



**Fairfield Fire Department**  
**Fire Prevention Division**  
1200 Kentucky Street, Fairfield, CA 94533  
Phone (707) 428.7375

**FIRE CONTROL ROOMS**  
**STD# 10-24 Effective Date: 01/01/2024**

**SCOPE**

This standard provides the construction requirements for fire control rooms in all new commercial buildings pursuant to Section 901.4.7 of the 2022 California Fire Code, and Local Ordinances.

**PLANS**

All plans submitted for permit shall meet the Fairfield Fire Prevention Bureau Standard 20-24. Plans shall include but not limited to the following:

All plans provided for the purpose of site development and /or building design shall show the installation of a fire control room. Site plans, civil plans, grading, and utility plans shall provide a coordinated location for pipe entering the fire control room. Building floor plans shall show the location and dimensions for the fire control room. Architectural plans shall provide details, dimensions, and information to depict the requirements from this standard.

**SPECIFICATIONS**

1. Fire Control Room: The Fire Control Room contains all fire sprinkler system risers, fire alarm control panels, the documentation cabinet, spare sprinklers, sprinkler wrenches and other fire equipment required by the Fire Code Official. In buildings with fire pump rooms, they shall be used as the fire control room.
2. Fire Riser Room: The Fire Riser Room contains all fire sprinkler system risers, spare sprinklers and sprinkler wrenches.
3. Fire control rooms shall have a minimum dimension of 5 feet by 7 feet and



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not be less than 35 square feet of usable area.

4. Fire riser rooms shall have a minimum dimension of 3 feet and provide usable service area. Fire riser rooms are applicable to new multi-family buildings (apartments, condominiums and town homes) only. The main FACU shall be housed in the fire control room of the clubhouse.
5. Fire control rooms/Fire riser rooms shall be located within the building on an outside wall at a location approved by the Fire Code Official. The room shall be directly accessible from the exterior with an approved door with minimum dimensions of 36 inches' x 80 inches.
6. Fire control rooms/Fire riser rooms shall be constructed with one hour rated separation from the occupied areas of the building.
7. Fire control rooms/Fire riser rooms shall have a floor drain sufficient to drain spilled water during fire sprinkler system service work.
8. Permanently installed artificial illumination shall be provided in fire control rooms and fire riser rooms. In the event of power supply failure, 90-min emergency power shall be provided.
9. Permanent signage shall be provided on the exterior side of the access door to identify the fire control room. The sign shall indicate "FIRE CONTROL ROOM" OR "FIRE RISER ROOM", as applicable. Letters shall be a minimum of 3 inches high with a ½ inch stroke and shall be red on a white reflective background.
10. A key for the fire control room/fire riser room shall be located within an approved high security Knox key box adjacent to the main entrance of the building, on the exterior wall, at no higher than 6 feet above finished floor located on the latch side of the door.
11. The fire sprinkler riser shall be located with a minimum clearance of 18-inches to any wall.



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12. The fire control room/fire riser room shall contain only fire system control valves, fire alarm control panels and other related fire system equipment. Storage of materials in the fire control room is prohibited.
  
13. The following additional information shall be provided in the fire control room/fire sprinkler room:
  1. Fire sprinkler riser zone map, if needed
  2. Fire alarm device floor plan posted
  3. Responsible party contact information posted
  4. Fire alarm contractor contact information posted
  5. Fire sprinkler contractor contact information posted
  6. "NO STORAGE" signs posted
  
14. Fire control rooms housing fire pumps shall be a dedicated room/pump house which is large enough to accommodate the fire pump and all associated equipment. Sufficient working space around the stationary equipment must be provided. Clearances around equipment shall be sufficient to allow for inspection, service, repair or replacement without removing permanent construction elements or disabling the function of a required fire-resistance-rated assembly. Doors shall be large enough to allow the removal of the largest piece of equipment in the room.