



COMMUNITY RISK REDUCTION BUREAU MANUAL
FIRE EXTINGUISHING SYSTEMS
429.1 FIRE SPRINKLER CONTROL VALVE ACCESS
EFFECTIVE: APRIL 1, 2016
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SCOPE

Approved installation locations for fire sprinkler system control valves.

PURPOSE

The purpose of this policy is to clarify the acceptable installation locations for fire sprinkler system control valves. These requirements also serve to provide ready and safe access to the components for fire department personnel.

BACKGROUND

National Fire Protection Association (NFPA) 13 requires the fire sprinkler control valve be located where it is readily accessible. "Accessibility" in this case is defined, determined and approved by the Fire Marshal (or designee) within the Tiburon Fire Protection District.

REQUIREMENTS

The following locations for fire sprinkler control valves may be acceptable in the following order of preference:

1. Post indicator valves (PIV) on the underground fire service supply to the building: Recommended installation location by insurance industry standards is a minimum of 40 feet (or the height of the adjacent building wall) from the building.
2. Wall post indicator valves shall be on the building exterior wall in an approved location.
3. Riser control valves in a mechanical room, electrical room, or stairway enclosure with a direct exterior access door.

4. Riser control valves in exterior riser chases with doors or side-hinged access panels of sufficient size to service and replace all riser components.

The minimum size access panel shall be as follows, but may be increased at the discretion of the Fire Marshal (or designee):

Minimum 18 in. x 24 in. access panel for the fire sprinkler riser in each residential building.

Provide a minimum 36 in. x 36 in. access panel for the fire sprinkler riser in each commercial building.

Riser control valves located inside buildings within five feet of an exterior access door conforming to the requirements of the California Building Code section 1008.1.1.*

An alternate, equivalent form of access may be permitted where approved by the Fire Marshal (or designee).

Provide a lock box in an approved location for fire department access to the fire sprinkler riser with the locked access panel.

*Access doors or panels to these locations shall be labeled with an approved, permanent and durable sign reading: "Fire Sprinkler Control Valve Inside".

CROSS REFERENCES

California Fire Code