

## 315.3.1

### Storage Beneath Overhead Projections from Buildings

**CHANGE TYPE.** Modification


**CHANGE SUMMARY.** The requirements for automatic sprinkler protection of combustible storage below building canopies are modified.

**2009 CODE: 315.3.1 Storage Beneath Overhead Projections from Buildings.** Combustible materials stored or displayed outside of buildings that are protected by automatic sprinklers shall not be stored or displayed under nonsprinklered eaves, canopies or other projections or overhangs. Where buildings are protected by automatic sprinklers, the outdoor storage, display, and handling of combustible materials under eaves, canopies, or other projections or overhangs is prohibited except where automatic sprinklers are installed under such eaves, canopies, or other projections or overhangs.

**CHANGE SIGNIFICANCE.** In buildings protected by automatic sprinklers constructed with exterior eaves, canopies, or projections, it is common for the design professional to not require the installation of automatic sprinklers in these covered areas. This is because the owner will declare that no combustible storage will be permitted and places the burden on themselves to regulate the storage of combustible materials in these areas. In obvious building uses, such as a loading dock constructed with a canopy to protect personnel and goods from inclement weather, it is assumed that at some time the loading dock will serve as temporary storage of combustible goods or materials and warrants automatic sprinkler protection. However, for exterior canopies serving a Group M grocery store, the issues can be more problematic because the canopy area can serve as a location for seasonal displays of combustible materials.

Section 315.3.1 was revised to clarify the requirements for automatic sprinkler protection beneath canopies, eaves, and similar pro-





jections. The requirement was clarified by stating that storage of combustible commodities is prohibited beneath canopies and similar projections in buildings protected by an automatic sprinkler system unless the sprinkler protection is extended over these areas. In some cases this can be easily accomplished using listed dry sprinklers. In other cases, the area of the canopy or projection may be more economically protected by an antifreeze wet-pipe sprinkler loop or dry-pipe automatic sprinkler system. These provisions will have no change to noncombustible materials stored beneath projections or canopies.

The adoption of the 2009 IFC includes an adoption by reference of the 2007 edition of NFPA 13, *Standard for the Installation of Automatic Sprinklers*. NFPA 13 has been extensively revised to include new requirements in Section 8.15.7 to address when automatic sprinkler protection is required under exterior roofs, canopies, or porte-cocheres attached to sprinklered buildings. NFPA 13 now requires automatic sprinkler protection when combustible materials are stored and handled. NFPA 13 has clarified that the presence of newspaper racks, vending machines, planters, and the like, is not considered combustible storage or handling of combustible materials.

# 701.2

## Unsafe Conditions

**CHANGE TYPE.** Addition

**CHANGE SUMMARY.** Requirements for unsafe conditions caused by the lack of fire-resistive construction or assemblies in existing buildings have been added.

**2009 CODE 701.2 Unsafe Conditions.** Where any components in this chapter are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed, remodeled, or altered, such component(s) or portions thereof shall be deemed an unsafe condition, in accordance with Section 110.1.1. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed, remodeled, altered or this chapter, as deemed appropriate by the code official.

Where the extent of the conditions of components is such that any building, structure, or portion thereof presents an imminent danger to



the occupants of the building, structure, or portion thereof, the fire code official shall act in accordance with Section 110.2.

**CHANGE SIGNIFICANCE.** Section 701.2 is a new section addressing the maintenance of fire-resistive construction in buildings. These new requirements address conditions that are considered unsafe, such as buildings with shafts that do not comply with the requirements in Chapter 46 and failing to maintain opening protectives such as fire doors and dampers. This would include disabling or painting fusible links, physically blocking or obstructing fire doors, or failing to replace doors struck by material handling equipment. These requirements also apply to penetrations of fire walls, fire barriers, fire partitions, smoke barriers, or horizontal assemblies that require protection using through-penetration fire stop assemblies.

Section 701.2 establishes three requirements for fire-resistive construction. First, any required fire-resistive construction, assemblies, or materials must be maintained in accordance with the requirements in effect at the time of construction. Second, any fire-resistive construction or assemblies determined to be unsafe or not in compliance must be repaired or replaced—corrective actions should provide the required fire resistance prescribed at the time the building was built or tenant renovation originally occurred. In the event that the lack of fire resistance creates an imminent hazard to the occupancy, Section 701.2 dictates that the code official order the evacuation of the building in accordance with the requirements in Section 110.2. As written, the last sentence offers the code official very little flexibility in this matter—once it is determined that the fire-resistive features are of such disrepair as to create an imminent hazard, the building must be evacuated.