

January, 2013
BUILDING DIVISION

SPRINKLER SYSTEM ZONING

The BC Building Code requirements for zoning the fire alarm system may pose problems for tenant improvements because the sprinkler system will typically be installed as a single zone throughout the shell building. In order to meet the requirement that each storey must have an individual sprinkler flow switch monitored by the fire alarm system, the sprinkler system installation at the shell building stage will need to be very complex and costly to accommodate future second storeys which may not be constructed. Otherwise, maintaining proper zoning for future tenant improvements will be very costly and difficult to accomplish or enforce.

Therefore, the City of Surrey will accept the following alternate arrangement as equivalent to the requirements of the BC Building Code, and no application for an alternative solution will be required.

1. At the shell permit stage, the sprinkler system may be installed as a single flow switch alarm zone for the typical high ceiling storey;
2. At the shell permit stage, the electrical drawings are to show annunciator zoning and future heat and smoke detector zones; and
3. During tenant improvements, when a second storey is constructed, heat or smoke detectors shall be installed in each room on the second storey, and wired to the annunciator panel as a separate zone.

If the base building already contains a sprinkler flow switch for a second storey, any new second storey shall be connected to the existing system.