

## Sprinkler System Installation in Buildings with Firewalls

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**Code/edition/section:** 2022 Oregon Structural Specialty Code (OSSC)—Section 706.2

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**Subject:** Sprinkler system installation in buildings and firewalls

### Question:

When fire walls are used within a structure to create “separate buildings”, does each “separate building”, under the same ownership, with no property lines, need to be provided with totally independent sprinkler systems including underground feed mains?

### Answer:

No, it is not required by the OSSC or the National Fire Protection Association (NFPA) 13, *Standard for the Installation of Sprinkler Systems*, to provide each building with individual underground feed mains.

### Analysis:

Section 706.1 International Building Code (IBC) Commentary states that:

“Fire walls serve to create separate buildings for purposes of allowable area, allowable height and type of construction requirements (see the definition of “Area, building” in Section 202). Using these provisions to control other building features or elements such as means of egress, building systems or building utilities is not intended or implied by the provisions.”

The commentary reinforces the distinct difference between using a firewall and other rated walls, in that a fire wall creates separate buildings and the provisions of the code apply individually. However, there are no requirements in either the OSSC or the NFPA standards that require each separate building be provided with complete separate systems including, separate underground feed mains. Chapter 9 of the OSSC dictates when a system is required and references the applicable NFPA standard for installation.

Typically, supplying multiple systems is accomplished through the use of one underground supply main that feeds a common manifold. Multiple risers, each with individual control valves and flow alarms, then supply the various sprinkler systems. Section 706.9 of the OSSC anticipates various equipment penetrating fire walls and requires that they comply with Section 714.

**Contact:** Visit the division website to [contact a building code specialist](#).