



# San Rafael Municipal Code

## Chapter 4

### DEFINITION OF SUBSTANTIAL REMODEL

Please use this important section of the San Rafael Municipal Code (SRMC) to determine if your residential remodel/addition will trigger the City's RESIDENTIAL FIRE SPRINKLER ORDINANCE. If your project is deemed a "Substantial Remodel", a fire sprinkler system conforming to NFPA 13-D or NFPA 13-R will be required.

SRMC Section 202 is hereby amended by adding the definition of Substantial Remodel as follows:

**Substantial Remodel** shall mean the alteration of any structure, which combined with any additions to the structure, performed within any three (3) year period, affects a floor area which exceeds fifty percent (50%) of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists, and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for the purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings or exterior wall finishes.

- It is the responsibility of the owner or architect to provide detailed calculations to validate the project is below 50%.
- Fire Prevention staff will verify the submitted calculations. Areas of work should clearly be distinguished from areas not subject to remodeling.
  - The plan submitted for review must be part of the set submitted to the Building Department.
- A statement on drawings will note that there was no previous work within three years, or will detail what construction work occurred during this timeframe.

SRMC Chapter 4 can be found at:

[https://library.municode.com/ca/san\\_rafael/codes/code\\_of\\_ordinances?nodeId=TIT4FI](https://library.municode.com/ca/san_rafael/codes/code_of_ordinances?nodeId=TIT4FI)