

KENTFIELD FIRE PROTECTION DISTRICT



Developed by:
Michael Hadfield, Battalion Chief

Approved by:
Mark Pomi, Fire Chief

Fire Protection Standard 105

Substantial Remodel Calculation Guidelines

Date: 6/14/17

Revision: _____

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The Kentfield Fire District will require a property that undergoes a substantial remodel to meet additional conditions and/or code requirements. This document is intended to provide assistance to home owners, architects, contractors and code officials by providing the method used for calculating the affected area. This is intended to provide for the consistent application of the substantial remodel.

DEFINITIONS

Floor Area - For the purpose of this section is defined as the floor area, measured to inside face of studs in square feet, within the inside perimeter of the exterior walls of the building under consideration, exclusive of open air courts, without deductions for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area includes unoccupied accessory areas such as mechanical rooms, attached garages and finished storage areas with a ceiling height that exceeds six (6) feet.

Square Footage Calculation – Remodeled rooms meeting the requirements of this document as listed below shall be counted towards the total remodel area. When rooms are counted, the floor area as defined in this document will be counted towards the remodel area.

Substantial Remodel - shall mean the renovation of any structure, which combined with any additions to the structure, affects a floor area which exceeds fifty percent of the existing floor area of the structure within any 36 month period. 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 siding.

REQUIREMENTS

The removal of existing windows and doors for the purpose of replacing windows and doors of the same size, in the same location, that do not require any changes or additions to the existing wall framing shall not be considered a change and would not trigger the inclusion of the square footage of the effected room.

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The replacement and/or upgrading of existing roof coverings shall not apply to this definition. However, any changes in roof framing, rafters, roof diaphragms or similar components shall cause the room or rooms affected by the change to be counted in the calculation.

The removal of existing wall or walls shall cause the room or rooms affected by the change to be counted in the calculations. Likewise the movement of a wall between two spaces shall cause the room or rooms affected by the changes to be counted in the calculation.

Removal or replacement of 10% or more of the square footage of the sheetrock or other material that forms the ceiling in any room for any reason shall cause the room, or area affected by the change, to be counted in the calculations. The 10% may be in one area or a cumulative total of several small areas, such as may be caused by the installation of recessed lighting or skylights, new wiring or similar construction components. (see diagrams #1 and #2)

When the walls of a room are partially impacted for any reason, they shall be calculated as follows: the length of the walls forming the room shall be measured along the perimeter of the room at a height of four (4) feet above the finished floor (see diagram #3) and, the length of the portion of the walls being impacted also be measured. If the total of the impacted wall length is 20% or more of the perimeter measurement, the square footage of the room or area shall be counted in the calculations. For example, if an existing window is to be removed and closed-in, the length of the opening made in the sheetrock or wall surface shall be counted. If a stud bay or bays are exposed for the installation of electrical, plumbing or other mechanical or structural elements, the length of the opening shall be counted. The reason for the removal of the wall covering is not important. However, the length of the wall covering removed is the critical criteria. (see diagram #4)

PROCEDURES

Planning departments and building department plan submittals will be reviewed in their entirety for determining remodel area. This policy will be applied to plan submittals that include sufficient details to calculate affected ceiling and walls. Plans that do not include sufficient detail will be returned for further information, or affected areas will be counted towards the remodel area regardless of the square footage or linear walls affected.

Unless details are provided that allow for calculations of ceiling affected, walls affected, or other calculations to meet the intent of this policy, the square footage of the rooms in affected will be counted.

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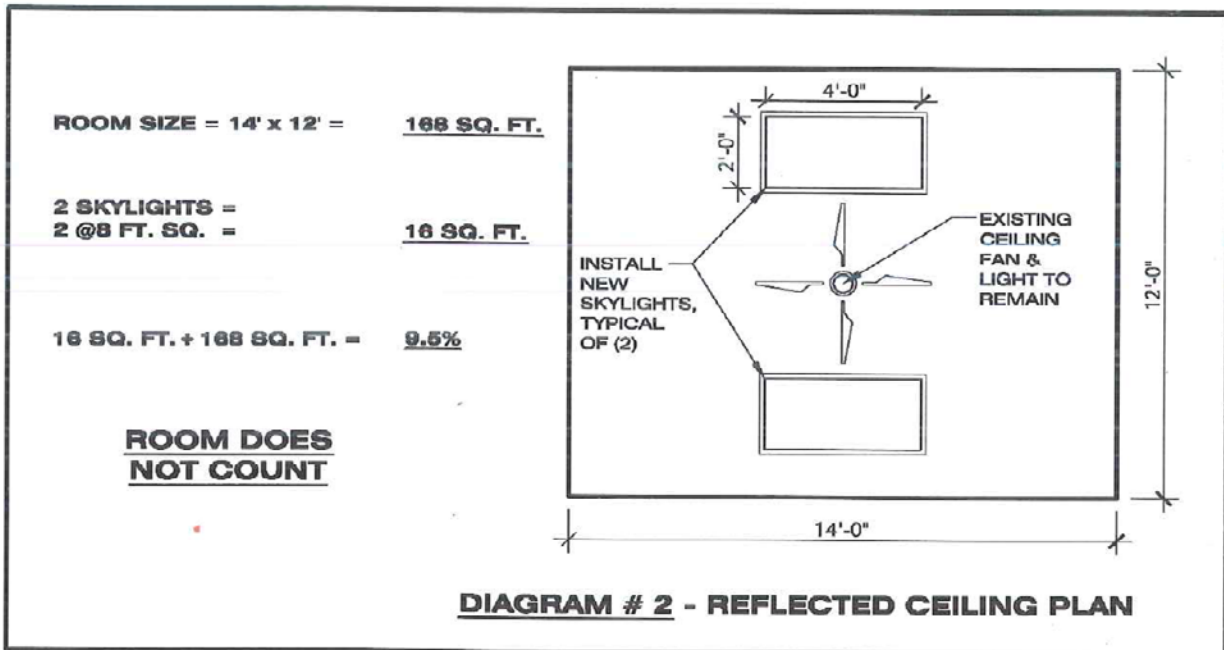
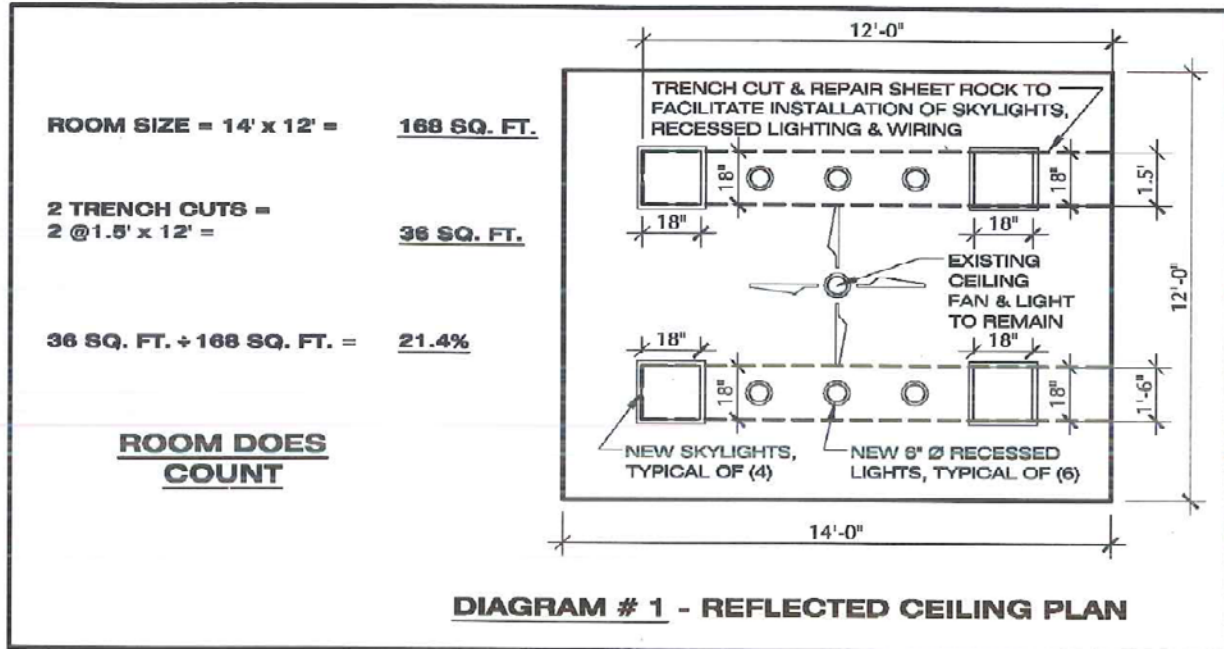
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