



# Fire Sprinkler Mandates

## 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.

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

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

- Twenty-two states defeated the sprinkler mandate through legislation.
- Twenty-two states defeated the sprinkler mandate through the code adoption process.
- 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.

*Revised July 2019*

# 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

Total: 20

Total: 2

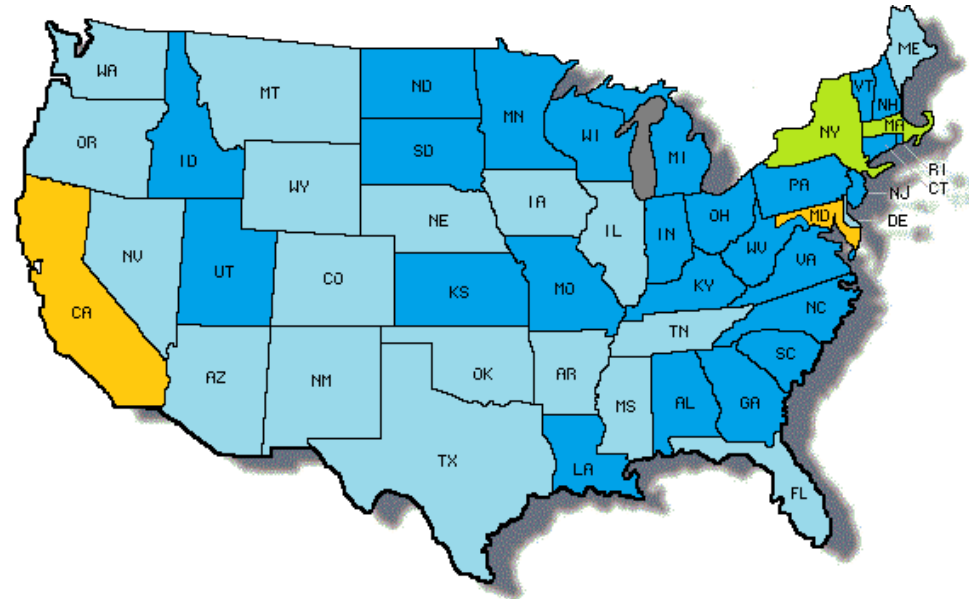
Total: 2

- Alabama
- Connecticut
- Georgia
- Hawaii <sup>T</sup>
- Idaho
- Indiana
- Kansas
- Kentucky
- Louisiana
- Michigan
- Minnesota <sup>T</sup>
- Missouri
- New Hampshire
- New Jersey
- North Carolina
- North Dakota
- Ohio
- Pennsylvania <sup>T</sup>
- Rhode Island
- South Carolina
- South Dakota
- Utah
- Vermont
- Virginia
- West Virginia
- Wisconsin

- Alaska
- Arizona
- Arkansas
- Colorado
- Delaware
- Florida
- Illinois
- Iowa
- Maine <sup>T</sup>
- Mississippi
- Montana
- Nebraska
- Nevada
- New Mexico
- Oklahoma <sup>T</sup>
- Oregon
- Tennessee
- Texas
- Washington
- Wyoming

- Massachusetts <sup>T</sup>
- New York

- California <sup>T</sup>
- Maryland <sup>T</sup>



<sup>T</sup> 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

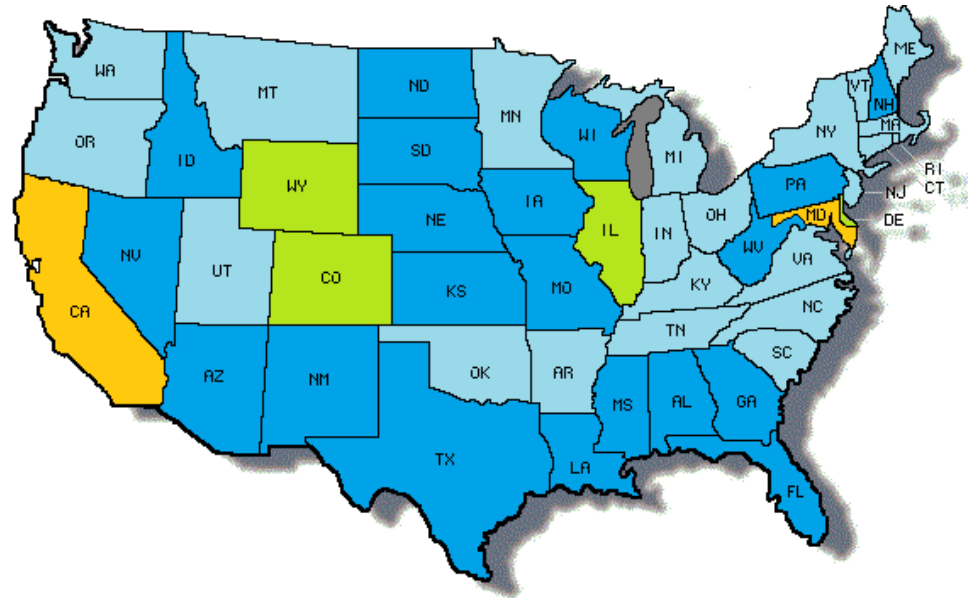
- Arkansas
- Connecticut
- Indiana
- Kentucky
- Maine
- Massachusetts
- Michigan
- Minnesota
- Montana
- New Jersey
- New York
- North Carolina
- Ohio
- Oklahoma
- Oregon
- Rhode Island
- South Carolina
- Utah
- Vermont
- Virginia
- Washington

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	<a href="#">Energy and Residential Codes Board</a>	<a href="#">Amendments</a>  <a href="#">Legislation</a>	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	<a href="#">Dept. of Public Safety</a>	<a href="#">Legislation</a>	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		<a href="#">Legislation</a>	Municipalities may still require townhouses to be sprinklered.
Arkansas	No - Local	A	2012 IRC Effective 1/1/2014	<a href="#">Fire Marshal</a>	<a href="#">Adopted Code (Chapter 3)</a>	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	<a href="#">Building Standards Commission</a>	<a href="#">Adopted Code (Chapter 3)</a>	Residential sprinklers have been required in CA codes since the 2010 edition was adopted.
Colorado	No - Local		No Statewide Adoption	<a href="#">Office of the State Architect</a>	<a href="#">Denver Amendments</a>	Denver removed the sprinkler requirement when it adopted the 2015 IRC.
Connecticut	No	A	2015 IRC Effective 10/1/2018	<a href="#">Office of the State Building Inspector</a>	<a href="#">Amendments</a>	

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Delaware	No - Local		No Statewide Adoption	<a href="#">State Fire Marshal</a>	<a href="#">Mandatory Option Legislation</a>	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	<a href="#">Dept. of Consumer and Regulatory Affairs</a>	<a href="#">Adopted Code</a>	
Florida	No - Local	A	2015 IRC Effective 12/31/2017	<a href="#">Building Commission</a>	<a href="#">Amendments Legislation Adopted Code [Chapter 3]</a>	Section R313 on automatic fire sprinkler systems has been deleted.
Georgia	No	L	2012 IRC Effective 1/1/2014	<a href="#">Dept. of Community Affairs</a>	<a href="#">Amendments Legislation</a>	
Hawaii	No	L	2012 IBC Effective 11/13/2018	<a href="#">Building Code Council</a>	<a href="#">Amendments Legislation Extension</a>	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	<a href="#">Division of Building Safety</a>	<a href="#">Amendments Legislation Adopted Code [Chapter 3]</a>	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	<a href="#">Capital Development Board</a>		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	<a href="#">Fire Prevention &amp; Building Safety Commission</a>	<a href="#">Amendments</a> <a href="#">Legislation</a>	The adopted model code edition (2003 IRC) does not include residential sprinklers.
Iowa	No - Local	L	2015 IRC Effective 5/18/2016	<a href="#">Building Code Bureau</a>	<a href="#">Amendments</a> <a href="#">Legislation</a>	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	<a href="#">Office of the State Fire Marshal</a>	<a href="#">Legislation</a>	
Kentucky	No	A	2015 IRC Effective 1/1/2019	<a href="#">Dept. of Housing, Buildings and Construction</a>	<a href="#">Amendments</a>	
Louisiana	No	L	2015 IRC Effective 2/1/2018	<a href="#">State Uniform Construction Code Council</a>	<a href="#">Amendments</a> <a href="#">Legislation</a>	
Maine	No - Local	A	2015 IRC Effective 1/23/2018	<a href="#">Bureau of Building Codes &amp; Standards</a>	<a href="#">Amendments</a>	Townhomes are required to be sprinklered.

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Maryland	Yes		2015 IRC Effective 1/1/2016	<a href="#">Codes Administration</a>	<a href="#">Amendments</a>  <a href="#">Local Adoption</a>	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	<a href="#">Office of Public Safety and Inspections</a>	<a href="#">Amendments</a>	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	<a href="#">LARA Building Division</a>	<a href="#">Amendments</a>	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	<a href="#">Construction Codes and Licensing Division</a>	<a href="#">Amendments</a>  <a href="#">Adopted Code (Chapter 3)</a>	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	<a href="#">State Fire Marshal</a>	<a href="#">Legislation</a>	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		<a href="#">Mandatory Option Legislation</a>	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	<a href="#">Building Codes Bureau</a>	<a href="#">Amendments</a>	Fire sprinkler systems are deleted in their entirety from the IRC.
Nebraska	No - Local	L	2012 IRC Effective: 8/30/2015	<a href="#">Administrative Services</a>	<a href="#">Legislation</a>	
Nevada	No - Local	L	No Statewide Adoption	<a href="#">State Fire Marshal</a>	<a href="#">Legislation</a>	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	<a href="#">State Building Code Review Board</a>	<a href="#">Amendments</a> <a href="#">Legislation</a>	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	<a href="#">Dept. of Community Affairs</a>	<a href="#">Amendments</a> <a href="#">Adopted Code [Chapter 3]</a>	
New Mexico	No - Local	L	2015 IRC Effective: 11/15/2016	<a href="#">Construction Industries Division</a>	<a href="#">Amendments</a> <a href="#">Legislation</a>	



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New York	No - Local	L	2015 IRC Effective: 5/6/2016	<a href="#">Code Enforcement &amp; Administration</a>	<a href="#">Amendments</a> <a href="#">Mandatory Option Legislation</a>	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	<a href="#">Office of State Fire Marshal</a>	<a href="#">Adopted Code (Chapter 3)</a>	
North Dakota	No	L	2015 IRC Effective: 1/1/2017	<a href="#">Div. of Community Services</a>	<a href="#">Amendments</a> <a href="#">Legislation</a>	
Ohio	No	A	2018 IRC Effective 7/1/2019	<a href="#">Board of Building Standards</a>	<a href="#">Amendments</a> <a href="#">Adopted Code [Chapter 3]</a>	
Oklahoma	No - Local	A	2015 IRC Effective 11/1/2016	<a href="#">Uniform Building Code Commission</a>	<a href="#">Amendments</a>	Townhomes are required to be sprinklered.
Oregon	No - Local	A	2015 IRC Effective: 10/1/2017	<a href="#">Building Codes Division</a>	<a href="#">Adopted Code [Chapter 3]</a>	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	<a href="#">UCC Review and Advisory Council</a>	<a href="#">Legislation</a>	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	<a href="#">Building Code Commission</a>	<a href="#">Amendments</a> <a href="#">Adopted Code [Chapter 3]</a>	
South Carolina	No	A	2015 IRC Effective 7/1/2016	<a href="#">Building Code Council</a>	<a href="#">Amendments</a> <a href="#">Adopted Code [Chapter 3]</a>	
South Dakota	No	L	No Statewide Adoption	<a href="#">State Fire Marshal</a>	<a href="#">Legislation</a>	
Tennessee	No - Local	A	2009 IRC Effective 6/27/2010	<a href="#">State Fire Marshal</a>	<a href="#">Amendments</a> <a href="#">Legislation</a>	
Texas	No - Local	L	2000 IRC Effective 1/1/2002	<a href="#">State Fire Marshal's Office</a>	<a href="#">Legislation</a>	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	<a href="#">Uniform Building Code Commission</a>	<a href="#">Amendments</a>	
Vermont	No	A	2015 NFPA 101 Effective 10/10/2016	<a href="#">Building Code and Safety Services</a>	<a href="#">Amendments</a>	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	<a href="#">Dept. of Housing and Community Development</a>	<a href="#">Amendments</a> <a href="#">Adopted Code [Chapter 3]</a>	

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Washington	No - Local	A	2015 IRC Effective 7/1/2016	<a href="#">State Building Code Council</a>	<a href="#">Amendments</a>	
West Virginia	No	L	2015 IRC Effective 4/30/2019	<a href="#">Office of the State Fire Marshal</a>	<a href="#">Legislation</a>	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	<a href="#">Dept. of Safety and Professional Services</a>	<a href="#">Adopted Code</a> <a href="#">Legislation</a>	
Wyoming	No - Local		No Statewide Adoption	<a href="#">Dept. of Fire Prevention and Electrical Safety</a>		
	* Local jurisdictions have authority to require fire sprinklers.				* Relevant sections are highlighted.	