



## Automatic Fire Sprinkler Systems

### IRC Section 313.1 Townhouse automatic fire sprinkler systems.

An automatic residential fire sprinkler system shall be installed in *townhouses*.

*Exception:* An automatic residential fire sprinkler system shall not be required when *additions* or *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.

### IRC Section 313.1.1 Design and installation

Automatic residential fire sprinkler systems for *townhouses* shall be designed and installed in accordance with Section P2904

### IRC Section 313.2 One and Two family Dwellings automatic fire systems.

Effective January 1, 2011, an automatic residential fire sprinkler system shall be installed in one- and two- family *dwellings*.

*Exception:* An automatic residential fire sprinkler system shall not be required for *additions* or *alterations* to existing buildings that are not already provided with an automatic residential fire sprinkler system.

### IRC Section 313.2.1 Design and installation

Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.



**Impact of Act 46 on requirement for residential sprinkler systems in 1 & 2 family dwellings:**

1. Permits ***applied for*** by December 31, 2010 are exempt from the requirement to install a residential sprinkler system in 1 & 2 family dwellings.
2. All permits issued are automatically valid until July 2, 2013 (the extension date established by Act 46), or longer, depending on when the permit is issued and the "term" for the permit established by the municipality. In the absence of a term established by the municipality, the UCC establishes a term of 5 years for the permit.
3. The provision in the UCC that renders a permit null and void if work is not begun within 180 days of the permit being issued ***is suspended during the extension period in Act 46.***
4. This means that work under a permit applied for by 12/31/10 can be delayed until 180 days after July 2, 2013 (December 29, 2013). As long as work begins by December 29, 2013, residential sprinkler systems are not required.
5. A municipality could approve a written request for an extension of the original permit, which means that theoretically, the sprinkler requirement could still be exempted for work beginning in 2014.

**Impact of Contracts for Design or Construction in effect on December 31, 2009 on the requirement for residential sprinkler systems in 1 & 2 family dwellings:**

Permits applied for on or after January 1, 2011 are subject to the sprinkler requirement for one and two family dwellings, unless a written contract for design or construction executed by December 31, 2009 exists and is presented at the time of permit application. A contract existing on December 31, 2009 would result in the permit being issued under the 2006 IRC.