



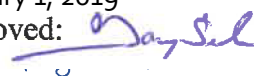
COASTSIDE FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

Address: 1191 Main Street, Half Moon Bay, CA, 94019 | Phone: (650) 726-5213

Email: cfpdfiremarshal@fire.ca.gov | Website: www.coastsidefire.org

STANDARD DETAIL AND SPECIFICATION MANUAL

Section: Developer Information	Title: Accessory Dwelling Unit Requirements
Effective: January 24, 2017	Revised: February 1, 2019
Number: DI-009	Approved:  Authorize _____ rshal

Purpose:

The Coastside Fire Protection District shall recognize California State Fire Marshal Bulletin 17-001 for Accessory Dwelling Units

General:

The changes in the statute affect the automatic residential fire sprinkler system requirements for accessory dwelling units by exempting the requirement in some situations noted below.

RESIDENTIAL SPRINKLER SPECIFICATIONS:

California residential code section R313.2:

- R313.2 Requires One and Two family dwelling: An automatic residential fire sprinklers be installed.

The following information is provided for clarification on SFM Bulletin 17-001:

- Automatic residential sprinkler systems are required in all homes new including those built with an accessory dwelling unit.
- New accessory dwelling units must have an automatic residential sprinkler system when the existing house has an automatic sprinkler system
- Existing houses without an automatic residential sprinkler system adding an accessory dwelling unit are not required to provide an automatic residential sprinkler system.



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Senate Bill 1069 adds the following exceptions for automatic residential fire sprinkler systems if all the following condition exist:

1. The unit meets the definition of an Access Dwelling Unit in the Government Code (Section 65852.2)
2. The existing primary residence is not required to have automatic residential fire sprinkler system.
3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
4. The unit in on the same lot as the primary residence.

Addition considerations:

- e New detached accessory dwelling units are required to comply with the standards for fire protection such as water supply and fire department access. Automatic residential residential sprinkler systems provide construction options for the owner by providing ways to comply with the fire protection requirements.