

CITY OF LAS VEGAS AMENDMENTS TO THE SOUTHERN NEVADA AMENDMENTS TO THE 2012 INTERNATIONAL BUILDING CODE

(CHAPTER 34--SPRINKLERS AND ALARMS IN EXISTING BUILDINGS)

REPLACE THE TEXT OF SECTION 3401.7 OF THE SOUTHERN NEVADA AMENDMENTS TO READ AS FOLLOWS:

3401.7 Automatic Sprinklers in Existing Buildings. Automatic sprinkler systems in accordance with Section 903 and designed per the Fire Code shall be provided in non-sprinklered *existing structures* at the locations described in Sections 3401.7.1 through 3401.7.3.

Where these provisions result in partially sprinklered buildings, durable weatherproof signage shall be provided at the Fire Department Connection(s) clearly indicating that the building is partially protected with fire sprinklers and clearly identifying the portion(s) of the building covered by the fire sprinkler systems.

The underground fire service and fire sprinkler lead-in to the first portion of an existing non-sprinklered building shall be sized to a minimum Ordinary Hazard Group II sprinkler design for future expansion of the fire sprinkler system to cover all other portions of the building.

3401.7.1 Additions. Additions to any building shall comply with this Section and Section 3403.

3401.7.1.1 Sprinklered Addition. In existing non-sprinklered buildings where sprinklers are provided for a building addition, whether required or not, the entire building shall be sprinklered.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707; and
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. When approved by the *building official*, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

3401.7.1.2 Non-sprinklered Addition. In existing non-sprinklered buildings where sprinklers are not otherwise required or provided in the building addition, the remainder of the building is not required to be provided with sprinklers where any of the following conditions are met:

1. The building has a total area of less than 5,000 sq. ft. (464 m²) and the addition does not cause the existing building to trigger fire sprinkler protection due to occupancy-specific requirements contained in Section 903.
2. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 2.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707; and
 - 2.2 The property owner has signed an agreement approved by the fire code official to sprinkle the remainder of the building within 18 months from the time of building permit issuance.

3401.7.2 Alterations. Alterations within existing buildings shall comply with this Section and Section 3404.

3401.7.2.1 Sprinklered Alterations. In existing non-sprinklered buildings where sprinklers are provided for an alteration, whether required or not, the entire building shall be sprinklered.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707; and
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkle the remainder of the building within 18 months from the time of building permit issuance.
2. When approved by the *building official*, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

3401.7.2.2 Non-sprinklered Alterations. In existing non-sprinklered buildings where sprinklers are not otherwise required or provided in the alteration, the remainder of the building is not required to be provided with sprinklers due to the alteration.

3401.7.3 Change of Occupancy. A change of occupancy within an existing building shall comply with this Section and Section 3408.

3401.7.3.1 Sprinklered Change of Occupancy. In existing non-sprinklered buildings where sprinklers are provided for an area containing a change of occupancy, whether required or not, the entire building shall be sprinklered.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707; and
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. When approved by the *building official*, special hazard areas that are required to be sprinklered for specific uses, such as medical gas rooms, do not require the remainder of the building to be sprinklered.

3401.7.3.2 Non-sprinklered Change of Occupancy. In existing non-sprinklered buildings where sprinklers are not otherwise required or provided in the change of occupancy, the remainder of the building is not required to be provided with sprinklers where any of the following conditions are met:

1. The building has a total area of less than 5,000 sq. ft. (464 m²) and the change of occupancy does not cause the existing building to trigger fire sprinkler protection due to occupancy-specific requirements contained in Section 903.
2. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, sprinklers are not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 2.1 The tenant space is separated from the remainder of the building by a 2-hour fire barrier, without openings and with protected through penetrations, constructed in accordance with Section 707; and
 - 2.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
3. When approved by the building official, a change in occupancy to an equal or lesser hazard shall not require the installation of sprinklers for any part of the building. To make such a determination, the building official may consider physical changes to reduce the occupant load, relative fire hazard and other relevant data.

REPLACE THE TEXT OF SECTION 3401.8 OF THE SOUTHERN NEVADA AMENDMENTS TO READ AS FOLLOWS:

3401.8 Fire Alarm Systems in Existing Buildings. Fire alarm systems, installed in accordance with Section 907 and the Fire Code, shall be provided in *existing structures* at the locations described in Sections 3401.8.1 through 3401.8.3.

3401.8.1 Additions. Additions to any building shall comply with this Section and Section 3403. In existing buildings where fire alarms are provided for the addition, whether required or not, coverage shall be extended to include the entire building.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, fire alarm system coverage is not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour *fire barrier*, without openings and with protected through penetrations, constructed in accordance with Section 707; and
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. In all occupancies, the addition of a *Fire Wall* in accordance with Section 706, with openings protected with automatic-closing devices, may be used to create a new fire area that separates the addition from the remainder of the building. The *Fire Wall* may either:
 - a. Limit required fire alarm system coverage to include only the new fire area containing the addition; or
 - b. Limit required fire alarm system coverage to include the new addition and other existing spaces adjacent to the addition that remain in the same fire area; or
 - c. Eliminate the requirement to install a fire alarm system in accordance with the provisions of Section 907.2.

3401.8.2 Alterations. Existing buildings that undergo an alteration shall comply with this Section and Section 3404.

Exception: Alterations consisting solely of the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

In existing buildings where fire alarms are provided for an alteration, whether required or not, coverage shall be extended to include the entire building.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, fire alarm system coverage is not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour *fire barrier*, without openings and with protected through penetrations, constructed in accordance with Section 707; and
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. In all occupancies, the addition of a *Fire Wall* in accordance with Section 706, with openings protected with automatic-closing devices, may be used to create a unique fire area to separate the alteration from the remainder of the building. The *Fire Wall* may either:
 - a. Limit required fire alarm system coverage area to include only the fire area containing the alteration; or

- b. Eliminate the requirement to install a fire alarm system in accordance with the provisions of Section 907.2.

3401.8.3 Change of Occupancy. Existing buildings that undergo a change of occupancy shall comply with this Section and Section 3408.

Exception:

When approved by the building official, a change in occupancy to an equal or lesser hazard shall not require the installation of a fire alarm system for any part of the building. To make such a determination, the building official may consider physical changes to reduce the occupant load, relative fire hazard and other relevant data.

In existing buildings where fire alarms are provided for a change of occupancy, whether required or not, coverage shall be extended to include the entire building.

Exceptions:

1. Other than occupancies of Group E Daycare, Group H, Group I, or Group R, fire alarm system coverage is not required to be provided beyond the entire tenant area being modified when in compliance with the following requirements:
 - 1.1 The tenant space is separated from the remainder of the building by a 2-hour *fire barrier*, without openings and with protected through penetrations, constructed in accordance with Section 707; and
 - 1.2 The property owner has signed an agreement approved by the fire code official to sprinkler the remainder of the building within 18 months from the time of building permit issuance.
2. In all occupancies, the addition of a Fire Wall in accordance with Section 706, with openings protected with automatic-closing devices, may be used to create a unique fire area to separate the portion of the building containing the change of use from the remainder of the building. The Fire Wall may either:
 - a. Limit required fire alarm system coverage area to include only the fire area containing the change of use; or
 - b. Eliminate the requirement to install a fire alarm system in accordance with the provisions of Section 907.2.