Celina Fire Department
Fire Prevention Division
302 W. Walnut Street #200
Celina, Texas 75009
Phone 972-382-2653

Fire Sprinkler Installation Requirements

The purpose of this document is to identify minimum requirements necessary to establish acceptable installation practices for fire sprinkler systems. These standards can be found in detail in NFPA 13 & Celina City ordinance.

- **A fire sprinkler system is required in all buildings of any area, size or occupancy built, or moved into the City of Celina after September 11, 2008.** This requirement is inclusive of and in addition to those occupancies and locations set forth in this Section 903.
  Unless otherwise required in the Code, the following exceptions apply:
  Exception 1: Detached Group U occupancies more than ten (10) feet from a residential structure.
  Exception 2: Open parking garages on noncombustible construction that have no other types of occupancies located above the garage.
  Exception 3: Covered walkways or open canopies above fuel dispensing pumps, bus stops or other similar structures intended only for the temporary protection of persons from inclement weather but not including covered patios attached to buildings.
- In any existing building, remodeled or reconstructed after the effective date of this ordinance, where the work performed exceeds 50% of the square footage, or 50% of the dollar value of the building as assessed by the Collin or Denton County Appraisal District.
  Exception 1: Existing, unsprinklered, single-family detached dwellings which are enlarged for the purpose of increasing livable area.
- Sprinkler coverage will include all bathrooms and closets where electrical outlets have been installed, regardless of size or use. Also, in the combustible attic of any building required by this section to have a fire sprinkler system, except the attics of one or two family dwellings.
- Where the provisions of Celina's ordinance require that a building or portion thereof be equipped with an automatic fire sprinkler system, sprinklers shall be installed in accordance with the appropriate version of NFPA-13, except as provided in Sections 903.3.1.1.1 exceptions (1) and (2).
- Sprinkler system monitoring and alarms - All valves controlling the water supply and all water flow alarm switches on fire sprinkler systems shall be electronically supervised and monitored by an approved fire alarm monitoring agency, regardless of the number of sprinkler heads served. **Exception:** Fire sprinkler valve and alarm monitoring for single family dwellings, two family dwellings, and single family dwellings on fee simple lots shall be at the discretion of the property owner. However, an external audible device is required to be installed on these residential occupancies that will sound upon activation of the fire sprinkler system.

- Floor Control Valves - Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor of all multi-story buildings, regardless of the number of sprinkler heads per floor, or the square footage of the floor. In all R-2 occupancies, the approved supervised indicating control valves for each floor shall be located in the fire sprinkler riser room on the ground floor of the building.
- Outdoor kitchens attached to a home shall be protected by sprinklers.
- Standpipe systems shall be provided as set forth in section 905 - 2006 IFC or as required by the Fire Marshal.
- Provide a minimum of 4 feet of pipe between the check valve and the inside wall of the Fire Department connection.
- The FDC shall be within 100 feet of a fire hydrant and within 50 feet of a firelane.
- The FDC shall be clear and unobstructed with a minimum of 3 foot clearance on all sides.
- Buildings with multiple risers shall provide a single FDC location. No multiple FDC locations allowed for a single building.
- All Inspector's test, ball drips, and main-drains shall be piped directly to the outside of the building.
- At least one inspection test valve shall be located at the remote system area.
- Risers shall be located in heated areas. Riser room electrical heaters shall be hard wired.
- Drip drums shall be located in heated areas.
- Dry system air compressors shall be hard wired.
- A high and low pressure alarm is required for all dry systems. (supervisory only)
- The riser room shall be large enough to facilitate maintenance and testing of the sprinkler system.
- Pressure reducing valves shall be used on any system that exceeds 175 psi. These valves shall reduce static and residual pressure. (These are not to be "pressure restricting valves")
- Systems with pressure reducing valves shall have minimum 3-inch pipe to drain directly to the outside.
- Fire pumps shall be equipped with a properly sized test header.
- Pump controllers shall be manual shutdown only. (No timers)
- A fire sprinkler riser shall be no farther than 5 feet from an outside wall.

It is the responsibility of the fire sprinkler contractor to recognize, understand and practice the installation standards prescribed in NFPA 13 to ensure the reliability, survivability and serviceability of fire sprinkler system, fire pump and other life safety systems that are specific to a fire sprinkler contractor.

Any Omission by the Fire Department should not be misinterpreted as permission to install a system incorrectly.

All questions should be directed to Chief Mark Metdker at 972.382.2653, or email at mmetdker@celina-tx.gov