

# REMODELING?

**See Morro Bay's Requirement for Fire Sprinklers below:**

## **14.08.090 - Modifications of the California Fire Code.**

**903.2.1 Where Required.** An approved automatic fire sprinkler system shall be installed throughout:

1. In all new R-3 and U occupancies private garages and carports accessory to:

- a. Including all attached structures.
- b. Including all structures within 10 feet.

2. In additions or alterations of floor area for all buildings or structures as follows:

- a. Throughout structures where additions in excess of 300 square feet and substantial remodels more than 50% of the existing floor area;

**ALTERATION OF FLOOR AREA:** "For the purpose of this definition, the following criteria shall be considered in determining the percentage of "alteration of floor area." The 50% referred to under "Substantial Remodel" applies to the entire building's gross floor area in plain view, the entire room or space where the remodel is taking place will be considered in the calculation, either alone or in combination with any of the following:

- a. Removing wall finishes and exposing framing of; Interior wall (where finishes are removed from one side only the room or space to which the framing is exposed will be included in the calculation). Perimeter exterior wall (one or both sides).
- b. New wall construction, removing, or repositioning, either interior or perimeter exterior walls, the rooms, or spaces on both sides of the wall will be included in the calculation.
- c. Removal of the ceiling in any room or space to expose rafters, trusses, beams, purlins, or floor joists.
- d. Removal of the roof structure (only rooms or spaces that are directly below the removed roof structure will be include in the calculation).
- e. Removal of floor finishes which exposes floor framing and/or removal of concrete.
- f. Relocating plumbing fixtures in a bathroom or kitchen will cause the entire room or space to be included in the calculation.
- g. Other alterations considered by the Fire Code Official.

Exception:

Installation of an automatic fire sprinkler system shall not be required when, to the satisfaction of the Fire Chief and the Building Official, it is demonstrated the proposed construction, use, and occupancy are minor in scope and nature, the installation of an automatic fire sprinkler system would be impractical, and the intent and purpose of this section is otherwise met.