

Residential Fire Sprinkler Requirements

Jeff Brasel, Community Development Director

July 14th, 2025





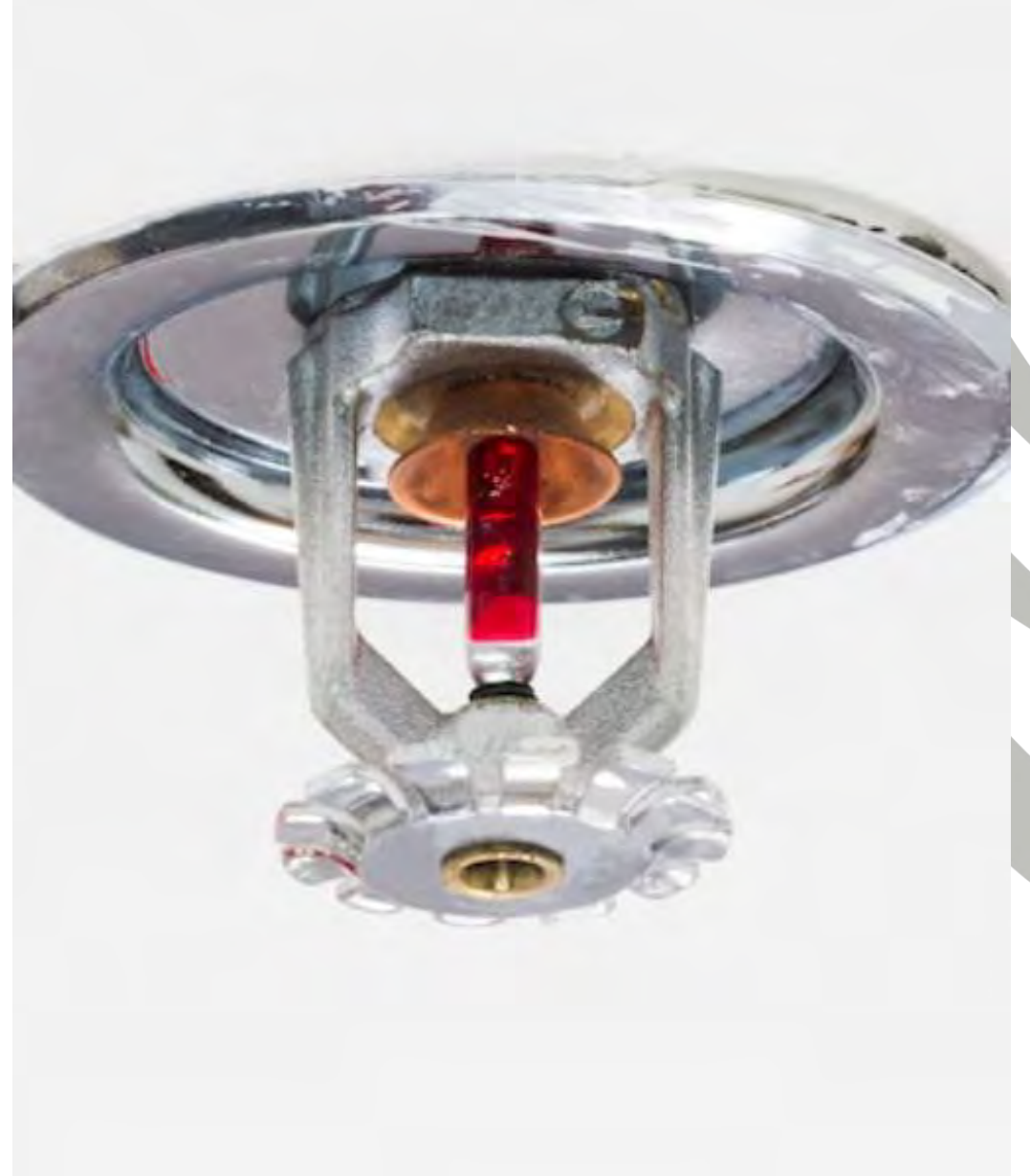
Automatic Fire Suppression Systems

May, 2023 Council approves Ordinance 2480, adopting the International Residential Code, requiring home builders to install fire sprinklers in all new townhomes and single unit detached homes

Exemptions:

- Homes with exterior walls at least eight feet from the side property lines

Effective Date: November, 2023





Jurisdictional Comparisons

	Applicability	Conditions	Adoption
Adams County	New townhomes and detached single-unit dwellings (Occupancy Group R-3)	Exempt if: Fire area is less than 3,600 square feet; 2. Dwelling is within 1,000 feet of an approved hydrant; and 3. Dwelling is on an approved fire access road	2019
Boulder County	New townhomes and detached single-unit dwellings	Applies to additions and remodels exceeding 4,800 square feet	1995
Boulder	New one- and two-unit dwellings and new accessory dwelling units	Does not apply to additions or alterations. Tiny houses exempt	2020
Broomfield	New townhouses and detached single-unit dwellings	Exemptions: Lots and homes with approved tap and meter pit installed without adequate capacity. 2. Accessory Dwelling Units	2023
Castle Pines		Builders required to offer systems to detached single-unit and duplex purchasers, installed at the purchaser's cost	2013
Centennial		Builders required to offer systems to detached single-unit and duplex purchasers, installed at the purchaser's cost	2023
Cherry Hills Village	New townhomes and detached single-unit dwellings	Includes accessory dwelling units. Alterations to existing homes where over ten percent of the above-grade square footage remains are exempt.	2023
Commerce City	New townhomes and detached single-unit dwellings	Exempts detached single-unit dwellings that are eight feet or more from the nearest property line	2023

	Applicability	Conditions	Adoption
Edgewater	New townhomes and detached single-unit dwellings	New detached single-unit dwellings 8,500 square feet or less are exempt	2023
Erie	New townhomes and detached single-unit dwellings		2023
Federal Heights	New townhomes and detached single-unit dwellings		2023
Fort Collins	New townhomes and short-term rentals	Detached single-unit dwellings exempt	2022
Golden	New townhomes and detached single-unit dwellings		2019
Greenwood Village	New townhomes and detached single-unit dwellings	Dwelling units 7,700 square feet or less are exempt	2011
Lafayette	Single-Family, Duplex, and Townhomes	Existing residential and ADUs with an existing tap that is insufficient to support a system.	2023
Lone Tree		Builders required to offer systems to detached single-unit and duplex purchasers, installed at the purchaser's cost	2011
Louisville	Repealed requirements for new townhomes and detached single-unit dwellings	Replaced with exterior fire-hardening requirements	2024
Superior	New townhomes and detached single-unit dwellings	Opt-out for Marshall Fire rebuilds	2022
Westminster	New townhomes and detached single-unit dwellings	Not required for additions or alterations to existing buildings	2012

Outreach



June 5 and June 6, 2025

- 13 people representing 9 home builders
- 6 people representing 3 installers
- South Adams County Water and Sanitation District
- South Adams County Fire Department



Take aways:

- \$9,000 - \$14,000 to install, \$16,000 to \$17,000 buyer price
- Average home price for participants \$575,000
- Implementation problems
- HBA requests repeal of requirements

Options for Consideration

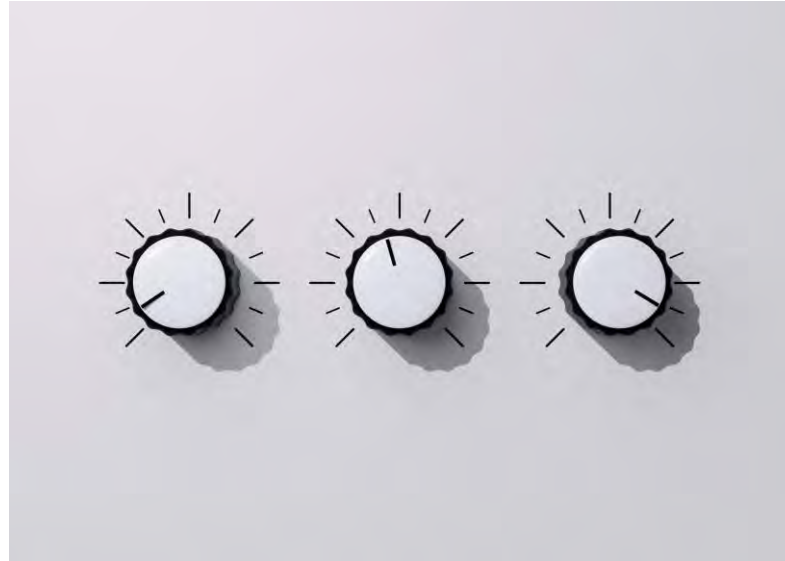


1. Keep Requirements

2. Modify

- Add sprinkler requirements for major home additions / renovations
- Remove 8-foot exemption
- Make fire sprinklers optional in new homes
- Revise implementation

3. Repeal





Next Steps

Direction and
Additional Study

