

Fire Sprinklers in New Homes - By Jurisdiction

Executive Summary

FIRE SPRINKLERS IN NEW HOMES

ANNUAL REPORT EXECUTIVE SUMMARY

February 2016

Overview

This Survey summarizes the actions taken by each of the surveyed jurisdictions in relation to the adoption, or rejection, of the mandatory fire sprinkler system installation requirements set forth in the 2009, 2012 and 2015 International Residential Code (IRC) published by the International Code Council. R313 of the IRC requires installation of automatic fire sprinkler systems in new one- and two-family dwellings and townhouses not exceeding three stories above grade with a separate means of egress. Various approaches have been taken, including adoption of the requirement, deletion of the requirement by regulatory agencies adopting the IRC as the state standard, and legislative action totally or partially banning such requirements in state and/or local building codes and leaving the matter to be decided by local jurisdictions.

State Adoptions of Model Code

Of the fifty-four surveyed jurisdictions, only five jurisdictions, California, the District of Columbia, Guam, Maryland and West Virginia, have adopted the IRC with mandatory sprinkler requirements. In October 2015 the Minnesota Court of Appeals declared that a recently adopted regulation requiring the installation of residential sprinkler systems in new townhouses and one- and two-family dwellings, except one-family dwellings that are less than 4500 square feet, was unenforceable due to procedural irregularities in the rule-making process. Massachusetts requires residential sprinkler systems in one- and two-family dwellings that are larger than 14,400 square feet. New York requires that residential one- or two-family dwellings three stories above grade must be equipped with an automatic sprinkler system.

Twenty-one jurisdictions, or thirty-nine percent, have adopted either the 2009, 2012 or 2015 IRC, but with amendments deleting R313, in whole or in part. Two of those states, North Carolina and South Carolina, retained the requirement for townhouses, unless they have two-hour fire walls.

Eighteen states, or thirty-three percent, have enacted laws prohibiting state agencies and/or local governments from adopting mandatory fire sprinkler requirements. The bans in six states apply only to system requirements for one- or two-family dwellings, not to townhouse requirements. South Dakota prohibits sprinkler requirements for one-family dwellings only.

Twenty-two percent of the surveyed jurisdictions, or twelve states, allow local jurisdictions to adopt building codes that could include mandatory sprinkler systems in new homes. Generally, such states do not have statewide building codes.

Hawaii and Indiana currently enforce the 2006 version of the IRC as part of their building codes and permit local jurisdictions to adopt codes with amendments, which could include fire sprinkler installation requirements. The Virgin Islands enforces the 2003 IRC across the territory and has no sprinkler requirement.

Exceptions

Of the five jurisdictions requiring sprinkler systems, two have some exceptions, Guam exempts certain townhouses, and Maryland exempts certain properties not connected to an electrical utility or with insufficient water service lines.

In five of the states banning sprinkler requirements, ordinances requiring sprinkler systems prior to enactment of the ban are not affected. Seven states allow local adoption of sprinkler mandates subject to special requirements, such as additional procedural steps in the adoption process or approval by a state regulatory agency.

Alabama

Alabama, Exceptions

Municipalities which have enacted any ordinance, building code, rule or other legal device as of March 9, 2010 relating to the installation of residential fire sprinkler systems, may continue to enforce and amend such provisions despite the current general prohibition against requiring such systems.

Section amended 2010.

[Ala. Code § 41-23-85 \(2014\)](#)

Alabama, State Adoption of Model Code

The [Alabama Energy and Residential Codes Board](#) has adopted the 2009 International Residential Code with amendments, effective October 1, 2012. As of March 9, 2010, state and county governing entities and municipalities may only adopt the code adopted by the Board, with amendments as local conditions require, except that no amendment may mandate residential fire sprinklers.

A municipal, county or state governing entity or agency may not enact any ordinance, rule, bylaw, building code or other legal device that would either restrict a consumer's choice to install, or require the installation of, a residential fire sprinkler system in any new or existing one- or two-family dwelling. *But see* **Exceptions**.

Section amended 2010.

[Ala. Code § 41-23-85 \(2014\)](#)

Alaska

Alaska, Exceptions

Alaska does not have a statewide building code, and generally prohibits residential sprinkler requirements. However, certain types of municipalities may adopt residential sprinkler ordinances for new construction of single-family buildings and buildings with not more than two dwelling units. *See* **State Adoption of Model Code**.

Alaska, State Adoption of Model Code

Alaska has not adopted a statewide building code.

In 2011 a law was enacted that generally prohibits a municipality from requiring sprinkler fire protection systems in the construction of all new single-family residential buildings or new residential buildings with not more than two dwelling units.

However, a home-rule or general-law municipality may by ordinance require sprinkler fire protection systems in both types of buildings if, in addition to complying with the other requirements relating to adoption of ordinances, the municipality's governing body:

- at least 30 days before the first scheduled public hearing for the ordinance, publishes a summary of the ordinance or ordinance amendment and a notice of the time and place of each scheduled hearing; and
- schedules at least three public hearings on the proposed ordinance or ordinance amendment to be held within a period of not less than 60 days and not more than 180 days.

Section enacted 2011.

[Alaska Stat. § 29.35.144 \(2015\)](#)

Arizona

Arizona, Exceptions

The prohibition against mandating sprinkler systems in certain residential property does not apply to any code or ordinance that requires sprinklers in a residence adopted before December 31, 2009.

Section 9-807 enacted 2011; § 11-861 amended 2015.

[Ariz. Rev. Stat. §§ 9-807, 11-861\(E\) \(2015\)](#)

Arizona, State Adoption of Model Code

Arizona does not have a statewide building code.

It does, however, prohibit mandating fire sprinklers in certain residential property. No municipality or county may adopt a code or ordinance or part of a uniform code that prohibits a person from choosing to install or not install fire sprinklers in a single-family detached residence or a residential

building containing not more than two dwelling units. No fine, penalty or other requirement may be imposed on any person for choosing to or not choosing to install fire sprinklers in such residences.

As of July 24, 2014, a municipality or county may not adopt a fire code, ordinance, or other legal requirement for an approved fire apparatus access road or extension or an approved route or extension that requires a one- or two-family residence or a "utility or miscellaneous accessory building or structure" to install fire sprinklers. In this context, a "utility or miscellaneous accessory building or structure" includes "an agricultural building, aircraft hangar, accessory to a residence, barn, carport, fence that is more than six feet high, grain silo, greenhouse, livestock shelter, private garage, retaining wall, shed, stable, tank or tower."

Section 9-807 enacted 2011; §§ 11-861 and § 9-808 amended 2015.

[Ariz. Rev. Stat. §§ 9-807, -808; 11-861\(E\) \(2015\)](#)

Arkansas

Arkansas, Exceptions

No relevant provisions were located.

Arkansas, State Adoption of Model Code

Arkansas does not have a statewide building code. Counties and municipalities may adopt whatever building codes they desire and may do so by incorporating model codes. No state statute was located that would prevent the enactment of mandatory fire sprinkler installation provisions for new homes.

However, the regulations of the [Arkansas State Police](#) address the issue. The introduction to the final rule regarding fire sprinklers in one- and two-family dwellings, notes as follows:

In the fall of 2008, the International Code Council (ICC) approved a provision to be included in the 2009 International Residential Code, requiring fire sprinklers in new one (1) and two (2) family dwellings. The original purpose of these Arkansas rules at our Spring, 2009 mailing was to adopt new rules to make it clear that Arkansas' position differs from the ICC model; *i.e.*, that fire sprinklers in new one (1) and two (1) family Arkansas dwellings would not be a state-mandated requirement

now (nor in the next edition of the Arkansas Fire Prevention Code Rules, likely to be the 2012 Edition).

The regulation then states that the State Fire Marshal may not mandate the use and installation of automatic fire sprinkler systems in new one- and two-family dwellings unless otherwise required by the Arkansas Fire Prevention Code.

Sections 14-14-909 and 14-17-206 amended 1977; § 14-56-201 amended 1947; § 14-56-202 amended 2005; regulation amended 2009.

Ark. Code Ann. §§ 14-14-909; 14-17-206; 14-56-201, -202 (2015); [130.00.09 Ark. Code R. § 2009-2 \(2015\)](#)

California

California, Exceptions

No relevant provisions were located.

California, State Adoption of Model Code

The 2013 California Residential Code, with an effective date of January 1, 2014, like the 2009 version effective until December 31, 2013, incorporates the 2009 International Residential Code requirement that automatic residential fire sprinkler systems be installed in new one- and two-family dwellings and townhouses not more than three stories above grade with a separate means of egress. The Code applies statewide.

Promulgated 2013.

[2013 California Residential Code § R313; 2015 Revisions to State Fire Code, p. 514](#)

Colorado

Colorado, Exceptions

No relevant provisions were located.

Colorado, State Adoption of Model Code

Colorado does not have a statewide residential building code. Local governments may adopt and amend residential building codes by reference, which could include provisions requiring installation of automatic fire sprinkler systems for new one- and two-family dwellings and townhouses.

Section 30-29-201 amended 2007; § 30-28-204 amended 1992; §§ 30-35-401, -402 enacted 1981; § 31-16-201 enacted 1975; § 31-16-202 amended 1988.

Colo. Rev. Stat. §§ 30-35-401, -402; 30-28-201, -204; 31-16-201, -202 (LexisNexis 2015)

Connecticut

Connecticut, Exceptions

No relevant provisions were located.

Connecticut, State Adoption of Model Code

In 2013, the Connecticut Division of Construction Services adopted, with amendments, the 2009 International Residential Code (IRC), as part of the State Building Code. The Division deleted the IRC's mandatory sprinkler requirements for one- and two-family dwellings and townhouses. The effective date was February 14, 2014.

A new State Building Code which adopts the 2012 IRC is planned for adoption in Fall 2016. [See Conn. Dep't of Admin. Services, Div. Construction Services, Building Code Adoption website \(last visited Jan. 26, 2016\).](#)

The State Building Code is the building code for all Connecticut towns, cities and boroughs.

Note: Legislation passed in 2015 and effective October 1, 2015, requires landlords to include a notice in each dwelling unit's lease disclosing whether the unit has a working fire sprinkler system. If it does, the lease must also include a notice indicating the date of its last maintenance and inspection. Both notices must be printed in a uniform font of at least 12-point, boldface type.

A "fire sprinkler system" is a system of piping and appurtenances designed and installed according to generally accepted standards so that heat from a fire automatically causes water to discharge over the area, extinguishing the fire or preventing it from spreading.

Section 29-253 amended 1997; regulatory amendment promulgated 2013.

[Conn. Gen. Stat. § 29-253 \(2015\)](#); [Conn. Agencies Regs. § 29-252-1d \(2009\)](#) (as amended by [2013 Amendment to the State Building Code](#)); [2015 Conn. Spec. Sess. Pub. Act 15-5, § 57](#).

Delaware

Delaware, Exceptions

No relevant provisions located.

Delaware, State Adoption of Model Code

Delaware does not have a statewide building code. Counties, and municipalities, may adopt local building codes, which could include residential fire sprinkler system requirements.

Note: Pursuant to the 2015 Delaware New Home Buyers Fire Protection Act, at the time of or prior to agreeing with the buyer to final pricing for construction of a new one- or two-family residential dwelling, having three stories or less, not previously occupied, and constructed for residential use, a builder must provide the buyer with a copy of written materials prepared by the Office of the State Fire Marshal which detail the benefits of an automatic fire sprinkler system. At the same time, a builder must provide written materials including the costs associated with the installation and maintenance of an automatic fire sprinkler system. Upon the buyer's request, the builder must, at the buyer's expense, install an automatic fire sprinkler system or other requested fire suppression system. This requirement becomes effective January 1 of the year following the Fire Marshall's preparation of the required written materials. As of February 2, 2016, those materials were not yet available.

Section 7601 amended 2005; sections 3681, 3682 enacted 2015.

[Del. Code Ann. tit. 6, §§ 3681, 3682; tit. 16, § 7601 \(2015\)](#)

District of Columbia

District Of Columbia, Exceptions

No relevant provisions located.

District Of Columbia, State Adoption of Model Code

Effective March 28, 2014, the District of Columbia has adopted the 2012 International Residential Code, which requires residential fire protection sprinkler systems.

Regulation adopted 2014.

[61 D.C. Reg. 3063, § 101.3 \(Mar. 28, 2014\) \(Part 2\)](#)

Florida

Florida, Exceptions

The prohibition against sprinkler mandates by local jurisdictions does not apply to a local government that has a lawfully adopted ordinance relating to fire sprinklers that has been effective since January 1, 2010. It also does not prevent the application upon a mutual agreement between the builder and code official of cost-saving incentives for residential sprinklers that are authorized in the IRC.

Additionally, "fire sprinkler protection may be permitted by local government in lieu of other fire protection-related development requirements" for one- and two-family dwellings. However, any local government intending to adopt such a requirement must first prepare an economic cost-benefit report that analyzes "the application of the sprinklers to one- or two-family dwellings or any proposed residential subdivision." The report must consider the factors listed in Fla. Stat. § 633.208(8). "A failure to prepare an economic report shall result in the invalidation of the fire sprinkler requirement to any one- or two-family dwelling or any proposed subdivision."

"Before imposing a fire sprinkler requirement on any one- or two-family dwelling, a local government must provide the owner of any one- or two-family dwelling a letter documenting specific infrastructure or other tax or fee allowances and waivers . . . for the dwelling. The documentation must show that the cost savings reasonably approximate the cost of the purchase and installation of a fire protection system."

A property owner may not be required to install sprinklers in a residential property solely because the property is a rental property or any change in or reclassification of the property's primary use to rental.

Section 553.73 amended 2014; § 633.208 amended 2013.

[Fla. Stat. §§ 553.73\(17\), 633.208 \(2015\)](#)

Florida, State Adoption of Model Code

The Florida Legislature has determined that the provisions of the International Residential Code (IRC) mandating installation of fire sprinkler systems "may not be incorporated into the Florida Building Code as adopted by the Florida Building Commission and may not be adopted as a local amendment to the Florida Building Code." *But see* **Exceptions**.

This prohibition does not prevent application of cost-saving incentives for residential sprinklers that are authorized in the IRC upon a mutual agreement between the builder and code official.

Section 553.73 amended 2014; § 633.208 amended 2013.

[Fla. Stat. §§ 553.73, 633.208 \(2015\)](#)

Georgia

Georgia, Exceptions

The prohibition against including a fire sprinkler installation requirement in a single-family dwelling or residential building with no more than two dwelling units in a state or local residential building and fire code does not apply to codes adopted before May 25, 2010.

Section enacted 2010.

Ga. Code § 8-2-4 (LexisNexis 2015)

Georgia, State Adoption of Model Code

No state or local residential building and fire code adopted after May 24, 2010 may include a requirement that fire sprinklers be installed in a single-family dwelling or residential building with no more than two dwelling units.

Section enacted 2010.

Ga. Code § 8-2-4 (LexisNexis 2015)

Guam

Guam, Exceptions

The requirement that automatic residential fire sprinkler systems be installed in townhouses does not apply to Group R one- and two-story townhouses up to and including 15 dwelling units.

International Residential Code amendment enacted 2010.

[2010 Guam Pub. Law 30-199.4, §§ 9, 11](#)

Guam, State Adoption of Model Code

Guam has adopted the 2009 International Residential Code, including the requirement that an automatic fire sprinkler system be installed in townhouses not exceeding three stories above grade with separate means of egress. The sprinkler requirement for one- and two-family dwellings was deleted.

International Residential Code amendment enacted 2010.

[2010 Guam Pub. Law 30-199.4, § 11](#)

Hawaii

Hawaii, Exceptions

The prohibition on requiring automatic fire sprinklers in new or existing detached one- or two-family dwellings does not apply to new homes that require a variance from access road requirements or fire-fighting water supply requirements.

This provision is scheduled to be repealed June 30, 2017.

Section enacted 2012.

[2012 Haw. Laws ch. 83](#) (to be codified as Haw. Rev. Stat. § 46-xxx, but as currently set forth in [Haw. Rev. Stat. Div. 1, Tit. 6, Subtit. 1, Ch. 46 Note](#))

Hawaii, State Adoption of Model Code

The Hawaii Building Code Council has adopted the 2006 International Residential Code, which may be adopted by counties within Hawaii. However, pursuant to statute, no county may mandate the installation or retrofitting of automatic fire sprinklers in any new or existing detached one- or two-family dwelling unit in a structure used for residential purposes only. This provision is scheduled to be repealed June 30, 2017.

Section enacted 2012.

[2012 Haw. Laws ch. 83](#) (to be codified as Haw. Rev. Stat. § 46-xxx, but as currently set forth in [Haw. Rev. Stat. Div. 1, Tit. 6, Subtit. 1, Ch. 46 Note](#))

Idaho

Idaho, Exceptions

No relevant provisions located.

Idaho, State Adoption of Model Code

All single family homes and multiple family dwellings up to two units in Idaho are exempted from the provisions of the International Fire Code, the International Building Code, and the Idaho Residential Code that require such dwellings to have automatic fire sprinkler systems installed.

Section amended 2014.

[Idaho Stat. § 39-4116\(3\) \(2015\)](#)

Illinois

Illinois, Exceptions

No relevant provisions were located.

Illinois, State Adoption of Model Code

Illinois has not adopted a statewide residential building code. Counties and municipalities may adopt local building codes, which could include requiring fire sprinkler systems in one- and two-family dwellings and townhouses.

Sections 5-6001 and 5-6002 amended 1989; § 1-3-2 enacted 1995; § 11-30-4 enacted 1961.

[55 Ill. Comp. Stat. 5/5-6001, -6002; 65 Ill. Comp. Stat. 5/1-3-2, /11-30-4 \(2015\)](#)

Indiana

Indiana, Exceptions

No relevant provisions were located.

Indiana, State Adoption of Model Code

The current Indiana Residential Code adopts the 2006 International Residential Code. No statutes or regulations mandate installation of fire sprinkler systems in new one- or two-family dwellings.

Regulation readopted 2011.

[675 Ind. Admin. Code 14-4.3-1 \(2015\)](#)

Iowa

Iowa, Exceptions

No relevant provisions were located.

Iowa, State Adoption of Model Code

Iowa's State Building Code adopts the 2009 International Residential Code, but deletes the provisions requiring installation of automatic fire sprinkler systems in one- and two-family dwellings and townhouses not exceeding three stories above grade with a separate means of egress. The Code applies only to state-owned buildings and buildings in local jurisdictions that have adopted the State Building Code by local ordinance in accordance with state law.

Cities may adopt housing code provisions more stringent than those in the model code that it adopts or in the State Building Code. Such provisions could include mandatory installation of sprinklers in new homes.

Statutory section amended 2009; regulatory chapter amended 2014.

[Iowa Code Ann. § 364.17\(7\) \(2016\)](#); [Iowa Admin Code rr. 661—301.1, .3, .8 \(2016\)](#)

Kansas

Kansas, Exceptions

No relevant provisions located.

Kansas, State Adoption of Model Code

Kansas has no statewide building code, and state law prohibits local adoption of sprinkler requirements.

No city or county may adopt or enforce any code, ordinance, rule, or standard that requires the installation of any fire sprinkler protection system in any real property improvement to be used or occupied as a single-family dwelling or multi-family dwelling of two or less dwelling units, or any manufactured home. Additionally, no city or county may require installation of such a system in such structures as a condition for consideration or approval of any permit or plat.

Section amended 2011.

[Kan. Stat. Ann. § 12-16,219 \(2015\)](#)

Kentucky

Kentucky, Exceptions

No relevant provisions were located.

Kentucky, State Adoption of Model Code

The [Kentucky Board of Housing, Buildings and Construction](#) has adopted the 2012 International Residential Code (IRC), with amendments and a compliance date of January 1, 2014, as the 2013 Kentucky Residential Code for One- and Two-family Dwellings. The Board deleted the IRC mandatory fire sprinkler system requirement from the Kentucky Residential Code.

The Kentucky Residential Code establishes minimum and maximum building code requirements for detached single-family dwellings, two-family dwellings and townhouses. Local governments may not adopt or enforce any other building code with respect to those units.

Code amended 2014.

[2013 Kentucky Residential Code \(3d ed. Aug. 2014\)](#)

Louisiana

Louisiana, Exceptions

No generally relevant provisions were located. However, if an owner voluntarily chooses to install an automatic residential fire sprinkler system, the system must be installed pursuant to regulatory requirements.

Regulation amended 2014.

La. Admin. Code tit. 55, § VI.301 (2015)

Louisiana, State Adoption of Model Code

The 2012 International Residential Code applies statewide. However, state law prohibits the adoption or enforcement of any part of the Code or any other code or regulation that requires a fire protection sprinkler system in any one- or two-family dwelling. Similarly, no municipality or parish (county) may adopt or enforce an ordinance or regulation that requires such a system.

Statutory section amended 2014; regulation amended 2014.

[La. Rev. Stat. § 40:1730.28\(A\)\(3\)\(f\) \(2015\)](#); *see also* La. Admin. Code tit. 55, § VI.301 (2014).

Maine

Maine, Exceptions

No relevant provisions were located.

Maine, State Adoption of Model Code

The Maine Uniform Building and Energy Code (MUBEC) includes the 2009 International Residential Code, which was adopted by the [Bureau of Building Codes and Standards](#) without a provision requiring fire sprinkler protection systems in detached one- and two-family dwellings.

Note: The Technical Codes and Standards Board is, as of February 2016, working on the adoption of the 2015 IRC, with a projected adoption date of July 2016.

All building construction within a municipality of over 4,000 inhabitants is governed by the MUBEC. All other municipalities are governed by the MUBEC or the Maine Uniform Building Code as adopted by the municipality.

Regulation promulgated 2010.

16-635-5 Me. Code R. § 5(18) (2015)

Maryland

Maryland, Exceptions

"[A] local jurisdiction may not adopt any amendment that weakens the automatic fire sprinkler systems provisions for townhouses and one- and two-family dwellings," except that this prohibition on such amendments does *not* apply to:

- standards governing issuing of building permits for a property not connected to an electrical utility; or
- until January 1, 2016, standards governing the issuing of building permits for a new one- or two-family dwelling constructed on:
 - a lot subject to a valid unexpired public works utility agreement executed before March 1, 2011; or

- a lot served by an existing water service line from a water main to the property line that is less than a nominal one-inch size, is approved and owned by the water system that owns the line, was installed before March 1, 2011 and is fully operational from the main to a curb stop or meter pit located at the property line.

Statutory section amended 2013; regulation amended 2014.

[Md. Code, Pub. Safety § 12-504 \(2015\)](#); [Md. Code Regs. 05.02.07.05 \(2015\)](#)

Maryland, State Adoption of Model Code

The Maryland Building Performance Code incorporates the 2015 International Residential Code, including provisions that require the installation of automatic fire sprinkler systems in new one- and two-family dwellings and townhouses not exceeding three stories above grade with a separate means of egress.

The Code applies to all buildings and structures within the state for which a building permit application is received by local officials. Local amendments are permitted, with special requirements applying to amendments of the sprinkler requirement. See **Exceptions**.

Regulation 05.02.07.06 amended 2007; r. 05.02.07.04 amended 2014.

[Md. Code Regs. 05.02.07.04, .06 \(2015\)](#)

Massachusetts

Massachusetts, Exceptions

The Massachusetts State Board of Building Regulation and Standards (the Board) has adopted the 2009 International Residential Code as part of the state building code, with revisions that exclude mandatory installation of automatic residential fire sprinkler systems in one- and two-family dwellings. If provisions of the Code conflict with municipal bylaws and ordinances, the Code governs unless the bylaws and ordinances were promulgated with Board approval as follows.

A town board of selectmen or the mayor in a city may recommend to the Board the adoption of rules and regulations imposing more restrictive standards than those established by the state building code for construction or alteration in such a city or town. "If the Board finds that more

restrictive standards are reasonably necessary because of special conditions prevailing within such city or town and that such standards conform with accepted national and local engineering and fire prevention practices, with public safety and with the general purposes of a statewide building code, the Board may, after notice to said board of selectmen or mayor, and after a public hearing, adopt rules and regulations, impose conditions in connection with the adoption thereof and terminate such rules and regulations at such time and in such manner as the Board may deem necessary, desirable or proper."

Accordingly, the Board could, under the described circumstances, allow town or city fire sprinkler requirements for one- or two-family dwellings.

Statutory section 98 amended 2015; § 94 amended 2009; regulation amended 2013.

[Mass. Gen. Laws ch. 143, §§ 94, 98 \(2015\); 780 Mass. Code Regs. 51.00 \(2015\)](#)

Massachusetts, State Adoption of Model Code

The [Massachusetts State Board of Building Regulation and Standards](#) has adopted the 2009 International Residential Code (IRC) as part of the state building code, with revisions that generally exclude mandatory installation of automatic residential fire sprinkler systems in one- and two-family dwellings. However, "only one- and two-family dwellings having an aggregate area greater than 14,400 square feet shall have fire sprinklers installed...." In this context, "aggregate area" includes basements, but not garages and unfinished attics.

The Code is the building code for all Massachusetts towns, cities, state agencies or authorities. If provisions of the Code conflict with municipal bylaws and ordinances, the Code governs unless the bylaws and ordinances were promulgated with Board approval. See **Exceptions**.

The board of selectmen in a town or the mayor in a city may recommend to the Board the adoption of rules and regulations imposing more restrictive standards than those established by the state building code for construction, alteration, repair, demolition, and removal in such a city or town. If the Board finds that more restrictive standards are reasonably necessary because of special conditions prevailing within such city or town and that such standards conform with accepted national and local engineering and fire prevention practices, with public safety and with the general purposes of a statewide building code, the Board may, after notice to said board of selectmen or mayor, and after a public hearing, adopt rules and regulations, impose conditions in connection with the adoption thereof and terminate such rules and regulations at such time and in such manner as the Board may deem necessary, desirable or proper.

Note: As of February 2015, the Board was in the process of rule-making that will adopt the 2015 IRC with revisions similar to those described above. See [Proposed 9th Edition of 780 CMR \(Residential Volume\), R313](#).

Statutory section 98 amended 2015; § 94 amended 2009; regulation amended 2013.

[Mass. Gen. Laws ch. 143, §§ 94, 98 \(2015\)](#); [780 Mass. Code Regs. 51.00 \(2015\)](#)

Michigan

Michigan, Exceptions

No relevant provisions were located.

Michigan, State Adoption of Model Code

Effective February 8, 2016, the statewide Michigan Construction Code adopted by the Bureau of Construction Codes includes the 2015 International Residential Code with revisions excluding the mandatory installation of fire sprinkler systems in townhouses and one- or two-family dwellings.

The Code applies statewide and is not subject to revision by local jurisdictions.

Statutory section enacted 1999; regulation amended 2015.

[Mich. Construction Code R 408.30500 \(2015\)](#); [Mich. Comp. Laws § 125.1508a \(2016\)](#)

Minnesota

Minnesota, Exceptions

No currently relevant provisions were located.

Minnesota, State Adoption of Model Code

As of January 24, 2015, Minnesota adopted the 2012 International Residential Code (IRC). The code requires automatic residential fire sprinkler systems in townhouses. [Section 313.2](#) was amended to require an automatic residential fire sprinkler system in one- and two-family dwellings, except for detached one-family dwellings that are less than 4500 square feet in floor area. In this context, floor area includes "all floors and basements, excluding garages." However, in October 2015, the Minnesota Court of Appeals declared the exception for new one-family dwellings under 4,500 square feet arbitrary and not supported by the rule-making record. The Minnesota Supreme Court declined to review that decision. Therefore, the sprinkler requirement for all one- and two-family dwellings is unenforceable.

The State Building Code supersedes any municipality's building code. "A municipality must not by ordinance, or through development agreement, require building code provisions regulating components or systems of any structure that are different from any provision of the State Building Code." It may adopt an ordinance that is more restrictive than the Code if warranted by local geological conditions.

Statutory section amended 2013; regulation amended 2014, declared void October 2015.

[Minn. Stat. § 326B.121, subds. 1, 2\(c\) \(2015\)](#); Minn. R. 1309.0313 (2015); [Minn. Dep't Labor & Indus., Errata for 2015 Minnesota Residential Code](#)

Mississippi

Mississippi, Exceptions

The prohibition that prevents the Building Codes Council from adopting a code that requires installation of fire sprinkler systems in one- or two-family dwellings, does not prohibit counties and municipalities from adopting codes that do require installation of such systems.

Between August 1, 2014 and November 29, 2014, a county or municipality may choose not to be subject to the building code requirements imposed by Miss. Code § 17-2-4.

Section 17-2-3 amended 2012; § 17-2-4 enacted 2014.

Miss. Code §§ 17-2-3(7), -4(3) (LexisNexis 2015)

Mississippi, State Adoption of Model Code

The Mississippi Building Codes Council, which is charged with the adoption of state construction codes, may not adopt any building code, ordinance, bylaw, order or regulation "requiring the installation of a multipurpose residential fire protection sprinkler system, or any other fire sprinkler protection system, in a new or existing one- or two-family dwelling."

Counties and municipalities may, however, adopt, modify, and enforce codes adopted by the Council, including adopting codes that require the installation of fire protection sprinkler systems in any structure.

As of August 1, 2014, a county or municipality must adopt and amend as a minimum code for residential dwellings one of the last three "adopted editions of the International Residential Code (IRC), and any specific appendix or appendices as adopted and amended by the Mississippi Building Codes Council, with the exception of those provisions that require the installation of a multipurpose residential fire protection sprinkler system or any other fire sprinkler protection system in a new or existing one- or two-family dwelling." In addition, a county or municipality may adopt a construction code that is no less stringent than the last three editions of the IRC. *But see* **Exceptions**.

Section 17-2-3 amended 2012; § 17-2-4 enacted 2014.

Miss. Code §§ 17-2-3(7); -4(1), (2) (LexisNexis 2015)

Missouri

Missouri, Exceptions

No relevant provisions were located.

Missouri, State Adoption of Model Code

Missouri does not have a statewide building code. State law provides that any political subdivision that adopts the 2009 International Residential Code (IRC) or a subsequent edition of that Code without mandated automatic fire sprinkler systems must retain the language in section R317 of the 2006 IRC for two-family dwellings (R317.1) and townhouses (R317.2).

Until December 31, 2024, all builders of one- or two-family dwellings or townhouses must offer any purchaser on or before execution of the purchase contract the option, at the buyer's expense, to install or equip fire sprinklers in the dwelling or townhouse. No county or other political subdivision

may, by code, ordinance, rule, order or resolution, deny any such buyer the right to choose or decline to install a fire sprinkler system. The county or political subdivision must provide in any such code, ordinance, rule, order or resolution the option for buyers to have the right to choose and that builders offer to buyers the option to purchase fire sprinklers in connection with the purchase of any one- or two-family dwelling or townhouse.

Section amended 2014.

[Mo. Rev. Stat. § 67.281 \(2015\)](#)

Montana

Montana, Exceptions

No relevant provisions were located.

Montana, State Adoption of Model Code

The Montana Building Code Bureau has adopted the 2012 International Residential Code, with a revision deleting the sprinkler requirement for new one- and two-family dwellings and townhouses in its entirety. The building codes adopted by local governments must be the same as those adopted by the Bureau, including any amendments.

Regulation 24.301.154 amended 2014; r. 24.301.202 amended 2003.

[Mont. Admin. R. 24.301.154, .202 \(2015\)](#)

Nebraska

Nebraska, Exceptions

No relevant provisions located.

Nebraska, State Adoption of Model Code

As part of the state building code, the Nebraska Legislature in 2015 adopted the 2012 International Residential Code, *except* the provisions of R313 requiring installation of automatic fire sprinkler systems in one- and two-family dwellings and townhouses.

Any political subdivision may enact a local building or construction code "if or as long as such political subdivision adopts the state building code." A political subdivision may, however, amend any such code to include R313 mandating installation of fire sprinkler systems in one- and two-family dwellings and townhouses.

Sections amended 2015.

[Neb. Rev. Stat. §§ 71-6403, -6406\(2\)\(d\) \(2015\)](#)

Nevada

Nevada, Exceptions

Any building code, ordinance, regulation or rule adopted by the governing body of a county or incorporated city on or after January 1, 2015, but before June 30, 2015, requiring the installation of an automatic fire sprinkler system is void and unenforceable.

See also **State Adoption of Model Code.**

Sections amended 2015.

[Nev. Rev. Stat. §§ 244.3675, 268.413, 278.580 \(2015\)](#) (as amended by [2015 Nev. Laws ch. 354 \(S.B. 477\)](#))

Nevada, State Adoption of Model Code

Nevada does not have a statewide residential building code. Counties and municipalities may regulate all matters relating to construction and may adopt any building codes they deem appropriate, except that provisions related to installation of fire sprinklers must comply with the following requirements.

A governing body may adopt a building code or take other action requiring the installation of an automatic fire sprinkler system in a new residential dwelling unit with an area of livable space of 5,000 square feet or more.

Note: "'Residential dwelling unit' does not include a condominium unit, an apartment unit or a townhouse that shares a common wall with more than one such other unit."

On or after July 1, 2015, a governing body may adopt a building code or take any other action that requires installation of a fire sprinkler system in a new residential dwelling unit with less than 5,000 square feet of livable space only if, before doing so, it:

- conducts a cost-benefit analysis of such adoption or other action; and
- makes a finding at a public hearing, based on that analysis, that such adoption or other action "is to the benefit of the owners of residential units to which the requirement would be applicable and that such benefit exceeds the costs related to the installation of automatic fire sprinkler systems in such residential dwelling units."

Exception: A governing body may adopt a building code or take any other action that requires installation of a fire sprinkler system in a new residential dwelling unit with less than 5,000 square feet of livable space, without conducting the analysis or making the finding required above if it determines at a public hearing that "the unique characteristics or the location of the residential dwelling unit, when compared to residential dwelling units of comparable size or location within the jurisdiction of the governing body, would cause an unreasonable delay in firefighter response time." Factors which may be considered in making this determination are listed in the statute.

The above provisions do not prohibit the enforcement of any building code ordinance, regulation or rule adopted by the governing body before January 1, 2015 which requires installation of an automatic fire sprinkler system. Any such pre-January 1, 2015 requirement which is by its terms effective upon the occurrence of any event, including without limitation, the issuance of a certain number of building permits by the governing body, is void and unenforceable if the event upon which the requirement for the installation of an automatic fire sprinkler system is effective did not occur before January 1, 2015.

Sections amended 2015.

[Nev. Rev. Stat. §§ 244.3675, 268.413, 278.580 \(2015\)](#) (as amended by [2015 Nev. Laws ch. 354 \(S.B. 477\)](#))

New Hampshire

New Hampshire, Exceptions

No relevant provisions were located.

New Hampshire, State Adoption of Model Code

The New Hampshire Legislature has declared that neither the State Building Code Review Board nor the State Fire Marshal may adopt or enforce any rule requiring the installation of fire sprinkler systems in any new or existing detached one- or two-family dwelling used only for residential purposes.

A municipality or local land use board may not adopt any ordinance, regulation, code or administrative practice requiring the installation of fire suppression sprinklers in any new detached one- or two-family dwelling unit used only for residential purposes.

Similarly, a planning board's subdivision regulations may not require the installation of such sprinklers in proposed one- or two-family residences as a condition of approval of a local subdivision permit. An applicant may offer to install such systems and if the planning board accepts the offer, installation will be required and enforceable as a condition of the permit approval. An applicant, or the applicant's successor may substitute other means of fire protection provided the board approves the substitution.

Sections amended 2013.

[N.H. Rev. Stat. Ann. §§ 155-A:10\(VI\); 674:36, :51 \(2015\)](#)

New Jersey

New Jersey, Exceptions

No relevant provisions were located.

New Jersey, State Adoption of Model Code

The New Jersey Department of Community Affairs has adopted the 2015 International Residential Code (IRC) as part of the New Jersey Uniform Construction Code which applies statewide. The Department deleted the IRC provision requiring installation of automatic fire sprinkler systems in one- and two-family dwellings and townhouses.

Note: In 2015 Governor Christie conditionally vetoed Assembly Bill 1698, which would have required sprinklers in new one- and two-family dwellings and townhouses. The Governor returned a version of the bill to the General Assembly for reconsideration which provided only for possible amendment of the state construction code to require sprinklers in townhouses after further study by the Department. See [Conditional Veto: Corrected Copy Assembly Bill No. 1698](#). In December 2015, the Assembly passed the returned version, after which it went to the Senate, where it was not approved by the end of the session.

Regulation amended 2015.

[N.J. Admin. Code § 5:23-3.21 \(2016\)](#)

New Mexico

New Mexico, Exceptions

Within their planning and platting jurisdiction, New Mexico municipalities and counties may adopt standards for constructing and altering buildings. No prohibition on their adopting mandatory sprinkler requirements was located.

Section 3-18-6 amended 1971; § 4-37-1 enacted 1975.

N.M. Stat. Ann. §§ 3-18-6, 4-37-1 (2014)

New Mexico, State Adoption of Model Code

The New Mexico Construction Industries Commission may not enact any building code, bylaw, order, policy or regulation which would require "the installation of residential fire protection sprinkler systems in detached one- or two-family dwellings and multiple single-family dwellings, such as townhouses that are not more than three stories above grade plans in height and that have separate means of egress and their accessory structures."

Local jurisdictions may do so, however. See **Exceptions**.

Section amended 2011.

N.M. Stat. Ann. § 60-13-6 (2015)

New York

New York, Exceptions

No relevant provisions were located.

New York, State Adoption of Model Code

New York's mandatory 2010 Uniform Fire Prevention and Building Code includes the 2010 Residential Code of New York State, which incorporates, with revisions, the 2006 International Residential Code.

The New York Residential Code, which applies to one- and two-family dwellings and townhouses not more than three stories above-grade in height with separate means of egress, provides that buildings with a height of three stories above grade must be equipped with an automatic sprinkler system.

Note that effective December 3, 2014, builders of one- and two-family dwellings with fewer than three stories must provide buyers with information on the installation and maintenance of automatic fire sprinkler systems. This requirement is effective until the New York state uniform fire prevention and building code requires fire sprinklers for one- or two- family dwellings with fewer than three stories.

Code promulgated 2010; statutory section enacted 2014.

[2010 Residential Code of New York State R 313.5.1](#); N.Y. Gen. Bus. Law § 759-A (2015)

North Carolina

North Carolina, Exceptions

The provision of the North Carolina version of the 2009 IRC requiring automatic fire sprinkler systems in townhouses does not apply to townhouses "constructed with a common 2-hour fire-resistance-rated wall assembly . . . provided such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall."

The same exception applies if the townhouse units are separated by two one-hour fire-resistance-rated walls.

Code promulgated 2012.

[2012 N.C. Residential Code R313.1 \(2012\); N.C. Dep't of Ins.. *Informal Code Interpretation, Sprinklers in Townhouses Separated by Two 1-Hour Walls* \(July 24, 2012\)](#)

North Carolina, State Adoption of Model Code

North Carolina has adopted the 2009 International Residential Code (IRC), with revisions, as its 2012 N.C. Residential Code for One- and Two-Family Dwellings. The IRC provision requiring automatic fire sprinkler systems in one- and two-family dwellings was deleted by the [North Carolina Building Codes Council](#). However, the Council retained the requirement for townhouses, except for those with a two-hour fire resistant common wall. See **Exceptions**.

Code promulgated 2012.

[2012 N.C. Residential Code R313.1](#)

North Dakota

North Dakota, Exceptions

No relevant provisions located.

North Dakota, State Adoption of Model Code

The North Dakota Department of Commerce, in cooperation with the State Building Code Advisory Committee has adopted the 2012 International Residential Code without its townhouse or one- or two-family dwelling sprinkler requirements. The Code may be adopted and amended by local jurisdictions to conform to local needs. However, pursuant to statute, neither the state building code nor a code adopted by a city, township or county may include a requirement that fire sprinklers be installed in a single-family dwelling or a residential building containing no more than two dwelling units.

Section amended 2011; webpage dated 2016.

[N.D. Cent. Code § 54-21.3-03\(4\) \(2015\)](#); [N.D. Dep't of Commerce, *Building Codes* \(last visited Feb. 13, 2016\)](#)

Ohio

Ohio, Exceptions

No relevant provisions were located.

Ohio, State Adoption of Model Code

The [Ohio Board of Building Standards](#) has adopted the 2009 International Residential Code, with amendments, for statewide application as the 2013 Residential Code of Ohio for One-, Two-, and Three-Family Dwellings. Pursuant to the Ohio code, automatic residential fire sprinkler systems are not required to be installed in townhouses or one-, two-, or three-family dwellings.

Local governments may adopt additional regulations only if the regulations comply with the state code.

Regulations amended 2014.

[Ohio Admin Code 4101:8-1-01, § 101.3.3](#); [4101:8-3-01, § 313 \(2013\)](#)

Oklahoma

Oklahoma, Exceptions

There are no relevant provisions.

Oklahoma, State Adoption of Model Code

The [Oklahoma Uniform Building Code Commission](#) has adopted the 2009 International Residential Code (IRC), with revisions, transferring the provisions mandating installation of automatic fire sprinkler systems in one- and two-family dwellings to an appendix (Appendix R Automatic Fire Systems). The transfer means that those provisions were not adopted as the minimum standards for residential construction in Oklahoma. However, local jurisdictions may adopt Appendix R. The requirement to sprinkler all new townhouses was retained.

Note: As of February 2016, the Commission was in the process of rule-making to adopt the 2015 IRC, with modifications similar to those described above. See [Draft Rules](#).

Regulations promulgated 2011.

[Okla. Admin. Code §§ 748:20-5-2, -3, -6 \(2015\)](#)

Oregon

Oregon, Exceptions

Municipalities may not enact any ordinance or rule relating to matters encompassed by the Oregon Residential Specialty Code which has different requirements, unless approved by the Director of the Department of Consumer and Business Affairs. Thus, a municipality could adopt fire sprinkler requirements if approved by the Director.

Section amended 1979 and renumbered 1987.

[Or. Rev. Stat. § 455.040 \(2015\)](#)

Oregon, State Adoption of Model Code

The Oregon Building Codes Division has adopted the 2009 International Residential Code (IRC), with revisions, as the 2014 Oregon Residential Specialty Code (ORSC). The Division did not adopt the provisions of the IRC mandating installation of fire sprinkler systems in one- and two-family dwellings and townhouses.

Building code section promulgated 2011.

[2014 ORSC R313](#)

Pennsylvania

Pennsylvania, Exceptions

No relevant provisions located.

Pennsylvania, State Adoption of Model Code

After the [Pennsylvania Uniform Construction Code Review and Advisory Council](#) adopted the 2009 International Residential Code (IRC), with mandatory fire sprinkler requirements, the 2011 General Assembly nullified the Council's action.

The fire sprinkler requirements for one- or two-family dwellings included in the 2009 IRC, and any successor revisions thereof adopted by the Council, may not be included in the statewide construction code. Builders of such dwellings must, however, at or at the time of executing the purchase contract:

- *offer* the buyer the option to install or equip, at the buyer's expense, an automatic fire sprinkler system designed according to 2009 IRC standards;
- provide the buyer with an explanation of the initial and ongoing cost of installing and equipping such a system in the building or dwelling; and
- provide the buyer with information available from the State Fire Commissioner's Internet website on the possible benefits of installing automatic sprinkler systems.

Section amended 2011.

[35 Pa. Stat. § 7210.901 \(2015\)](#)

Puerto Rico

Puerto Rico, Exceptions

No relevant provisions were located.

Puerto Rico, State Adoption of Model Code

The 2011 Puerto Rico Building Code adopts the 2009 International Residential Code, with amendments, providing that automatic fire sprinkler systems need not be installed in new one- or two-family dwellings or townhouses, unless they:

- have spaces with walls, ceiling and floor with less than one-hour fire rating; or

- have places where mixed occupancy would cause the fire load to increase.

Code amended 2012.

[2011 Puerto Rico Building Code, R313, at p.78 \(rev. June 2012\)](#)

Rhode Island

Rhode Island, Exceptions

No relevant provisions located.

Rhode Island, State Adoption of Model Code

The Rhode Island Building Code Standards Committee has adopted the 2012 International Residential Code, with amendments, to be known as the Rhode Island State One and Two Family Dwelling Code SBC-2-2013. The Code is effective July 1, 2013. The Rhode Island amendments delete provisions mandating installation of fire sprinkler systems in one- and two-family dwellings and townhouses.

Local jurisdictions may not enact local building codes or ordinances.

Statutory section enacted 1981; dwelling code promulgated 2013.

[R.I. Gen. Laws § 23-27.3-100.1.7 \(2015\); Rhode Island State One and Two Family Dwelling Code SBC-2-2013](#)

South Carolina

South Carolina, Exceptions

The provision of the South Carolina version of the 2012 IRC requiring automatic fire sprinkler systems in townhouses does not apply to townhouses "constructed with a common 2-hour fire-resistance-rated wall assembly or separated from each other by wall or floor assemblies having not less than a 1-hour fire resistance rating . . . provided such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall."

Adopted 2013.

[S.C. Code Regs. 8-1210 \(2014\)](#)

South Carolina, State Adoption of Model Code

South Carolina has adopted the 2012 International Residential Code (IRC), effective July 1, 2013, for statewide application. The IRC provision requiring automatic fire sprinkler systems in one- and two-family dwellings was deleted by the South Carolina Building Codes Council. However, the Council retained the requirement for townhouses, except for those with a two-hour fire resistant common wall. See **Exceptions**.

Note: As of January 2016, the Council is in the process of adopting the 2015 series of the International Code Series with [modifications](#) to the 2015 IRC fire sprinkler provisions, which adoption is scheduled to be effective July 1, 2016.

The Council may promulgate as regulations a provision of or amendment to any building code that would affect the construction requirements for one- or two-family dwellings. However, any regulation mandating the installation of an automatic residential fire sprinkler system in a one- or two-family dwelling may not become effective before July 1, 2015, and § 501.3 of the 2012 International Residential Code must not be enforced.

Section 6-9-10 amended 2003; § 6-9-50 amended 2009; § 6-9-55 amended 2015; regulations adopted 2013; building code index history unknown.

[S.C. Code Ann. §§ 6-9-10, -50, -55 \(2015\)](#); [South Carolina Building Code Council/Board News](#); [S.C. Code Regs. 8-1210, -1211 \(2014\)](#)

South Dakota

South Dakota, Exceptions

The prohibition against requiring fire sprinklers in new construction applies only to *single-family* dwellings. Therefore, local jurisdictions could require installation of sprinklers in newly constructed two-family dwellings.

Statutory section amended 2015.

[S.D. Codified Laws § 11-10-5 \(2015\)](#)

South Dakota, State Adoption of Model Code

Any ordinance prescribing new construction standards which is adopted by a local unit of government must comply with the 2015 International Building Code. "The governing body may amend, modify, or delete any portion of the International Building Code before enacting such an ordinance." However, no such ordinance may require that a fire sprinkler be installed in a single-family dwelling.

Statutory section amended 2015.

[S.D. Codified Laws § 11-10-5 \(2015\)](#)

Tennessee

Tennessee, Exceptions

A local government may adopt a mandatory sprinkler requirement for one- or two-family dwellings only upon a two-thirds affirmative vote on final reading, provided that if passage requires two readings, then such an ordinance or resolution may only be adopted after reading in open session at meetings specially called on two occasions on two different dates no less than two weeks apart. If passage requires three readings, the last two readings must occur on two different dates no less than two weeks apart. Repeal of such mandatory sprinkler requirements must follow the same procedures as adoption. A sprinkler requirement for townhouses may be adopted in the same manner by a local government.

If the requirements were adopted prior to April 27, 2012, they may be repealed in the same manner the local government used to adopt them.

Mandatory sprinkler requirements must be voted on in an ordinance or resolution separate from any other ordinance/resolution addressing building construction standards.

Locally adopted mandatory sprinkler requirements generally do not apply to manufactured homes.

Section amended 2015

Tenn. Code Ann. § 68-120-101(a)(8) (LexisNexis 2015)

Tennessee, State Adoption of Model Code

The Tennessee General Assembly has determined that the state building code may not include mandatory sprinkler requirements for one- or two-family dwellings, but that local governments may adopt such requirements, subject to specific procedural safeguards. See **Exceptions**.

Section amended 2015.

Tenn. Code Ann. § 68-120-101(a)(8) (LexisNexis 2015)

Texas

Texas, Exceptions

The prohibition on requiring installation of residential fire sprinkler systems does not appear to prohibit enforcement of such requirements enacted by municipalities before January 1, 2009.

Section amended 2013.

[Tex. Occ. Code § 1301.551\(i\) \(2015\)](#)

Texas, State Adoption of Model Code

Texas has no statewide building code, and state law prohibits residential sprinkler requirements.

After January 1, 2009, a municipality may not enact an ordinance, bylaw, order, building code, or rule requiring installation of a multipurpose residential fire protection sprinkler system or any other fire sprinkler protection system in a new or existing one- or two-family dwelling.

A municipality may, however, allow a multipurpose residential fire protection sprinkler specialist or other contractor to offer, for a fee, the installation of a fire sprinkler protection system in a new one- or two-family dwelling.

Section amended 2013.

[Tex. Occ. Code § 1301.551\(i\) \(2015\)](#)

Utah

Utah, Exceptions

No relevant provisions were located.

Utah, State Adoption of Model Code

The Utah State Construction Code established by the Legislature incorporates the 2012 International Residential Code, with amendments, deleting the requirement that automatic fire sprinkler systems be installed in one- and two-family dwellings and townhouses. The Code applies to all political subdivisions.

Section amended 2015.

[Utah Code §§ 15A-2-103, -3-202\(18\) \(2015\)](#)

Vermont

Vermont, Exceptions

No relevant provisions were located.

Vermont, State Adoption of Model Code

Vermont's Fire & Building Safety Code does not include a statewide residential building code. Local governments may adopt building codes and regulations for structures within their jurisdiction.

Note that any municipality that adopts or amends a building code, must impose requirements consistent with the current rules and standards adopted by the Commissioner of Public Safety,

Division of Fire Safety. The current Vermont [2012 Fire and Building Safety Code](#) has adopted NFPA 101, *Life Safety Code*, but deletes the provision on sprinklers in one- and two-family dwellings. The Fire and Building Safety Code also provides for a \$2,000 rebate on construction permit fees for installation of sprinklers in "downtown" buildings.

Section amended 2006.

[Vt. Stat. Ann. tit. 24, § 3101 \(2015\)](#)

Virgin Islands

Virgin Islands, Exceptions

No relevant provisions were located.

Virgin Islands, State Adoption of Model Code

The Virgin Islands has adopted the 2003 International Residential Code, which applies across the territory. No provisions requiring installation of fire sprinkler systems in one- or two-family dwellings or townhouses were located.

Section amended 2004.

[V.I. Code Ann. tit. 29, § 311\(h\) \(LexisNexis 2015\)](#)

Virginia

Virginia, Exceptions

No relevant provisions were located.

Virginia, State Adoption of Model Code

Virginia's 2012 Uniform Statewide Building Code (i.e., the Virginia Construction Code) incorporates the 2012 International Residential Code, with amendments that modified the automatic fire sprinkler systems requirement for one- and two-family dwellings and townhouses to make sprinklers optional.

The Code "supersede[s] the building codes and regulations of the counties, municipalities and other political subdivisions and state agencies."

Code amended 2014.

[13 VAC 5-63-10, -210 \(2015\)](#)

Washington

Washington, Exceptions

While the statewide Washington State Building Code does not include provisions mandating fire sprinkler systems, the State Building Code Council has adopted review procedures and approval criteria for local amendments to the Code. Thus, if a local jurisdiction meets the criteria for amendment by demonstrating unique conditions or needs in the jurisdiction, the Council may approve mandatory fire sprinkler provisions for new homes in that jurisdiction.

Amended 2007.

[Wash. Admin. Code ch. 51-04 \(2015\)](#)

Washington, State Adoption of Model Code

The Washington State Building Code adopted by the Washington State Building Code Council includes the 2012 International Residential Code, with revisions, deleting the mandatory installation of fire sprinkler systems provisions for one- and two-family dwellings and townhouses.

The State Building Code Act requires each local jurisdiction to enforce the Code within its jurisdiction. Local amendments to the Code are permitted with Council notification. The Council has adopted review procedures and approval criteria for local amendments to the Code. See [Wash. Admin. Code ch. 51-04 \(2015\)](#). Thus, if a local jurisdiction meets the criteria for amendment, the Council may approve mandatory fire sprinkler provisions for new homes.

According to the [Washington Fire Sprinkler Coalition](#), as of February 2016, the following Washington cities have a sprinkler requirement: Bonney, Lake DuPont, Kenmore, Olympia, Redmond and Tukwila.

Promulgated 2013.

[Wash. Admin. Code ch. 51-51 \(2015\)](#)

West Virginia

West Virginia, Exceptions

No relevant provisions were located.

West Virginia, State Adoption of Model Code

The West Virginia State Fire Commission has adopted the 2009 International Residential Code (IRC) as part of the [State Building Code](#), effective September 1, 2013, including the provisions requiring automatic fire sprinkler systems in new one- and two-family dwellings and townhouses.

Note: As of February 2016, adoption of the 2015 IRC as part of the [proposed State Building Code](#) is in progress. This version also includes the provisions requiring automatic fire sprinkler systems.

Regulation amended 2013.

[W.V. Legis. R. 87-4-4 \(2013\)](#)

Wisconsin

Wisconsin, Exceptions

No relevant provisions were located.

Wisconsin, State Adoption of Model Code

The Uniform Dwelling Code adopted by the Wisconsin Department of Safety and Professional Services, Division of Industry Services, establishes uniform statewide construction standards for one- and two-family dwellings. The Code does not contain a provision mandating installation of fire sprinklers. The Legislature has prohibited the adoption of such requirements by the Department.

A municipality intending to exercise jurisdiction over the construction of new dwellings must adopt the Uniform Dwelling Code in its entirety. No additional requirements may be adopted by a municipality unless the variance is approved by the Department on the basis of specific climate or soil conditions within the municipality that affect the health, safety or welfare of individuals within the community.

Statute enacted 2007; regulation 320.01 amended 2009; rr. 320.02, 320.04, 320.05, 320.06, and 320.20 amended 2011; chapter 321 amended 2014.

[Wis. Stat. § 101.642 \(2015\)](#); [Wis. Admin. SPS 320.01, .02, .04, .05, .06, .20](#); *see also* [SPS ch. 321 \(2016\)](#)

Wyoming

Wyoming, Exceptions

No relevant provisions were located.

Wyoming, State Adoption of Model Code

Wyoming does not have a statewide residential building code. Local governments may adopt residential building codes, which could include mandatory installation of automatic fire sprinkler systems for new one- and two-family dwellings and townhouses.

Section 18-2-101 amended 2008; § 15-1-103 amended 2009; § 18-5-201 amended 2010.

Wyo. Code §§ 15-1-103; 18-2-101, -5-201 (2015)