

Appendix J

AUTOMATIC SPRINKLER SYSTEMS IN EXISTING HIGH-RISE BUILDINGS

SECTION J101 GENERAL

J101.1 Purpose. The purpose of this appendix chapter is to provide a reasonable degree of safety to persons occupying existing high-rise buildings by providing for installation of automatic sprinkler systems in such buildings that do not already have such systems.

J101.2 Application. This appendix chapter shall apply to and the term "existing high-rise building" shall be construed to mean any high-rise building existing within the corporate limits of the city on December 31, 2005, and any high-rise building annexed into the corporate limits after that date.

Exception: The provisions of this appendix shall not apply to the following buildings and structures:

1. Airport traffic control towers in accordance with Sections 412 and 907.2.22 of the Building Code.
2. Open parking garages in accordance with Section 406.3 of the Building Code.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the Building Code.
4. Low-hazard special industrial occupancies in accordance with Section 503.1.2 of the Building Code.
5. Buildings with an occupancy in Group H in accordance with Section 415 of the Building Code.
6. Individual dwelling units in high-rise condominiums.

SECTION J102 DEFINITION

J102.1 Definition. The following term shall, for the purposes of this appendix, have the meaning ascribed in this section.

HIGH-RISE BUILDING. A building of any type of construction that has floors that are used for human occupancy located more than 75 feet above grade plane, as measured from the top of the floor surface.

SECTION J103
AUTOMATIC SPRINKLER SYSTEMS

J103.1 Required. All existing high-rise buildings shall be equipped with an automatic sprinkler system in accordance with NFPA 13 according to the compliance schedule set forth in Section J104.

SECTION J104
COMPLIANCE SCHEDULE

J104.1 Compliance plan. On or before December 31, 2006, or within one year after the date of annexation of the building into the jurisdiction, owners of existing high-rise buildings shall provide the code official with a letter expressing the owner's intent to comply with this section.

J104.2 Compliance check points. Except as provided by this section, owners of existing high-rise buildings shall comply with the following schedule for installation of automatic sprinkler systems:

1. On or before December 31, 2009, or within four years after the date of annexation of the building into the jurisdiction, a water supply in accordance with NFPA 13 shall be installed to all floors of the building.
2. On or before December 31, 2014, or within nine years after the date of annexation of the building into the jurisdiction, a minimum of 50% of the floors shall be equipped with an operational automatic sprinkler system.
3. On or before December 31, 2017, or within twelve years after the date of annexation of the building into the jurisdiction, the total square footage of the building shall be equipped with an operational automatic sprinkler system.