



STANDPIPES DESIGN, INSTALLATION, AND PLAN SUBMITTAL REQUIREMENTS

Effective Date: March 31, 2008

Every building, under construction, to be three stories or more in height shall be provided with not less than one standpipe for use during construction. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

1.0 CONSTRUCTION STANDPIPE

- 1.1 Every building 30 feet and over above fire apparatus access for occupied floor in height shall be provided with not less than one standpipe for use during construction. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring

2.0 PERMITS

- 2.1 This handout supplements the San Jose Fire Department's (SJFD) handout "FIRE SPRINKLER SYSTEMS DESIGN, INSTALLATION, AND PLAN SUBMITTAL REQUIREMENTS" (<AS> systems). See <AS> systems for submittal requirements.

NOTE: *Plans for standpipes may be submitted as part of the fire sprinkler plans. However, a separate permit application for standpipes shall always be required.*

3.0 DESIGN

- 3.1 All standpipes shall be designed and installed in accordance with the 2003 Edition of NFPA 14, "Standard for the Installation of Standpipes and Hose Systems", 2007 California Fire Code, the San Jose Municipal Code, Chapter 17.12.1050 as modified by Ordinance 25838 and this handout.
- 3.2 Installations and materials shall comply with NFPA 13 as adopted herein. NFPA 14 sections 4.2, 4.3, 4.4, 4.5 are deleted.
- 3.3 Standpipe systems shall be "manual-wet" as defined in Section 5.2.5 of NFPA 14. (Primed Dry)

NOTE: *Combination standpipes shall not be installed. Only a manual wet-standpipe system may be utilized. Each hose outlet shall be provided with a gauge configured as depicted in 2003 NFPA 14, Figure 7.12.3 for system riser drain connections.*



- 3.4 The primed dry standpipe water supply shall be from the automatic fire sprinkler system. The connection shall be made before any water flow indicator such that the sprinkler system will go into alarm should a hose valve be opened. The connection shall be equipped with a monitored valve and be restricted to a 3/8" orifice and check valve. (No drill in clapper)

Location to be approved in Plan Check by San Jose Fire Department.

- 3.5 Standpipe sizing shall be in accordance with Table 7.8.2.1 or shall be hydraulically calculated per Sections 7.10.1.2 and 7.10.2.2 of NFPA 14.

Available pressure at supply fire apparatus shall be 150 psi.

- 3.6 Locations of standpipe hose connections:

3.6.1 Hose connections shall be located in accordance with Section 7.3 of NFPA 14. The SJFD requires all standpipe hose connections to be at the intermediate landings of exit stairways as indicated by the standard. (on the side of stairs going up to next level)

3.6.2 Maximum coverage per outlet shall be 130 feet on path of travel.

3.6.3 The exception to Section 7.3.2 (1) of NFPA 14 shall only be considered by a variance and is not generally approved.

3.6.4 There shall be at least one Siamese standpipe hose connection above the roof line when the roof slope is less than four units vertical to twelve units horizontal (33.3% slope).

NOTE: *Stairs leading to a roof hatch are not an approved roof access and, if required as indicated by item 3.6.3 of this handout, the roof outlet shall be on the roof, not the uppermost intermediate landing.*

- 3.7 In buildings where more than one standpipe is provided, the standpipes shall be interconnected at the bottom. Valves shall be provided to allow isolation of a standpipe without interrupting the supply to other standpipes in accordance with Section 6.2.2 of NFPA 14.
- 3.8 Hose, hose racks, nozzles, and labels (as indicated in Sections 4.6.2, 4.6.3, 4.6.4, and 4.6.5 respectively) are not required in buildings equipped with approved fire sprinkler systems.
- 3.9 All main and sectional system control valves, including water supply control valves, shall have a sign indicating the portion of the system that is controlled by the valves. All isolation valves shall be monitored.

4.0 INSPECTIONS

- 4.1 Inspection shall be scheduled by the installing contractor only. When scheduling for inspection, request for sufficient time to complete a thorough inspection of the work performed. Travel time is included in your inspection time.

5.0 DOCUMENT REVISIONS

- 5.1 This document is subject to revisions. For general information and to verify that you have the most current document, please call 408-535-7750, and request the current version date.