



Department of Planning

Technical Bulletin

TB-0006 - April 2020

Sprinkler Requirements for Apartment (R2)

Purpose

The Department of Planning has approved the following code modification to section 903.2.8 of the 2016 Cayman Island Building Code. This modification provides an alternative to provide the required fire protection for Apartment (R2) occupancy without the inclusion of an NFPA 13R automatic sprinkler system.

Code Requirement

According to section 903.2.8 of the 2016 Cayman Island Building Code (2009 IBC), an automatic sprinkler system shall be provided for all Residential "R" Occupancies.

903.2.8 Group R. An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

Exception: R-2 occupancies do not have to be sprinkled if **all** the following conditions are met:

1. Two (2) stories or less.
2. Eight (8) units or less.
3. Two (2) hour fire partition separating dwelling, units horizontal and vertical, constructed in accordance with Section 709. Section 709.4 exception 5 does not apply.
4. Type I, II, or III construction.
5. Two (2) remote means of egress (stairs) from the second floor, egress windows while still required, cannot count as one of the means of egress.
6. No buildings with mixed-use occupancies.

This Technical bulletin supersedes any previous bulletins