
Building Codes Division**Statewide Code Interpretation**

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June 2, 2006**No: 2004 OSSC 705.2
2004 Oregon Structural Specialty Code**

Code Section: 705.2

Code Edition: 2004 Oregon Structural Specialty Code (OSSC)

Date: June 2, 2006

Subject: Sprinkler system installation in buildings with fire walls

Question: When fire walls are used within a structure to create “separate buildings”, does each “separate building” (under the same ownership, with no property lines) need to be provided with totally independent sprinkler systems, including underground feed mains?

Answer: No. Neither the OSSC or the NFPA 13 require that each building be provided with individual underground feed mains.

Analysis:

Section 705.2 of the 2003 IBC Commentary states: *“Firewalls serve to create separate buildings; therefore, all provisions of the code – including height and area limitations, fire protection systems and means of egress – are applied individually on each side of the wall”*

The commentary reinforces the distinct difference between using a firewall and other rated walls, in that a firewall creates separate buildings and the provisions of the code apply individually.

However, there are no requirements in either the OSSC or the NFPA Standards for each separate building to be provided with complete separate systems including, separate underground feed mains. Chapter 9 of the OSSC dictates when a system is required and references the applicable NFPA Standard for installation.

Typically, supplying multiple systems is accomplished through the use of one underground supply main that feeds a common manifold. Multiple risers, each with individual control valves and flow alarms, then supply the various sprinkler systems.

Section 705.9 of the OSSC anticipates various equipment penetrating fire walls and requires that they comply with Section 712.

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