

Chapter 16.54

STANDARDS FOR HIGH-RISE BUILDINGS

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16.54.010. Scope.

This chapter applies to all high-rise buildings as defined in Section 403.1.1 of the California Building Code.

In addition to this chapter, Sunnyvale Municipal Code Chapter 16.52, the California Fire and Building Codes shall govern high-rise buildings. Whenever provisions of Municipal Code Chapters and the California Fire and Building Codes conflict, the stricter provision shall govern, as determined by the fire code official.

16.54.020. Certificate of occupancy.

All mechanical and electrical equipment and other required life safety systems shall be approved and installed in accordance with approved plans and specifications pursuant to this section and shall be tested and proved to be in proper working condition to the satisfaction of the fire code official and building official before issuance of the certificate of occupancy. Such system shall be maintained in accordance with Title 19, California Code of Regulations and the California Fire Code.

16.54.030. Automatic sprinkler system.

In addition to the requirements of Chapter 9 of the California Fire Code, the following provisions shall apply to automatic sprinkler systems:

Buildings having floors used for human occupancy located more than 150 feet above the lowest floor level having building access shall have a minimum of two independently driven fire pumps which shall be provided and sized for fire sprinkler demand and fire department standpipe operation.

16.54.040. Fire command center.

In addition to the requirements of Section 508 of the California Fire Code, a fire command center shall be provided with the following:

- (a) Chairs for the work table.
- (b) Independent ventilation system with manual shut-off capabilities.

- (c) Building security systems controls and related equipment.
- (d) All control panels shall be permanently identified as to function.
- (e) Other fire protection equipment and system controls as required by the fire code official.

16.54.050. Fire department equipment rooms.

Fire Department equipment rooms shall be provided at intervals of every fifth story beginning with the third story above fire department building access. The floor intervals may be changed as required by the fire code official. Equipment storage rooms shall generally be located inside vestibules or rooms within close proximity to a stairway enclosure, or as approved. Equipment rooms shall be of one hour construction. The fire code official shall determine the amount and type of equipment to be supplied based upon the size, configuration and location of the structure. The equipment shall be purchased by the developer or owner and shall meet the equipment specifications for current in-service equipment utilized by the Department of Public Safety. The equipment shall be maintained at the expense of the owner in accordance with fire code official guidelines.

16.54.060. Emergency helicopter landing facility.

A helistop, in compliance with Section 1107 of the California Fire Code, shall be provided for every high-rise building having floors used for human occupancy located more than 150 feet above the lowest floor level having building access. All helistops shall be designed as required by the Department of Transportation, Federal Aviation Administration, Helicopter Design Advisory Circular 150/5390-2, and Title 21, Division of Aeronautics. Helistops shall be designed to support a minimum ten thousand pounds.

Exceptions:

1: When approved by the fire code official, a Helistop may be omitted when a permanent enclosed stairway is provided for public safety department use. This stairway shall access all floors of the building. The stairway shall be a minimum of thirty-six inches wide. Stair landings shall be a minimum of forty-eight inches at the head and bottom of stair flights. Access to this stairway shall be by public safety department personnel only. The public safety department stairway shall meet all of the requirements of Chapters 10 and 11 of the California Building Code, except manual pull stations, public telephones and exit signs will not be required. The locking of stairway doors shall be on a separate switch located in the fire command center and not tied into the fire alarm system.

2: When approved by the fire code official, a Helistop may be omitted when the building is equipped with a freight elevator that serves all floors and is separated from all other elevators. This elevator shaft and its lobbies shall be protected by a minimum of two-hour fire-resistance construction with all openings protected by a minimum of one and one-half hour fire-resistive construction and the elevator shall meet the requirements of an emergency elevator.

16.54.070. Firefighters' air systems.

Firefighters' air systems. An approved firefighters' breathing air refill system shall be installed and maintained as required by Section 16.52.240 of the Sunnyvale Municipal Code.