



Miami Beach Fire Department
FIRE PREVENTION DIVISION
STANDARDS




TOPIC: Sprinklers – Not Required

STANDARD NO: NEWC-S03
Revision 0

In the past, the Miami Beach Fire Department has required automatic sprinkler protection in some areas that may have caused confusion for the designers and contractors. This Fire Prevention Standard (FPS) will help clarify where sprinkler protection is required.

- 1) Bathrooms – NFPA 13, Section 5-13.9.1 allows omission of sprinkler protection for bathrooms, located in dwellings units, that do not exceed 55 square feet. The fire department has required a sprinkler head if the bathroom contained a jetted tub or a Jacuzzi regardless of size. This FPS clarifies that a sprinkler head is not required if the conditions of Section 5-13.9.1 are met, regardless if there is a jetted tub, Jacuzzi, etc. or not.

- 2) HVAC unit - The fire department has required a sprinkler head over the AC unit installed above the ceiling in offices, hotels, etc. The basis for this requirement was NFPA 13, 1999 Edition, Section 5-13.1.3, and NFPA 101 requirements for sprinkler head in closets containing washer, dryer, furnaces, etc. A combination of these two requirements led to the requirement for the sprinkler head over the AC unit. NFPA 13, Section 5-13.1.3 addresses combustible construction and will not apply if the ceiling construction is noncombustible. Therefore, if the floor/ceiling construction and suspended ceiling construction is of noncombustible construction, then a sprinkler head is not required over the AC unit located above the ceiling.


Sonia Flores Machen, P.E.
Fire Marshal

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