Fire Sprinkler System Completion and Building Occupancy

Section: 3314.1
Date: January 1, 2019

Question #1:
Can a building be occupied if the sprinkler system has not been completed?

Answer #1:
No, except as identified in Section 105.3.4 of the Fire Prevention Code, Section 3314.1 prohibits the occupancy of a building until the automatic sprinkler system has been tested and approved by the code official.

It should be noted that this section also applies to under-designed and partial systems required by the fire code. A sprinkler system that does not work as designed is required to be repaired in accordance with Section 901.4.2 or removed in accordance with Section 901.4.4 of the Fire Prevention Code.

Question #2:
Can an existing building be occupied if the sprinkler system is disabled due to repair?

Answer #2:
Yes, subject to the approval of the code official. Section 901.7 of the fire code allows the code official to either evacuate the building or provide a fire watch until the protection system is returned to service.