

ENGINEERING SERVICES
CODES COMMITTEE
REVIEW SUMMARY

REFERENCE: E-mail dated August 18, 2005 from Keith Shortall (PHIHS) to Ken Harper (DES) and Tommy Bowman (DES) for new requirements for one family housing area per NFPA 101 – Life Safety Code, 2006 Edition.

ISSUE: New requirement to provide fire sprinklers in newly constructed one- and two-family quarters per NFPA 101 (LSC), 2006 Edition, Para 24.3.5.1.

LOCATION: All future Indian Health Service Facilities Staff Quarters

BACKGROUND: To reduce fire injuries and deaths, the latest NFPA 101- Life Safety Code 2006 edition mandates that the following occupancy types be sprinklered; all existing nursing homes, new one-and two-family dwellings, and all new nightclubs and like facilities.

DISCUSSION: **NFPA 101 Life Safety Code (LSC) is the governing code per the IHS A-E Design Guide (March 2005), Chapter III, C.2.a.** The 2006 edition of the Life Safety Code adds fire sprinkler requirements to cover all new residential construction, including single family and duplex units. NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes, is a simplified standard compared to NFPA 13R which covers other residential occupancies up to four stories in height.

HFAC-Decision #35 dated July 1, 1998 states that in one- and two-family dwellings, only hard-wired smoke detection systems are required. Fire sprinklers are currently required only in structures with three or more dwelling units. HFAC-Decision #35 should be modified or rescinded since the detection requirements are consistent with the new code, and fire sprinklers will be required in all new one-and two family dwellings.

The NFPA codes incorporated in the IHS A-E Design Guide have always been accepted as the basic standard for protection of life and safety on IHS projects. The Code Committee cautions against editing out requirements of the applicable codes – including the requirement for fire sprinklers in single family and duplex units – as this would set a troublesome precedent. In the past, exceptions to code provisions have always been to provide more stringent requirements, never to eliminate a code requirement.

RECOMMENDATION: Accept the NFPA-101 Life Safety Code-2006 edition as written, including the provision of fire sprinkler systems in single- and two-family dwellings. The sprinkler system should be designed and installed in accordance with NFPA 13D, and as required by the Local Authority Having Jurisdiction (AHJ) when the AHJ requirements are more stringent than NFPA 13D. The Committee recommends that the HFAC revise or delete Decision #35 as discussed above.

SIGNATURES:

Concur Do Not Concur DATE: 11-10-05 /Dwight Packer/
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Concur Do Not Concur DATE: 11-10-05 /Jacqueline M. Parker/
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