

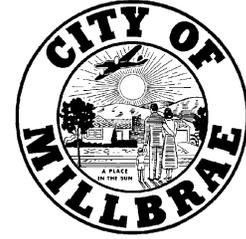
ALL new construction of Single Family, Duplex, Triplex, Multi Family or Commercial requires a full fire sprinkler system.

Commercial alterations or additions please contact the Fire Dept. for additional requirements

Minimum specifications for Single Family or Duplex garage only systems

Minimum 165° head on a 3/4" supply line with a backflow / check valve and a ball valve shutoff located at least 6' above the finished floor.

May be tied into the existing water main of the structure so long as it is a minimum 3/4" size.



**FIRE
SPRINKLER**

SMOKE ALARM

**ILLUMINATED
ADDRESS
NUMBER**

Millbrae
Fire Department
511 Magnolia Ave.
Millbrae, Ca. 94030

Fire Prevention
650-259-2406
website - www.ci.millbrae.ca.us

MMC Section 901.4.4

Premises Identification

Approved numbers or addresses shall be placed on new and existing buildings in such a manner to be visible and legible from the street or road in front of the property.

Numbers or addresses shall be placed on a contrasting background, shall be a minimum ½" stroke by 2 ½" high and shall be either internally or externally illuminated (lighted) from dusk till dawn in all new construction, or alterations or repairs of existing structures.

Examples of internally illuminated (lighted) are the 3" x 7" white plastic number boxes with lights inside or back lit neon panels etc.

Externally illuminated (lighted) shall be controlled by photo cell control, time clock, etc. Light fixtures above or shining on the numbers are acceptable if controlled as noted above.

The use of motion sensor or switch control is not acceptable.

UBC 310.9.1.2

Smoke Detectors

Residential Dwellings

Smoke detectors are required when the cost of construction is \$1000 or more except when all work is on the exterior ie: decks, siding, some termite , reroof, etc. If there is any parts changed on the interior this requirement is effective.

Smoke detectors are required on each floor in the hall, and in each sleeping room, this could include dens, study's etc. if closets are present in the room.

Power source Dual voltage (battery & 120 volt) interconnected system is required for all new construction or additions.

In existing construction where no work is being done the use of battery only smoke detectors is allowed. In lieu of a battery or dual voltage system a monitored low voltage system is acceptable.

In commercial or residential buildings of 3 or more units contact the Fire Department for additional requirements.

MMC Section 1003.2.2

Automatic fire extinguishing systems (Fire Sprinklers)

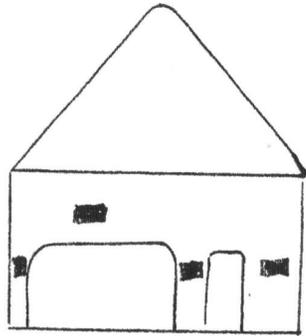
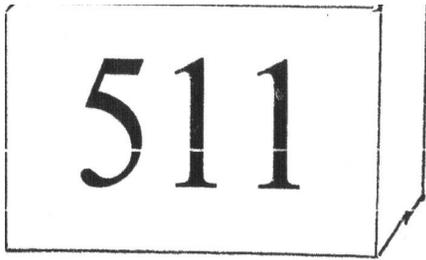
Fire sprinklers which are part of the domestic water supply system, shall be installed in the garage of any building or structure, including one or two

family dwellings, when the cost of the some additions, alterations or repair of the structure or building (with exception of repairs to the exterior only) for which a building permit is required is estimated to exceed \$ 1000. A minimum of one fire sprinkler head shall be installed above each parking stall and the homeowner may perform the installation.

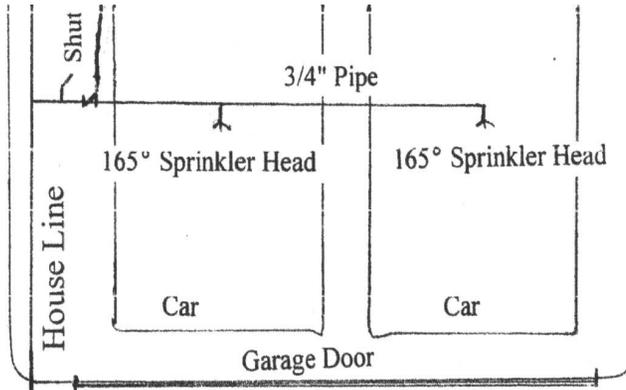
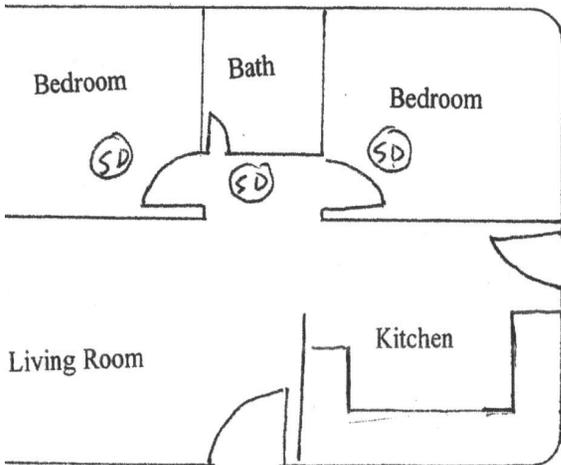
Exception to this requirement is for detached garages where no work at all is being done to the garage then this requirement does not apply.

Additions, and Major remodels shall require a full fire sprinkler system if they meet one or more of the following;

- 1) when the remodel, addition or alterations involve 70% or more of the existing structure or if the buildings roof and walls are removed so that only 30% or less of the building remains.
- 2) The total building floor area is equal to or in excess of 3000 square feet in size.
- 3) More than 3 stories or 33 feet in height measured from the lowest grade of fire department access to the top sill plate.



■ Typical Locations For Illuminated Address Number



Side by Side Garage

