

## **SPRINKLER SYSTEM DESIGN**

### **Submission Requirements**

Tenant shall submit complete plans and specifications for all sprinkler work, as per the requirements of Exhibit B of the Lease, which shall consist of, but not be limited to, the following:

- General notes included on the Tenant's working drawings and information in the specifications, which define the sprinkler system design, material, and installation requirements for the Tenant's space.
- Detailed information and drawings including in-rack sprinkler coverage if required.
- Sprinkler systems shop drawings and hydraulic calculations must be submitted for approval to the Landlord's Insurance Underwriter.
- Shop drawing reflected ceiling plans shall be drawn at 1/4" = 1'-0" scale or larger, and shall indicate all tap connections, pipe specifications, head locations and hydraulic calculations.

### **Tenant's Sprinkler System**

The Tenant shall connect to the single blind flange connection at a designated location on the Landlord's sprinkler bulk main at the Tenant's expense. The Tenant shall connect to this flange and extend piping throughout the entire Premises, and install all sprinkler heads as required by the Tenant's store layout. Only one connection to the Landlord's sprinkler bulk main is permitted.

### **Sprinkler Shop Drawings**

Sprinkler shop drawings must be submitted to the Landlord's Insurance Underwriter for review and approval before the Tenant's system is installed.

### **Sprinkler System Design Requirements**

Tenant's sprinkler system design shall be based on Ordinary Hazard Group II Occupancy Classification or greater density if required by Code. Tenant's sprinkler system shall be hydraulically calculated with flow and pressure requirements shown at Landlord's connection point.

- Minimum Density: GPM/square foot over the most remote 3,000 square feet. (The location of partitions shall be ignored when choosing the remote area)
- Maximum Coverage per Head: 130 square feet.

### **Hose Allowance**

Include hose stream allowances within the tenant system calculations only when hose stations will be required within the tenant space in accordance with NFPA 13. Not all tenant spaces will require hose stations. A 500 GPM hose stream allowance has been included in the Tenant fire sprinkler main calculations.

## **SECTION XV SPRINKLER SYSTEM DESIGN**

### **Minimum Water Supply Pressure**

Tenant fire sprinkler mains have been hydraulically calculated to provide adequate water supply based on Ordinary Hazard, Group II Occupancy.

Water supply design parameters shall be verified with the Landlord.

### **Sprinkler Head Requirements**

All sprinkler heads shall be quick-response type. Fully recessed (concealed) type sprinkler heads shall be used at the storefront show windows and entry area. Either fully recessed or semi recessed sprinkler heads shall be installed throughout the public sales area.

### **Material Requirements**

Piping: Black steel. Schedule 40 per NFPA13.

Fittings: 175 pound steel screwed, welded or Victaulic

### **Drains and Valves**

- Valved Drains shall be provided with hose thread at all low points in sprinkler piping. Identify low point with a ceiling marker and provide access to all valved drains.

### **Fire Extinguishers**

Fire Extinguishers for hand use shall be provided, located and installed by the Tenant in accordance with the local Fire Department requirements.

### **Special Fire Protection Systems**

- Cooking Hood Exhaust Fire Protection - Fire protection above cooking equipment shall consist of an automatic fire extinguishing system.
- Special Storage Conditions. Tenant's storage conditions may affect the design and installation of the Tenant's sprinkler system. For areas where height of storage exceeds calculated sprinkler system and/or in-rack sprinklers shall be provided in accordance with NFPA No.231 or 231 C. Details for storage arrangements, types of racks, aisle widths, etc., shall be submitted to Landlord and local Fire Marshal for review. For double-decked storage areas (whether solid, slotted or open-grated), automatic sprinklers shall be provided for each level. Fire protection above rolling shelving accordance with all code and local fire department requirements.
- Dry Sprinkler Systems shall be installed in areas subject to temperatures lower than 40 degrees F, or as an alternate an anti-freeze system shall be installed.

### **Sprinkler General Requirements**

- Thoroughly clean installation upon completion. Heads, pipes, valves, and fittings shall be completely cleaned of grease, metal cuttings, dirt, etc.
- Final connection to Landlord's sprinkler main shall not be made until the entire system within the demised premises is pressure tested and accepted by the municipal Fire Department and the Landlord. The Tenant shall not be allowed to bring any merchandise stock into the demised premises until the entire sprinkler system and fire alarm system has been inspected, approved and put into operation.
- A Fire Protection System Materials and Test Certificate must be submitted to the Landlord, and Landlord's Insurance Underwriter.

## **RESTAURANT AUTOMATIC EXTINGUISHING SYSTEM AND EMERGENCY NOTIFICATION REQUIREMENTS**

*This criteria section is a supplement to the aforementioned typical requirements*

**General Requirements:** In addition to providing general fire protection for the premises, Tenant shall furnish and install automatic extinguishing equipment in accordance with NFPA 96, "Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations", Chapter 7 - latest edition and applicable Codes.

**Automatic Extinguishing System and Associated Equipment:** The extinguishing system shall be UL 300 listed, pre-engineered, wet chemical fire extinguishing system which shall include the following:

- Surface protection for deep fat fryer, griddle, broiler and range.
- Automatic devices for shutting down fuel or power supply to the appliances getting the surface protection. These devices must be of the manual reset type and not automatic reset. Gas-fired cooking equipment must have a permanent notice posted at the reset device cautioning the operator to shut off the gas at all appliances before resetting the device.
- A readily accessible means to manually actuate the fire extinguishing equipment shall be provided in a path of exit or egress and shall be clearly identified. This device shall be mechanical and shall not rely on electric power for actuation.
- Landlord's written approval shall be obtained prior to installation, and shall be subject to inspection by Landlord or its representative throughout the term of the Tenant's Lease.