

4.12 Temporary Standpipes in Buildings Under Construction (2025)

Reference: 2025 CFC Sections 905.3.1 and Chapter 33; DBI Information Sheet FS-04.

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

I. GENERAL REQUIREMENTS

1. **Standpipe.** At least one standpipe shall be provided in every building under construction that is required to have standpipe(s) per SFFC Section 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 2025 SFFD Administrative Bulletins 4.05, 4.06 & 4.24.
2. **Buildings Exceeding 200 Feet in Height.** The following additional stipulations shall apply to buildings which will exceed 200 feet in height:
 - A. **Submit Plans.** Submit detailed plans for approval to the Fire Marshal, Division of Fire Prevention and Investigation.
 - B. **Standpipe in Each Enclosed Stair.** In every required interior exit stairway or exterior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing unless otherwise approved by the fire code official.
 - C. **Fire Pump.** When a building reaches 200 ft. elevation, a fire pump shall be in operation with power and water provided; controls shall be at ground floor.
 - D. **Signs and Keys.** Provide signs and necessary keys to gain access and operate equipment.
 - E. **Water Connections.** Domestic and construction water connections may not be taken off the standpipe system.
 - F. **Equivalency For Pump.** If a UL labeled and listed pump is not available, a dependable equivalent may be accepted for temporary use, if approved by SFFD.
 - G. **Static Pressure/PRVs.** Maximum static pressure at any Fire Department outlet shall be 175 psi or approved PRVs shall be installed.
 - H. **Size of Pump.** The sizing of the pump shall be based on sound engineering principles and approved by the SFFD.
 - I. **Capacity/Outlets/Materials.** Standpipe capacity, number of outlets, and material shall comply with CFC 905 per CFC 3307.4 and 3307.5.
 - J. **Minimum Pressure of Hose Valve.** The minimum pressure for a 3" hose valve shall be 100 psi at the valve outlet while flowing 250 GPM through the fire pump and valve.

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- K. **Minimum Pressure of Standpipe Flow.** The minimum pressure while flowing the required standpipe flow (500 GPM from the hydraulically most remote standpipe and 250 GPM from each additional standpipe) shall be 100 psi at any valve outlet while flowing 250 GPM through each valve. The temporary standpipe flow shall not be required to exceed the standpipe flow requirement of the finished/completed building. See 2024 NFPA 14 Section 10.6.1.1.6.
- L. **Additional Standpipe/Flow.** 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.