



COASTSIDE FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

Address: 1191 Main Street, Half Moon Bay, CA, 94019

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

STANDARD DETAIL AND SPECIFICATION MANUAL

Section: Fire Sprinkler Systems	Title: Residential Fire Sprinkler Requirements
Effective: January 1, 2026	Revised: March 17, 2023
Number: CFR-01	Authorized By: Patrick Griffin, Fire Marshal

PURPOSE:

The Coastside Fire Protection District, in an effort to speed the approval of plans reviewed by the District, is establishing this Standard for the use of the submitter. The installation of Residential Sprinklers shall comply with the following code requirements:

- 2025 Coastside Fire Protection District Fire Code Ordinance
- National Fire Protection Association, NFPA 13 D 2025 Edition
- National Fire Protection Association, NFPA 13, Chapter 12, 2025 Edition
- 2025 California Fire Code, Chapter 9 as amended in Chapter 80.

Residential Sprinkler Specifications required by the Coastside Fire Protection District:

- A California licensed C-16 contractor shall design automatic fire sprinkler systems. C-16 contractors must install the system they design.
- A minimum of 1 spare sprinkler of each type, temperature rating, and orifice size plus appropriate wrench shall be provided in a box located 5-6 feet above floor next to the system riser. Instructions on maintenance shall be provided to the building owner.
- In residential structures greater than 3,600ft² contractors shall install a remote inspector's test complete with an orifice the equivalent diameter as the smallest sprinkler head in the system. In addition, the test fixture shall be labeled with an approved sign stating: "Inspector's Test."
- The waterflow switch shall be set to operate the alarm within 10-60 seconds after system activation and verified during the final inspection.
- The Coastside County Water District / Montara Water and Sanitary District requires that the water supply for the sprinkler system be from a separate fire service line and dedicated water meter connected to their municipal water system. **It is the responsibility of the contractor/applicant to schedule unlocking of the water meter for all fire inspections.**
- Mechanical rooms shall be sprinklered (i.e., furnace and water heater).

- Exterior sprinkler heads shall be corrosion resistant.
- All valves shall have adequate clearances for grasping.
- Use manufacturer's specifications for installations and locations near heat zones, slopes, obstructions, etc.
- All devices, combination of devices, and equipment shall be approved or listed for the purposes for which they are intended. Manufacturer's Specification Sheets shall be made available.
- All attached garages shall be sprinklered.
- A head shall be mounted on a metal sprig above any attic access opening, and where required by the authority having jurisdiction.
- An interior audible device shall be mounted in a central location, audible from the primary bedroom upon activation of the required flow switch.
- An exterior bell or all-weather horn strobe and interior audible device are required to be wired into the required flow switch on your fire sprinkler system. The bell, horn, and flow switch are to be wired into a separate circuit breaker at the main electrical panel and labeled. Circuit breaker to read "Fire Alarm" in red.
- Passive Purge systems as discussed in NFPA 13 D Section 7.8, are not permitted by Coastside County Water District and the Montara Sanitary and Water District.
- (NFPA 13 D, Section 6.3.4) A warning sign, with minimum ¼ inch (6mm) letters, shall be affixed adjacent to the main shutoff valve and shall state the following:

WARNING: THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS, AND AUTOMATIC SHUTOOF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIREW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN.

- The use of Schedule 40 PVC for portions of fire sprinkler piping underground shall not be permitted.
- Coastside County Water District and Montara Water and Sanitary District require all water fire sprinkler supply lines to have an approved backflow device installed. Contact the appropriate District for information on approved models.

SUBMITTAL REQUIREMENTS:

The following information is required for all sprinkler plan submittals:

- Submit digital plans and hydraulic calculations to City of Half Moon Bay if the project is

within city limits, or San Mateo County Building Department if located in the unincorporated areas.

- Name, address, and phone number of:
 - Developer/owner
 - Sprinkler Installer
 - Designer
 - Designer's stamp and signature
- Engineer's stamp and signature
- Street address of building
- Drawings must be to scale
- Sprinkler type, manufacturer, temperature rating, orifice size, minimum flows and operating pressure (include cut sheet)
- Sprinkler spacing
- Type of piping and schedule
- Identify all rooms, including details (soffits, slopes, etc.)
- Building elevations and plan views
- Use 2-head calculations, except on sloped ceilings. Ceilings with a slope of 8:12 shall use 3-head calculations or show listed head for sloped ceilings.
- Show water supply from City water main or water tank if City main is unavailable.
- Detail all segments of underground water supply piping from the meter to the base of the riser.
- Include cutsheets for all portions of system.

INSPECTIONS:

Contact the Fire Marshal's Office at CFPDfiremarshal@fire.ca.gov to schedule an inspection appointment. Include the project address, permit number, contact information, and type of inspection you would like to request. Allow a minimum of 48 hours advanced notice for all required inspections. The following inspections are required:

- An overhead rough/hydro is required for this project. All system piping shall be hydrostatically tested at 200 PSI for two (2) hours or 50 psi above the system pressure, whichever is greater.
- An underground flush is required for any project that requires addition or alteration to underground piping. Underground systems will not be allowed to be connected to the overhead system without a flush witnessed by the Fire Code Official.

- A final fire system inspection is required for this project. This inspection requires that all related fire system components be tested in conjunction with one another. All components must function properly to pass the inspection. The spare sprinkler head box must be installed near the riser in a protected location. Cover plates on concealed heads must be uninstalled at final to ensure that the sprinklers can be visualized.