

APPENDIX M
HIGH-RISE BUILDINGS—RETROACTIVE
AUTOMATIC SPRINKLER REQUIREMENT

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION M101
SCOPE

M101.1 Scope.

An automatic sprinkler system shall be installed in all existing high-rise buildings in accordance with the requirements and compliance schedule of this appendix.

SECTION M102
WHERE REQUIRED

M102.1 High-rise buildings.

An automatic sprinkler system installed in accordance with Section 903.3.1.1 of the International Fire Code shall be provided throughout existing high-rise buildings.

Exceptions:

1. Airport traffic control towers.
2. Open parking structures.
3. Group U occupancies.
4. Occupancies in Group F-2.

M 102.1.2 High-rise residential buildings.

High-rise buildings containing residential R-2 dwelling units which are platted and constructed as a condominium pursuant to chapter 448 RSMo. shall be deemed in compliance with Appendix M when all of the following conditions are met :

1. An approved automatic sprinkler system shall be provided on all floors within all common areas such as; storage rooms, equipment rooms, laundry rooms, assembly areas, stairways, corridors and exits. Automatic sprinkler systems shall be installed in accordance with 903.3.1.1 of the International Fire Code and each floor shall be zoned with an independent flow device.
2. The automatic sprinkler system installed on each floor of the building in the common areas shall be of sufficient design to support the expansion of the automatic sprinkler system to provide coverage throughout the floor area.
3. The governing associations or entities of the building shall not prohibit the expansion of the automatic sprinkler system throughout the building including the dwelling units.
4. Smoke alarms shall be installed throughout the building including within the dwelling units complying with section 907.2.11

5. An approved *fire alarm* system shall be installed throughout the building complying with section 907.5.
6. All fire rated doors in openings within fire rated assemblies throughout the building shall be provided with self-closing devices in compliance with section 716.5.9 of the 2015 International Building Code.
7. Appliances such as ranges or cook tops located within the dwelling units shall be protected by an *approved labeled* fire suppression device.

(All *italicized* words are defined within the definitions found in Chapter 2 of the 2015 International Fire Code)

SECTION M103 COMPLIANCE

M103.1 Compliance schedule.

Building owners shall file a compliance schedule with the fire code official not later than 365 days after the first effective date of this code. The compliance schedule shall not exceed 12 years for an automatic sprinkler system retrofit.

M103.2 Compliance schedule High-rise residential buildings. Those buildings electing to comply with section 102.1.2 shall file a compliance schedule with the Fire Code Official not later than 180 days after adoption of this code section. The compliance schedule shall not exceed six years to obtain full compliance with the requirements of section 102.1.2.

SECTION M104 REFERENCED STANDARDS

ICC IFC—15 International Fire Code M102.1