREAS REQUIRMENTS



Meeting Agenda:

- Update on 2022 San Francisco Fire Code Section 1103.7.6.1 Based on City Ordinance **248-22 – Dated 12/5/2022**. Presented by **Assistant Fire Marshal Kathy Harold**. 9:00am - 9:10am
- Update on 2022 SFFD AB # 3.08 Effective 1/1/2023. Presented by **Senior Fire Protection Engineer Sagiv Weiss-Ishai, P.E.** 9:10am - 9:30am
- Open Forum – Questions and Answers. 9:30am - 10:30am

2022 SAN FRANCISCO BOARD OF SUPERVISORS (SFBOS)

ORDINANCE 248-22 – DATED 12/5/2022

<https://sfbos.org/sites/default/files/o0248-22.pdf>

21 1103.7.6.1. Sleeping Area Requirements.
22 For all buildings that are required to have a fire alarm system under this Code Section
23 1103.7.6, pertaining to Group R-2 occupancies, the Building Code, the Housing Code, or any other
24 law, the building owner shall upgrade the fire alarm system, if necessary, to comply with the sound
25 level requirement for sleeping areas set forth in Section 18.4.5.1 of NFPA 72 (2013 edition), as

Mayor Breed; Supervisors Peskin, Chan
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1 amended from time to time, upon either (a) completion of work under a building permit with a cost of
2 construction of \$99,000 or more, (b) July 1, 2023, whichever occurs first.
3 Exception. Subsection 501.6(a) shall not apply to mandatory seismic strengthening alterations
4 being performed pursuant to Chapter 5E of this Code, or to transient Hotels within the Residential
5 Group R-1 Occupancy Classification of Section 310.2 of the Building Code.

2022 SAN FRANCISCO FIRE CODE EFFECTIVE 1/1/2023

SOURCE: ORDINANCE 248-22

https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_fire/0-0-0-48381

2022 FIRE CODE

This electronic version of the Fire Code was last updated to include changes made by legislation through Ordinance [103-23](#), File No. 230212, approved June 2, 2023, effective July 3, 2023, retroactive May 1, 2023.

See the [Comprehensive Ordinance Table](#) for information regarding amendments to other portions of the San Francisco Municipal Code.



2022 San Francisco Fire Code

January 2023

1103.7.6.1. Sleeping Area Requirements.



For all buildings that are required to have a fire alarm system under this Code Section 1103.7.6, pertaining to Group R-2 occupancies, the Building Code, the Housing Code, or any other law, the building owner shall upgrade the fire alarm system, if necessary, to comply with the sound level requirement for sleeping areas set forth in Section 18.4.5.1 of NFPA 72 (2013 edition), as amended from time to time, upon either (a) completion of work under a building permit with a cost of construction of \$99,000 or more, (b) July 1, 2023, whichever occurs first.

Exceptions. Subsection 501.6(a)¹ shall not apply to mandatory seismic strengthening alterations being performed pursuant to Chapter 5E of this Code,¹ or to transient Hotels within the Residential Group R-1 Occupancy Classification of Section 310.2 of the Building Code.

CODIFICATION NOTE

¹ So in Ord. [248-22](#).

SFFD 2022 ABs Published on SFFD Website

AB # 3.08 – SLEEPING AREA FIRE ALARM REQUIREMENTS

<https://sf-fire.org/files/2022-11/3.08%20Sleeping%20Area%20Fire%20Alarm%20Requirements%202022.pdf>

Administrative Bulletins - 2022

The Bureau of Fire Prevention has revised its Administrative Bulletins in conjunction with the **2022** San Francisco Fire Code, which is effective as of January 1, 2023.

The **2022** Administrative Bulletins have been issued to replace the **2019 Administrative Bulletins**, which are no longer in effect as of January 1, 2023.

When the Fire Code Official determines that it is appropriate to revise one or more Administrative Bulletin, the Fire Department will post the revised bulletin on its website for 30 days, and will provide notice of the proposed revisions to parties who have registered to receive notice on the Department's website. The posting will include instructions for providing public comment on the proposed revised bulletin, and will also provide notice of a public hearing that will be conducted by the Fire Code Official or his or her designee to hear public comment. The Fire Commission will discuss and approve any proposed revised bulletin prior to issuance and posting on the website as a new bulletin.

§ 1- ADMINISTRATIVE BULLETINS

§ 2- PERMIT APPLICATION SUBMITTAL

§ 3- FIRE ALARM SYSTEMS

§ 4- SPRINKLER AND STANDPIPE SYSTEMS

§ 5- MISCELLANEOUS INFORMATION AND INTERPRETATIONS

3.01 LED Annunciation Panels (High-Rise and Low-Rise Buildings)

3.02 Fire Alarm Annunciation

3.03 Fire Alarm Certification

3.04 ERRCS Certification

3.05 New and Replacement Fire Alarm Systems--High-Rise Evacuation/Relocation Policy

3.06 RESERVED

3.07 RESERVED

3.08 Sleeping Area Fire Alarm Requirements

2022 AB # 3.08 – SLEEPING AREA FIRE ALARM REQUIREMENTS

- Residential building with 3 or more units only.**
- All new and existing fire alarm systems.**
- Minimum 75 dBA at the pillow is required per NFPA 72**
- Not required for buildings with smoke alarms only.**

2022 AB # 3.08 – OPTION 1 – FIRE ALARM SYSTEMS INSTALLED ON OR AFTER JANUARY 1ST, 2017 BASED ON NFPA 72 (2016 OR 2022 EDITION).

Audibility Test is NOT required

Owners must provide the following:

- Record for inspection that the system was inspected**
- Permit status “Completed” in DBI Permit Tracking System (PTS)**

2022 AB # 3.08 – OPTION 2 – EXISTING COMPLIANT SYSTEM

Audibility Test is NOT required

Owners must provide the following to FireSafety@sfgov.org

- Approved stamped record FA plans showing horns in each bedroom**
- Record for inspection that the system was inspected**
- Permit status “Completed” in DBI Permit Tracking System (PTS)**
- Record of service/ maintenance agreement with a Fire Alarm service company**
- Letter from the owner indicating that the FA system was not changed/altered after it was accepted**

2022 AB # 3.08 – OPTION 3 – AUDIBILITY TEST

If records for a code complaint system are not available – an audibility test may be acceptable to prove compliance

- A C-10 contractor must perform the test and confirm 75dBA minimum at the pillow of each sleeping area**
- \$1.00 Fire Only permit is required to document the test results with an associated fire inspection**
- The test must be done with a LISTED calibrated dBA meter**
- Audibility Test shall not be performed for SMOKE ALARMS**

2022 AB # 3.08 – REQUIRED UPGRADE

- Using existing Fire Alarm Control Unit (FACU) for the new Low-Frequency (LF) devices**
- Adding a new booster power supply for the new LF devices**
- Replace the existing FACU if current system is obsolete or does not have the upgrade capability.**
- Provide a NEW Wireless FA system per 2022 AB # 2.01**

Questions and Answers

