

SCS SB 108 -- INSTALLATION OF FIRE SPRINKLERS IN CERTAIN DWELLINGS

This bill specifies that a builder of a one- or two-family dwelling or a townhouse must offer to any purchaser the option to install or equip fire sprinklers in the building at the purchaser's cost. Currently, a builder of a single-family dwelling or residence or a multi-unit dwelling of four or fewer units must offer to install or equip fire sprinklers in the dwelling.

Any political subdivision that adopts the 2009 International Residential Code for One- and Two-Family Dwellings or a subsequent edition of the code without mandated automatic fire sprinkler systems will retain the language in Section R317 of the 2006 International Residential Code for two-family dwellings and townhouses which requires a certain wall thickness to prevent the spread of a fire in a two-family dwelling or townhouse.

The bill also extends the December 31, 2011 expiration date of these provisions to December 31, 2019, and repeals a conflicting provision created by the passage of House Bill 103 and Senate Bill 513 in 2009 regarding the installation of fire sprinkler systems.