

Department of Planning Building Control Policy



Title: R-2 Sprinkler Requirements

Number:

Revised Date: 24 May 2018

This Policy supersedes any and all older ones


Sprinkler Requirements for Apartment (R2)

Pursuant 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. However to assist the industry the Department has approved the following alternate design as an “Alternative Method of Construction” (CIBC 104.11)to provide the required fire protection for Apartment (R2) occupancy without the inclusion of an NFPA 13R automatic sprinkler system

[F] 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 as long as all of the following item are met:

- a. Two (2) stories or less in height
- b. Eight (8) or less units
- c. Two (2) hour fire barriers between all dwelling units horizontal and vertical
- d. Constructed of Type I, II, or III construction –If type III then 1 hour fire protection between units and combustible roof structure
- e. Two (2) remote means of egress (stairs) from second floor, egress windows while still required, can not count as one of the means of egress.
- f. No mixed use buildings


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