



## FIRE CONTROL ROOM STANDARD

### Scope:

This guideline provides the construction requirements for fire control rooms in commercial buildings pursuant to Section 901.4.7 of the 2022 California Fire Code. For the purposes of this guideline, certain terms are defined as follows:

### Definitions:

*Fire Control Room:* The Fire Control Room contains all fire sprinkler system risers, fire alarm control panels, the documentation cabinet, spare sprinklers, sprinkler wrench and other fire equipment required by the Fire Chief.

*Fire Riser Room:* The Fire Riser Room contains all fire sprinkler system risers, spare sprinklers and sprinkler wrench.

### Specifications:

All new commercial buildings, including multi-family occupancies, that require the installation of a fire sprinkler system, will require a Fire Control Room or a Fire Riser Room in accordance with these guidelines.

1. Fire control rooms shall have a minimum dimension of 5 feet and not be less than 35 square feet of usable area. (CFC 901.4.7)
2. Fire riser rooms shall have a minimum dimension of 2 feet and not be less than 8 square feet in usable area. Fire riser rooms are applicable to new multi-family buildings (apartments, condominiums and town homes) only. (CFC 901.4.7)
3. Fire control rooms/Fire riser rooms shall be located within the building on an outside wall at a location approved by the Fire Chief. The room shall be directly accessible from the exterior with an approved door with minimum dimensions of 36 inches x 80 inches. (CFC 901.4.7.1)
4. Permanently installed artificial illumination shall be provided in fire control rooms and fire riser rooms. (CFC 901.4.7.4) In the event of power supply failure, emergency lighting shall be provided. (CFC 1008.3.3)

5. Permanent signage shall be provided on the exterior side of the access door to identify the fire control room. The sign shall indicate "FIRE CONTROL ROOM" OR "FIRE RISER ROOM", as applicable. Letters shall be a minimum of 3 inches high with a ½ inch stroke and shall be red on a white reflective background. (CFC 901.4.7.2)
6. A key for the fire control room/fire riser room shall be located within an approved high security Knox key box adjacent to the main entrance of the building, on the exterior wall, at no higher than 6 feet above finished floor. (CFC 506.1)
7. The fire sprinkler riser shall be located not more than 24 inches from any outside wall. The minimum clearance to any wall shall be 12 inches. (NFPA 13 – 6.3.1.1.1)
8. The fire control room may contain other building service equipment, but may not be used for storage. Service equipment shall not be within 3 feet of any fire protection equipment in the room. (CFC 901.4.7)
9. Fire control rooms/fire sprinkler rooms shall be maintained at a temperature of not less than 40° F. Heating units shall be permanently installed. (CFC 901.4.7.3)
10. The following additional information shall be provided in the fire control room/fire sprinkler room:
  - a. Fire sprinkler riser zone map, if needed.
  - b. Fire alarm device floor plan posted.
  - c. Responsible party contact information posted.
  - d. Fire alarm contractor contact information posted.
  - e. Fire sprinkler contractor contact information posted.
  - f. "No Storage" signs posted.
11. Fire control rooms housing fire pumps shall be a dedicated room/pump house which is large enough to accommodate the fire pump and all associated equipment. Sufficient working space around the stationary equipment must be provided. Clearances around equipment shall be sufficient to allow for inspection, service, repair or replacement without removing permanent construction elements or disabling the function of a required fire-resistance-rated assembly. Doors shall be large enough to allow the removal of the largest piece of equipment in the room. (CFC 901.4.7)