



POLICY TO EVALUATE 80% RULE ON RESIDENTIAL CONSTRUCTION

BUILDING SERVICES



Methodology to determine when a residential remodel is treated as a new residence for purposes of triggering adding residential fire sprinkler system.

Background

The California Fire Code and California Residential Code (CRC) both require a fire sprinkler system for new Single Family and Duplex-Residential buildings. When an existing residence gets completely demolished and a new residence is constructed, it is clear that fire sprinklers are required for the new construction. However, when a substantial portion of a residence is demolished there is a point at which the demolition for all practical purposes should be treated as a new residence and, thus, trigger the requirements for fire sprinklers. However, the exact point of that transition is not defined by neither the California Building Code nor the CRC. Thus, the evaluation and determination of that point is normally given to the discretion of the Building Official to interpret the code for this purpose. This document provides a policy and methodology for this purpose based upon an 80% rule, as described below.

Description of Methodology

Town of Danville utilizes a methodology that depends on a comparison of the valuation of the existing residence ($V_{EXISTING}$) and the valuation of the total remodel cost for the existing residence ($V_{REMODEL}$), based on the ICC published values in the Town's [Master Fee Schedule](#). When the $V_{REMODEL}$ exceeds or is equal to 80% of the $V_{EXISTING}$, the remodel work is treated as a new residence for purposes of requiring fire sprinkler. Note that the $V_{EXISTING}$ does not include the valuation associated with a new addition added onto the existing residence footprint, as $V_{EXISTING}$ is logically encompassing only the existing residence portion. Also, the square foot valuation amount in the ICC published values should be taken to be the "good" values as shown in image below, thus yielding a larger replacement value in the denominator of the ratio.

DWELLINGS:		
Type V – Masonry	\$155.40	\$92.85
(Good)	\$198.93	\$91.67
Type V–Wood Frame	\$138.16	\$83.21
(Good)	\$189.69	\$89.19
(Major Remodel)		\$122.46
Kitchen no structure		\$150.43

This analysis is required when there is substantial demolition of the existing residence where the level of reconstruction includes a substantial amount of reconstruction and alteration of the existing residence.

Any part of the existing residence that is being replaced after its removal must be included in the analysis of the cost. An example would be if the roof was removed to add a second story, then the reconstruction of the roof must be included in the cost of the work, even though it was constructed above the new second-story level. Another example is a kitchen or bathroom that is being removed from the existing residence and reconstructed into all or a portion of a new addition area.

TOWN OF DANVILLE
Guideline for Evaluation of 80% Rule on Residential Construction

This Handout was created to help aid the Applicant in the implementation of the *Policy to Evaluation 80% Rule on Residential Construction* (see previous page). Please have the license professional or designer of your project complete this form. For questions, please contact the Town of Danville’s Building Division at (925) 314-3330.

Notes:

*Value/SF are per the Town of Danville's [Master Fee Schedule](#)

Remodel Valuation			
	Area (ft ²)	Value/SF*	Area x Value/SF =
Residence		\$ 89.19	\$
Garage		\$ 35.04	\$
Addition		\$ 189.69	\$
Remodel Total Valuation, V_{REMODEL} =			\$

Existing Residence Valuation			
	Area (ft ²)	Value/SF*	Area x Value /SF =
Residence		\$ 189.69	\$
Garage		\$ 122.46	\$
Existing Total Valuation V_{EXISTING} =			\$
80% of Existing Total Valuation, V₈₀ =			\$

<i>Conclusion (Mark which applies based on evaluation above):</i>	
<input type="checkbox"/>	If V _{REMODEL} is less than V ₈₀ , then <u>Fire Sprinklers are not Required.</u>
<input type="checkbox"/>	If V _{REMODEL} is equal or greater than V ₈₀ , <u>then Fire Sprinklers are Required.</u>

Preparer’s Name: _____ **Date:** _____

Phone #: _____ **Email:** _____