

**COLORADO SPRINGS FIRE DEPARTMENT**

**Fire Prevention Division**

**Administrative Ruling/Interpretation 2007-4**

**Subject:** Fire Sprinkler Design for Shell Buildings

**Effective:** August 29, 2007

**Code Reference:** 2007 NFPA 13 Section 5.3.2

**Description of Problem:**

It is difficult to determine what tenant and associated hazards will occupy a multi-tenant or shell building. For this reason it is difficult to design a sprinkler system for an unknown hazard and the designer is left with a greater possibility of an under-designed system starting from the tap.

**Decision:**

Required fire sprinkler systems in shell buildings, other than specified office buildings, shall at minimum be designed according to the requirements set forth for "Ordinary Hazard Group II" occupancies.

This requirement is intended to mitigate those hazards which this department may be unaware of prior to buildout. Upon tenant finish, the fire sprinkler system may be converted to an appropriate hazard design criteria to properly protect the actual use. Any use that requires a greater system design will require an upgrade of the system prior to occupancy.

**Approved:**

A handwritten signature in black ink, appearing to read "Brett T. Lacey", written over a horizontal line.

Brett T. Lacey, Fire Marshal