



FIRE MARSHAL BULLETIN



2025-002

Deviation from NFPA 13R – Fire Department Connection (FDC) Requirement

Subject: FDC Waiver for Low-Rise Residential Buildings under NFPA 13R

Purpose:

This bulletin serves to clarify conditions under which a **Fire Department Connection (FDC)** may be waived for residential buildings protected by an NFPA 13R sprinkler system.

Background:

NFPA 13R is intended for low-rise residential occupancies, typically up to 4 stories in height. While it generally requires provisions for fire department access and support, including FDCs, Calgary Fire Department may permit deviations based on building design and occupancy characteristics.

Guidance:

An FDC may be omitted from buildings protected by NFPA 13R sprinkler systems **provided all the following conditions are met:**

1. **Building Height:** The building is no more than **2 stories** above grade.
2. **Occupancy & Access:**
 - The building contains **no shared interior corridors** or **common stairwells** accessible to multiple suites.
 - There are **no indoor shared amenity spaces** (e.g., lobbies, lounges, laundry, or storage areas).
3. **No Common Parkade:** The building does **not** include a common **parkade** or common **underground parking**.
4. **Fire Fighters Path of Travel:** A fire department apparatus shall be located so that the length of the access route from a hydrant to the fire apparatus, plus the unobstructed path of travel for the firefighter from the fire apparatus to the building is not more than 90 meters and the unobstructed path of travel for the firefighter from the fire apparatus to the building, is not more than 45 meters.

Waterflow Alarm Device Requirement:

In cases where a fire alarm system is not provided, a local waterflow alarm device shall be installed in accordance with NFPA 13.

For more information, contact the Fire Marshal's office. Thank you for your cooperation.

Fire Marshal's Office

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