

Insert pages for September 1, 2011 Wisconsin Commercial Building Code, Comm 61-66, into the International Building Code, 2009 edition

Safety and Buildings Division - Wisconsin Department of Safety and Professional Services

IBC Chapter 9, Insert 9C, Page 1 of 3

Insert between pages 184 and 185

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**Comm 62.0903 Automatic fire sprinkler systems. (1) GROUP A–1.** Substitute the following wording for condition 3 in IBC section 903.2.1.1: None of the stories in which the fire area is located include a level of exit discharge.

**(2) GROUP A–2.** Substitute the following wording for condition 3 in IBC section 903.2.1.2: None of the stories in which the fire area is located include a level of exit discharge.

**(3) GROUP A–3.** Substitute the following wording for condition 3 in IBC section 903.2.1.3: None of the stories in which the fire area is located include a level of exit discharge.

**(4) GROUP E.** Substitute the following wording for the requirements in IBC section 903.2.3: (a) Except as provided in par. (b), an automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 20,000 square feet in area.
2. Throughout every story of educational buildings that is located below a story which includes the lowest level of exit discharge.

(b) An automatic sprinkler system is not required in any fire area, or in any story that is located below a story which includes the lowest level of exit discharge, where every classroom throughout the building has at least one exterior exit door at ground level.

**(5) GROUP R.** Substitute the following wording for the requirements in IBC section 903.2.8: (a) Except as provided in pars. (b) to (d), an automatic sprinkler system installed in accordance with IBC section 903.3 shall be provided throughout all buildings with a Group R fire area.

(b) An automatic sprinkler system installed in a multifamily dwelling may conform with sub. (10) provided the multifamily dwelling complies with all of the following:

1. The multifamily dwelling does not contain more than 4 dwelling units.
2. The multifamily dwelling is not more than 2 stories above grade plane in height.
3. The multifamily dwelling is not served by either a community water system or a municipal water system as defined under s. NR 811.02.

**Note:** Under s. NR 811.02 “community water system means a public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents. Any water system serving 7 or more homes, 10 or more mobile homes, 10 or more apartment units or 10 or more condominium units shall be considered a community water system unless information is provided by the owners indicating that 25 year-round residents will not be served.”

**Note:** Under s. NR 811.02 “municipal water system means a community water system owned by a city, village, county, town, town sanitary district, utility district, public inland lake and rehabilitation district, municipal water district or a federal, state, county or municipal owned institution for congregate care or correction, or a privately owned water utility serving the foregoing.” (c) 1. An automatic fire sprinkler system need not be installed in a townhouse provided the townhouse complies with all of the following:

- a. The townhouse is not more than 3 stories above grade plane in height.
- b. The townhouse does not contain more than 20 dwelling units.
- c. The total gross floor area of all the individual dwelling units within the townhouse does not exceed 16,000 square feet.

2. Each dwelling unit within the townhouse is separated from other dwelling units by at least 2-hour fire-resistive-rated separation walls constructed in accordance with the requirements of IBC section 706 and do not contain any openings and plumbing equipment or mechanical equipment. The separation wall does not have to comply with the structural stability requirements of IBC section 706.2 and the horizontal continuity requirements of IBC section 706.5.

3. An automatic sprinkler system installed in a townhouse may conform with sub. (10) provided the townhouse complies with all of the following:

- a. The townhouse does not exceed more than 3 stories above grade plane in height.
- b. Each dwelling unit within the townhouse is separated from other dwelling units by at least 2-hour fire-resistive-rated separation walls constructed in accordance with the requirements of IBC section 706 and do not contain any openings or have any plumbing equipment or mechanical equipment within. The separation wall does not have to comply with the structural stability requirements of IBC section 706.2 and the horizontal continuity requirements of IBC section 706.5.

4. An automatic sprinkler system need not be installed a townhouse provided the townhouse is constructed of at least 2-hour fire resistance as defined under s. 101.14 (4m) (a) 5m., Stats.

**Note: Par. (c) is repealed and recreated effective 7-1-14 to read: (c) An automatic sprinkler system installed in a townhouse may conform with sub. (10) provided the townhouse complies with all of the following:**

- 1. The townhouse does not exceed more than 3 stories above grade plane in height.**
- 2. Each dwelling unit within the townhouse is separated from other dwelling units by at least one hour fire-resistive-rated separation walls constructed in accordance with the requirements of IBC section 706 and do not contain any openings or have any plumbing equipment or mechanical equipment within. The separation wall does not have to comply with the structural stability requirements of IBC section 706.2 and the horizontal continuity requirements of IBC section 706.5.**

(d) An automatic sprinkler system installed in a building with a Group R-3 fire area may conform with sub. (10) provided the Group R-3 use complies with all of the following:

1. The Group R-3 use is limited to a single-room bunkhouse type sleeping unit.
2. The fire area does not exceed 1,500 square feet.
3. The fire area is not more than one story above grade plane in height.
4. The fire area has an occupant load of 10 or less.
5. The Group R-3 use is not served by either a community water system or a municipal water system as defined under s. NR 811.02.

**Note:** Under s. NR 811.02, “community water system” means a public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents. Any water system serving 7 or more homes, 10 or more mobile homes, 10 or more apartment units or 10 or more condominium units shall be considered a community water system unless information is provided by the owners indicating that 25 year-round residents will not be served.”

**Note:** Under s. NR 811.02, “municipal water system” means a community water system owned by a city, village, county, town, town sanitary district, utility district, public inland lake and rehabilitation district, municipal water district or a federal, state, county or municipal owned institution for congregate care or correction, or a privately owned water utility serving the foregoing.”

**(6) STUDENT HOUSING.** These are department rules in addition to the requirements in IBC section 903.2.8:

(a) *Definition.* In this paragraph, “private student residential building” has the meaning as given under s. 101.14 (4) (b) 1m., Stats.

**Note:** Section 101.14 (4) (b) 1m., Stats., reads: “In this paragraph, “private student residential building” means a privately owned and operated residential building that has a capacity of at least 100 occupants, that is occupied by persons at least 80 percent of whom are enrolled in an institution of higher education, and that has attributes usually associated with a student residence hall or dormitory such as a food service plan or occupancy by a resident advisor.”

(b) *Existing housing.* 1. An automatic fire sprinkler system shall be provided by January 1, 2014 throughout every residence hall and dormitory greater than 60 feet in height, the initial construction of which was begun before January 7, 2006, that is owned or operated by an institution of higher education, other than a residence hall or dormitory owned or operated by the board of regents of the University of Wisconsin System. 2. An automatic fire sprinkler system shall be provided by January 1, 2014 throughout every private student residential building greater than 60 feet in height, the initial construction of which was begun before January 7, 2006.

3. An automatic fire sprinkler system shall be provided by January 1, 2014 throughout every student residential facility operated by a fraternity, sorority or other organization authorized or sponsored by an institution of higher education, the initial construction of which was begun before January 7, 2006.

(c) *New housing.* 1. An automatic fire sprinkler system shall be provided throughout every residence hall and dormitory, the initial construction which is begun on or after April 26, 2000, that is owned or operated by the board of regents of the University of Wisconsin System. 2. An automatic fire sprinkler system shall be provided throughout every residence hall and dormitory, the initial construction which is begun on or after January 7, 2006, that is owned or operated by an institution of higher education, other than a residence hall or dormitory owned or operated by the board of regents of the University of Wisconsin System. 3. An automatic fire sprinkler system shall be provided throughout every student residential facility, operated by a fraternity, sorority or an organization authorized or sponsored by an institution of higher education, the initial construction of which is begun on or after January 7, 2006.

4. An automatic fire sprinkler system shall be provided throughout every private student residential building, the initial construction of which is begun on or after January 7, 2006.