



FIRE SPRINKLER RETROFIT REQUIREMENTS

Arcadia Fire Prevention Bureau
710 S Santa Anita Ave, Arcadia, CA 91006
Phone (626) 574-5104
fireprevention@arcadiaca.gov

COMMERCIAL & MULTI-FAMILY BUILDINGS:

Fire sprinkler systems shall be retrofitted into commercial buildings when:

1. Buildings greater than 5,000 square feet in area are enlarged by an addition to the existing structure.
2. Buildings less than 5,000 square feet in area, when enlarged by an addition to the existing structure, exceed 5,000 square feet.
3. In all Group R-1 and R-2 Occupancies when an addition results in additional guestrooms or dwelling units.
4. As required by specific sections of the California Fire Code.

SINGLE-FAMILY DWELLINGS:

Fire sprinkler systems shall be installed in R-3 occupancies (single-family dwellings) when:

1. All existing R-3 occupancies (single-family dwellings) greater than 2,500 square feet in residential area when enlarged by an addition to the residential area of the existing structure.

EXCEPTIONS:

- 1) Sole additions of areas that would not require sprinklers such as closets or bathrooms.
- 2) Additions that occur without increasing the number of stories or increase the horizontal projection of the first story roof.

2. All existing R-3 occupancies (single-family dwellings) equal to or less than 2,500 square feet in residential area, when enlarged by an addition to the residential area of the existing structure, exceeds 2,500 square feet in residential area.

EXCEPTIONS:

- 1) Sole additions of areas that would not require sprinklers such as closets or bathrooms.
- 2) Additions that occur without increasing the number of stories or increase the horizontal projection of the first story roof.

ACCESSORY DWELLING UNIT (ADU):

Fire sprinkler systems shall be installed in ADU's when:

1. The main single-family dwelling is fire sprinklered.
2. The ADU is located greater than 150 feet from the street as measured from the curb.
3. The nearest public fire hydrant is located greater than 400 feet from the ADU.