



Fire Sprinkler Mandates

(from <https://www.nahb.org/-/media/NAHB/advocacy/docs/top-priorities/codes/fire-sprinklers/fire-sprinkler-state-adoption-2019.pdf>)

State-by-State Data

Since the 2009 edition of the International Residential Code (IRC), the model code has included a requirement for all new one- and two-family dwellings and townhouses to include fire sprinkler systems. Since then, almost all states have removed the requirement from their residential building codes as they have adopted newer editions.

- ï Forty-six states have completely removed the sprinkler requirements for one- and two-family homes.
- ï In twenty of those states, local jurisdictions have the authority to adopt sprinkler requirements.
- ï Two additional states have limited the requirement based on the size or height of the home.
- ï Forty-two states have also removed the sprinkler requirement for townhouses.
- ï Four states require builders to give buyers the option of installing a fire sprinkler system (mandatory option).
- ï Only California and Maryland have left the sprinkler mandate in place.

States may avoid the sprinkler mandate in one of three ways.

- ï Twenty-two states defeated the sprinkler mandate through legislation.
- ï Twenty-two states defeated the sprinkler mandate through the code adoption process.
- ï Four states have not adopted a statewide residential code.

The maps and table on the following pages detail the status of residential fire sprinkler mandates in each state. The table includes hyperlinks to state building code agencies as well as relevant documents. Although care was taken to develop this document, it is for general reference only, and we make no claim as to the accuracy of the information as the adopted codes and laws affecting sprinkler mandates continue to change.

If you have questions or comments about the information in this table, please contact [Dan Buuck](#) at 202-266-8366.

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Where Fire Sprinkler Mandates Have Been Defeated

For One- and Two-Family Dwellings

Fire Sprinkler Mandate Defeated	Fire Sprinkler Mandate Defeated But Local Jurisdictions Have Authority to Adopt Requirements	Partial Fire Sprinkler Mandate Approved	Fire Sprinkler Mandate Approved
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Total: 26

- Alabama
- Connecticut
- Georgia
- Hawaii[†]
- Idaho
- Indiana
- Kansas
- Kentucky
- Louisiana
- Michigan
- Minnesota[†]
- Missouri
- New Hampshire
- New Jersey
- North Carolina
- North Dakota
- Ohio
- Pennsylvania[†]
- Rhode Island
- South Carolina
- South Dakota
- Utah
- Vermont
- Virginia
- West Virginia
- Wisconsin

Total: 20

- Alaska
- Arizona
- Arkansas
- Colorado
- Delaware
- Florida
- Illinois
- Iowa
- Maine[†]
- Mississippi
- Montana
- Nebraska
- Nevada
- New Mexico
- Oklahoma[†]
- Oregon
- Tennessee
- Texas
- Washington
- Wyoming

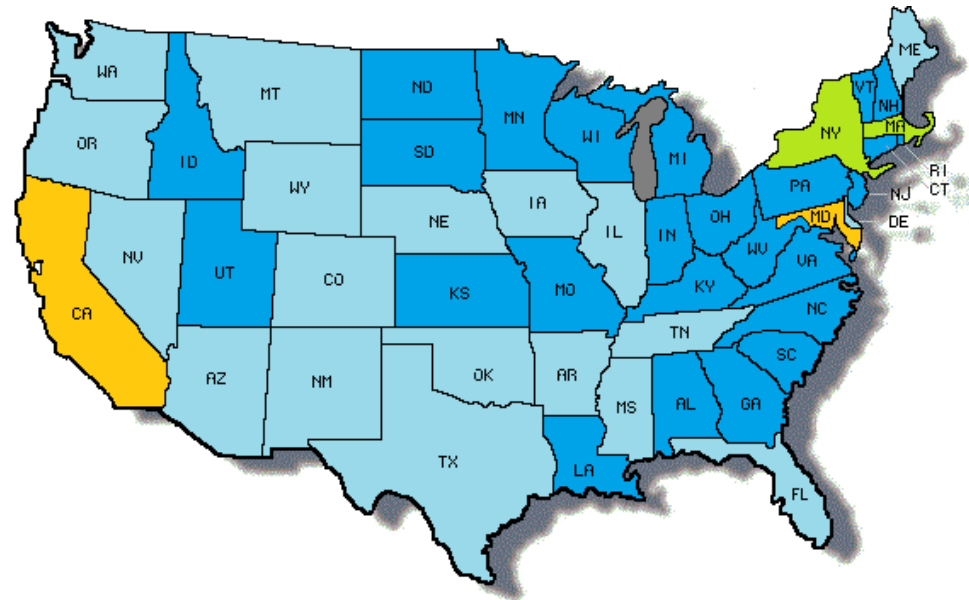


Total: 2

- Massachusetts[†]
- New York

Total: 2

- California[†]
- Maryland[†]



[†] Townhouses required to be sprinklered

How Fire Sprinkler Mandates Have Been Defeated

Fire Sprinkler Mandate Defeated Through Legislation	Fire Sprinkler Mandate Defeated Through Code Adoption Process	No Statewide Code Adoption And No Legislation	Fire Sprinkler Mandate Approved
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Total: 23

- Alabama
- Alaska
- Arizona
- Florida
- Georgia
- Hawaii
- Idaho
- Iowa
- Kansas
- Louisiana
- Mississippi
- Missouri
- Nebraska
- Nevada
- New Hampshire
- New Mexico
- North Dakota
- Pennsylvania
- South Dakota
- Tennessee
- Texas
- West Virginia
- Wisconsin

Total: 21

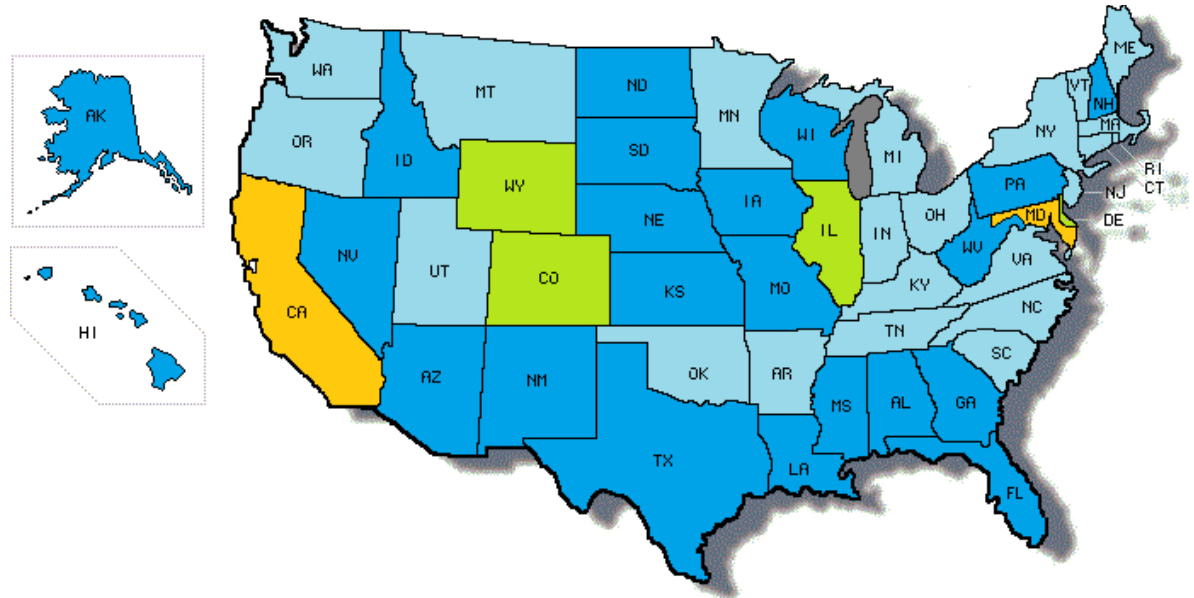
- Arkansas
- Connecticut
- Indiana
- Kentucky
- Maine
- Massachusetts
- Michigan
- Minnesota
- Montana
- New Jersey
- New York
- North Carolina
- Ohio
- Oklahoma
- Oregon
- Rhode Island
- South Carolina
- Utah
- Vermont
- Virginia
- Washington

Total: 4

- Colorado
- Delaware
- Illinois
- Wyoming

Total: 2

- California
- Maryland



State	Sprinkler Mandate (Yes/No/ No - Local*)	Defeated by <u>A</u> doption or <u>L</u> egislation	Code Adopted and Effective Date	State Building Code Agency	Documents*	Notes
	* Local jurisdictions have authority to require fire sprinklers.				* Relevant sections are highlighted.	
Alabama	No	L	2015 IRC Effective 10/26/2015	Energy and Residential Codes Board	Amendments Legislation	Act 2010-185 prohibits state or local entities from adopting ordinances, policies, or codes that would require the installation of sprinkler systems in one- or two-family dwellings.
Alaska	No - Local	L	No Statewide Adoption	Dept. of Public Safety	Legislation	Municipalities may not mandate fire sprinklers unless they go through a special process which includes at least three public hearings.
Arizona	No - Local	L	No Statewide Adoption		Legislation	Municipalities may still require townhouses to be sprinklered.
Arkansas	No - Local	A	2012 IRC Effective 1/1/2014	Fire Marshal	Adopted Code (Chapter 3)	The 2012 IRC was amended to remove the sprinkler requirement for townhouses and one- and two-family dwellings.
California	Yes		2015 IRC Effective 1/1/2017	Building Standards Commission	Adopted Code (Chapter 3)	Residential sprinklers have been required in CA codes since the 2010 edition was adopted.
Colorado	No - Local		No Statewide Adoption	Office of the State Architect	Denver Amendments	Denver removed the sprinkler requirement when it adopted the 2015 IRC.
Connecticut	No	A	2015 IRC Effective 10/1/2018	Office of the State Building Inspector	Amendments	

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Delaware	No - Local		No Statewide Adoption	State Fire Marshal	Mandatory Option Legislation	Builders of new, one- and two-family homes are required by legislation to give buyers a cost estimate for installing fire sprinklers and information from the State Fire Marshal's Office about sprinkler benefits (mandatory option).
District of Columbia	Yes		2012 IRC Effective 3/28/2014	Dept. of Consumer and Regulatory Affairs	Adopted Code	
Florida	No - Local	A	2015 IRC Effective 12/31/2017	Building Commission	Amendments Legislation Adopted Code [Chapter 3]	Section R313 on automatic fire sprinkler systems has been deleted.
Georgia	No	L	2012 IRC Effective 1/1/2014	Dept. of Community Affairs	Amendments Legislation	
Hawaii	No	L	2012 IBC Effective 11/13/2018	Building Code Council	Amendments Legislation Extension	Townhomes are required to be sprinklered. Legislation was passed in 2017 to prohibit counties from requiring automatic fire sprinklers. It has a sunset date of June 30, 2027.
Idaho	No	L	2012 IRC Effective 1/1/2015	Division of Building Safety	Amendments Legislation Adopted Code [Chapter 3]	Legislation exempts one- and two-family dwellings from the provisions requiring automatic fire sprinklers. The IRC is amended to exempt townhouses with code-compliant fire separations.

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Illinois	No - Local		No Statewide Adoption	Capital Development Board		State building codes only apply to commercial buildings in areas of the state where codes have not adopted.
Indiana	No	A	2003 IRC Effective 9/11/2005	Fire Prevention & Building Safety Commission	Amendments Legislation	The adopted model code edition (2003 IRC) does not include residential sprinklers.
Iowa	No - Local	L	2015 IRC Effective 5/18/2016	Building Code Bureau	Amendments Legislation	The state building code applies to State Owned Buildings; State Financed Buildings in jurisdictions without an adopted and enforced building code; Board of Regents facilities; Modular and Manufactured homes and commercial buildings; School owned structures in jurisdictions without an adopted and enforced building code.
Kansas	No	L	No Statewide Adoption	Office of the State Fire Marshal	Legislation	
Kentucky	No	A	2015 IRC Effective 1/1/2019	Dept. of Housing, Buildings and Construction	Amendments	
Louisiana	No	L	2015 IRC Effective 2/1/2018	State Uniform Construction Code Council	Amendments Legislation	
Maine	No - Local	A	2015 IRC Effective 1/23/2018	Bureau of Building Codes & Standards	Amendments	Townhomes are required to be sprinklered.

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Maryland	Yes		2015 IRC Effective 1/1/2016	Codes Administration	Amendments Local Adoption	Local amendments may not weaken the automatic fire sprinkler systems provisions for townhouses and one- and two-family dwellings.
Massachusetts	No	A	2015 IRC Effective 10/20/2017	Office of Public Safety and Inspections	Amendments	Townhomes are required to be sprinklered. Sprinkler systems are required in one- and two-family dwellings with an area larger than 14,400 square feet. The area calculation includes basements, but not garages.
Michigan	No	A	2015 IRC Effective 2/8/2016	LARA Building Division	Amendments	The sections on fire sprinkler systems were not adopted as part of the IRC.
Minnesota	No	A/ Legal Action	2015 IRC Effective 1/24/2015	Construction Codes and Licensing Division	Amendments Adopted Code (Chapter 3)	Townhomes are required to be sprinklered. One- and two-family dwellings and townhouse buildings containing facilities required to be licensed or registered by the state shall be provided with a fire sprinkler system
Mississippi	No - Local	L	No Statewide Adoption	State Fire Marshal	Legislation	The Building Codes Council is prohibited from requiring fire sprinklers in one- and two-family dwellings, but local jurisdictions can require them.

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Missouri	No	L	No Statewide Adoption		Mandatory Option Legislation	Builders of new, one- and two-family homes are required by legislation to give buyers the option of installing a fire sprinkler system. (Mandatory option)
Montana	No - Local	A	2012 IRC Effective 11/6/2014	Building Codes Bureau	Amendments	Fire sprinkler systems are deleted in their entirety from the IRC.
Nebraska	No - Local	L	2012 IRC Effective: 8/30/2015	Administrative Services	Legislation	
Nevada	No - Local	L	No Statewide Adoption	State Fire Marshal	Legislation	Local jurisdictions may require sprinkler systems in dwelling units with an area of livable space larger than 5,000 square feet. They also may require sprinklers in smaller dwelling units under certain circumstances.
New Hampshire	No	L	2009 IRC Effective: 4/1/2010	State Building Code Review Board	Amendments Legislation	The residential code was adopted with the fire sprinkler requirement in place, but legislation prohibits local planning boards from requiring sprinklers in one- and two-family dwellings.
New Jersey	No	A	2015 IRC Effective: 9/21/2015	Dept. of Community Affairs	Amendments Adopted Code [Chapter 3]	
New Mexico	No - Local	L	2015 IRC Effective: 11/15/2016	Construction Industries Division	Amendments Legislation	

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New York	No - Local	L	2015 IRC Effective: 5/6/2016	Code Enforcement & Administration	Amendments Mandatory Option Legislation	Sprinkler systems are required in dwellings that are three stories high. Builders of new, one- and two-family homes are required by legislation to give buyers the option of installing a fire sprinkler system (mandatory option).
North Carolina	No	A	2018 IRC Effective: 1/1/2019	Office of State Fire Marshal	Adopted Code (Chapter 3)	
North Dakota	No	L	2015 IRC Effective: 1/1/2017	Div. of Community Services	Amendments Legislation	
Ohio	No	A	2018 IRC Effective 7/1/2019	Board of Building Standards	Amendments Adopted Code [Chapter 3]	
Oklahoma	No - Local	A	2015 IRC Effective 11/1/2016	Uniform Building Code Commission	Amendments	Townhomes are required to be sprinklered.
Oregon	No - Local	A	2015 IRC Effective: 10/1/2017	Building Codes Division	Adopted Code [Chapter 3]	Local jurisdictions have very limited ability to amend the code. Approval through the Building Codes Division is required.
Pennsylvania	No	L	2015 IRC Effective 10/1/2018	UCC Review and Advisory Council	Legislation	Townhomes are required to be sprinklered. Builders of new, one- and two-family homes are required by legislation to give buyers the option of installing a fire sprinkler system (mandatory option).

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Rhode Island	No	A	2015 IRC Effective 8/1/2019	Building Code Commission	Amendments Adopted Code [Chapter 3]	
South Carolina	No	A	2015 IRC Effective 7/1/2016	Building Code Council	Amendments Adopted Code [Chapter 3]	
South Dakota	No	L	No Statewide Adoption	State Fire Marshal	Legislation	
Tennessee	No - Local	A	2009 IRC Effective 6/27/2010	State Fire Marshal	Amendments Legislation	
Texas	No - Local	L	2000 IRC Effective 1/1/2002	State Fire Marshal's Office	Legislation	Later editions of the code are required to be enforced in unincorporated areas and areas specified by the Commissioner of Insurance.
Utah	No	A	2015 IRC Effective 5/8/2018	Uniform Building Code Commission	Amendments	
Vermont	No	A	2015 NFPA 101 Effective 10/10/2016	Building Code and Safety Services	Amendments	Section 24.3.5.1 Fire Sprinkler Protection for One- and Two-Family Dwellings of NFPA 101 was deleted. (See p. 10 of Amendments pdf.)
Virginia	No	A	2018 IRC Effective 9/4/2018	Dept. of Housing and Community Development	Amendments Adopted Code [Chapter 3]	

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Washington	No - Local	A	2015 IRC Effective 7/1/2016	State Building Code Council	Amendments	
West Virginia	No	L	2015 IRC Effective 4/30/2019	Office of the State Fire Marshal	Legislation	The State Fire Commission approved IRC without amending the sprinkler section, but legislation removed sprinkler requirements.
Wisconsin	No	L	Uniform Dwelling Code Effective 4/1/2009	Dept. of Safety and Professional Services	Adopted Code Legislation	
Wyoming	No - Local		No Statewide Adoption	Dept. of Fire Prevention and Electrical Safety		
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