

# 901.4.6

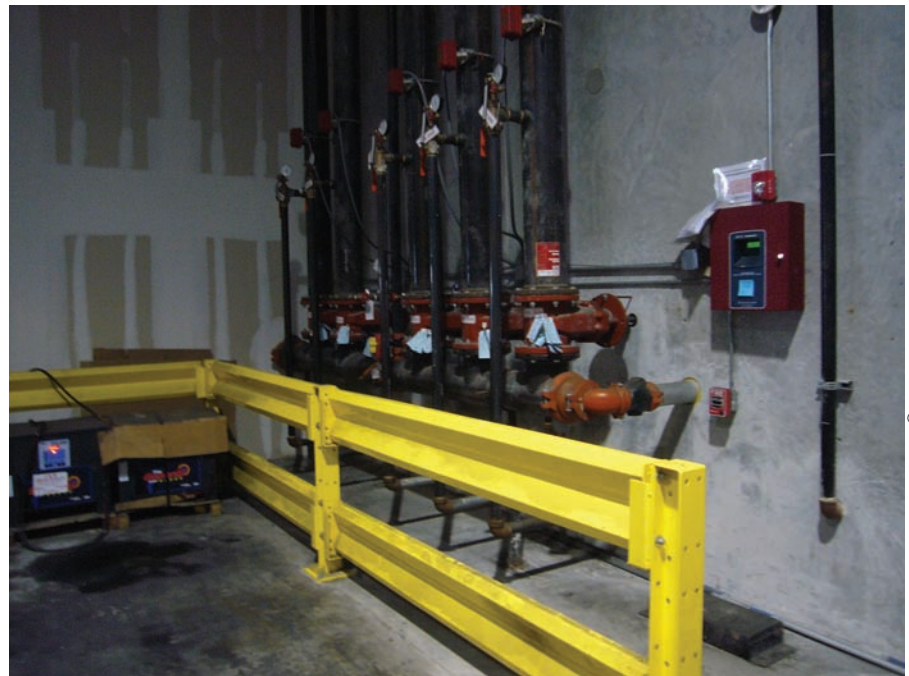
## Pump and Riser Room Size

**CHANGE TYPE:** New

**CHANGE SUMMARY:** When provided, rooms housing fire protection systems must be adequately sized to facilitate maintenance.

**2012 CODE: 901.4.6 Pump and Riser Room Size.** Fire pump and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation as defined by the manufacturer with sufficient working room around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire resistance-rated assembly. Fire pump and automatic sprinkler riser rooms shall be provided with a door(s) and unobstructed passageway large enough to allow removal of the largest piece of equipment.

**CHANGE SIGNIFICANCE:** Given the costs associated with the design and installation of fire protection systems, it is important that these systems be maintained. IFC Section 901.6 has extensive requirements for their maintenance. However, maintenance can be difficult to perform if adequate space is not provided to allow personnel access for the removal of large, cumbersome, or heavy components such as pump casings, control valves, or alarm check valves.



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The size of rooms housing a fire pump or fire protection system risers must be capable of accommodating equipment removal.

Section 901.4.6 establishes new requirements to ensure rooms housing fire protection system risers or fire pumps and their components have adequate space to facilitate their maintenance. This section does not require the construction of a room to house fire protection systems; however, if a room is provided, Section 901.4.6 requires that it be adequately sized to allow for maintenance.

Instead of prescribing arbitrary dimensions, this provision bases the room area on clearances specified by the equipment manufacturers to ensure adequate space is available for its installation or removal. The design must provide enough area so that walls, finish materials, or doors are not required to be removed during maintenance activities. The provision also prescribes that the size of the door serving a riser or pump room is of a size to accommodate the removal of the largest piece of equipment.

Because the design of fire protection systems generally commences during the period that building construction drawings and specifications are being reviewed by the jurisdiction, it will be especially important for building designers to establish dialogue with the fire protection system contractor early in the design process to provide the necessary space and openings needed for equipment maintenance.