



City of Houston  
Building Inspection  
**CODE WORD 2006**

INTERPRETATIONS AND APPLICATIONS OF  
THE HOUSTON ADOPTED CODES  
2006 IBC, 2006 IRC, 2011 NEC, 2006 UMC, 2006 UPC,  
2006 IECC, 2009 IECC and ASHRAE 90.1-2007

<b>No:</b>	<b>2006-69</b>	<b>Page:</b>	<b>1</b>	<b>of</b>	<b>1</b>
<b>PUBLICATION:</b>	<b>April 9, 2014</b>				
<b>SUBJECT:</b>	<b>Interpretation: Sprinkler System In Four Story Residences</b>				
<b>CODE(S):</b>	<b>Building Code</b>				
<b>SECTION(S)</b>	<b>IBC Section 504.2</b>				

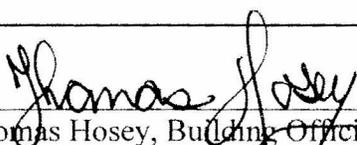
This interpretation is to clarify when the use of a NFPA 13R sprinkler system is required in single family residential structures. If the design exceeds three stories a sprinkler system must be provided to ensure additional fire protection. In Type V construction the fourth story is only allowed when the building is fully sprinklered with the NFPA 13R system.

Typically, the NFPA 13D sprinkler standard is allowed for providing sprinkler protection for a single family residence. The scope of the Houston Residential Code is limited to 3 stories in height.

When the building exceeds 3 stories, the residence is regulated by the provisions of the Houston Building Code. The Houston Building Code limits a single family home, classified as an R-3 structure to 3 stories in height for Type V construction unless the sprinkler tradeoff is used to increase the height/stories. Section 504.2 of the Building Code only allows for the tradeoff when utilizing the NFPA 13R system.

This interpretation is to formalize an interpretation made effective for plans submitted on or after February 27, 2014.

Approved:

  
Thomas Hosey, Building Official