

INSERT PAGES
IBC CHAPTER 9

To be inserted between pages 174 & 175.

Comm 62.0903 Automatic fire sprinkler systems. (1) ALTERNATIVE PROTECTION. Substitute the following wording for the requirements in IBC section 903.1.1: Alternative automatic fire-extinguishing systems complying with IBC section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard.

(2) GROUP A1. 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.

(3) GROUP A2. 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.

(4) GROUP A3. 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.

(5) GROUP E. Substitute the following wording for the requirements, but not the exception, in IBC section 903.2.2: (a) Except as provided in par. (b), an automatic sprinkler system shall be provided for all 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.

(6) GROUP R. Substitute the following wording for the requirements in IBC section 903.2.7: (a) Except as provided in pars. (b) to (d) an automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area

(b) An automatic fire sprinkler system need not be installed in a multifamily dwelling where the floor areas or the number of dwelling units do not exceed any of the thresholds established in Table 62.0903. The floor areas specified in the thresholds do not include any of the following:

1. Areas that are outside a building, as in the following:
 - a. Porches that are open to the outside atmosphere.
 - b. Exterior stairs.
 - c. Exterior platforms.
 - d. Exterior landings.
 - e. Exterior decks.
2. An attached garage that meets all of the following criteria:
 - a. Has a floor area of 600 square feet or less.
 - b. Serves a single dwelling unit.
 - c. Is accessed directly from the dwelling unit.
 - d. Is separated from the remainder of the building by at least 1-hour rated fire-resistive construction.

Note: Housing units that receive federal funding may be required by federal regulations to have sprinkler protection regardless of building size.

Note: See Appendix A for a listing of municipalities that the department believes have preexisting stricter sprinkler ordinances, and a listing of thresholds those municipalities may apply which are more restrictive than in Table 62.0903.

3. This paragraph does not apply after December 31, 2010.

Note: The application of paragraph (b) applies to plans submitted for department review prior to January 1, 2011 and subsequently approved. See s. Comm 61.36 concerning plan approval expirations and extensions.

Under s. Comm 61.36(2)(b), a request to extend the expiration of a plan approval for a one-time 2-year period may be granted by the secretary provided: 1) the approved plan is for a multifamily dwelling containing less than 11 dwelling units; 2) the original plan was submitted for department review prior to January 1, 2011; and 3) the request is submitted prior to expiration of the original plan approval. This type of extension is at the discretion of the secretary.

**Table 62.0903
Maximum Floor Areas and Number of Dwelling Units Where a Sprinkler System is Not Required in a Multifamily Dwelling**

Class of Construction	Total Floor Area of Non-dwelling Unit Portions (Common use areas, such as corridors, stairways, basements, cellars, vestibules, laundry rooms, pools, etc.)	Total Floor Area Within Individual Dwelling Units	Number of Units
Type IA	16,000 sq ft	16,000 sq ft	8 units
Type IB	12,000 sq ft		
Type IIA	8,000 sq ft		
Type IIB	5,600 sq ft		
Type III			
Type IV			
Type VA			
Type VB	4,800 sq ft		

(c) An automatic sprinkler system is installed in a multifamily dwelling may conform with sub. (14) 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 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 owner 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.”

- (d) 1. An automatic sprinkler system need not be installed in a townhouse provided the townhouse complies with all of the following:
- The townhouse is not more than 3 stories above grade plane in height.
 - The townhouse does not contain more than 20 dwelling units
 - The total gross floor area of all the individual dwelling units with 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 Section 705 and do not contain any openings and plumbing equipment of mechanical equipment. The separation wall does not have to comply with the structural stability requirements of Section 705.2 and the horizontal continuity requirements of Section 705.5.
3. An automatic sprinkler system installed in a townhouse may conform with sub. (14) provided the townhouse complies with all of the following:
- The townhouse does not exceed more than 3 stories above grade plane in height.
 - 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 Section 705 and do not contain any openings and plumbing equipment of mechanical equipment. The separation wall does not have to comply with the structural stability requirements of Section 705.2 and the horizontal continuity requirements of Section 705.5.
4. An automatic sprinkler system need not be installed in 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: Section 101.14(4m)(a)5m. reads “ ‘Two-hour fire resistance’ means 2-hour fire separations for all walls that separate dwelling units, exit corridors and exit stair enclosures and for all floors and ceilings so that the specified walls, floors and ceilings are capable of resisting fire for a period not shorter than 2 hours.

Comm 62.0903 Automatic fire sprinkler systems. (6m) STUDENT HOUSING.

These are department rules in addition to the requirements in IBC section 903.2.7:

(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. Except as provided in subd.2., an automatic fire sprinkler system shall be provided by January 1, 2006 throughout every residence hall and dormitory greater than 60 feet in height, the initial construction of which was begun before 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 by January 1, 2008 throughout Ogg Residence Hall at the University of Wisconsin-Madison.

3. 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.

4. 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.

5. 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.

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Comm 62.0903 Automatic fire sprinkler systems. (7) UNIVERSITY DORMITORIES. This is a department informational note to be used under IBC section 903.2.7.

Note: Section 101.14 (4) (b) 3., Stats., an automatic sprinkler system must be installed at the time of construction of each floor of any University of Wisconsin System residence hall or dormitory that is constructed after April 26, 2000, regardless of the height of the building.

(8) GROUP S2. Substitute the following wording for the requirements, but not the exception, in IBC section 903.2.9: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with IBC section 406.4 where located beneath other groups.

(9) GROUP S2 EXCEPTION. This is an additional department exception to the requirements in IBC section 903.2.9: Enclosed parking garages for fire apparatus and fire department vehicles that are located beneath fire stations.

(10) COMMERCIAL PARKING GARAGE EXCEPTION. This is a department exception to the requirements in IBC section 903.2.9.1: Enclosed parking garages for fire apparatus and fire department vehicles where within the fire stations.