# Residential Sprinklers Are Required When:*

RMC 15.06.016 and CDG20F 10.50.090(3)

Any new single family home that is constructed or, an addition to an existing single family home where one or more of the following applies:

1. Addition brings total over 6,000 sq. ft.(except one time addition of <500 sf.)
2. Fire flow is less than 1,500 gpm.
3. Access grade (on or off site) is greater than 10%
4. Inadequate access width per RFDS 2.0: Redmond CDG Appendix 20D-3
5. Distance to nearest hydrant >350 feet
6. The total construction costs on all building permits within a three year period exceed the assessed value of the structure at the beginning of the three year period.
7. 100%, or greater, increase in square footage
8. New ADU – Detached (any distance)
9. New ADU plus house is greater than 6,000 sq. ft. and the ADU is within 10' or attached.
10. Sunroom exception, Per FM Lovett email on 9/18/08
    a. Where a sunroom is being added to a property which is in a low flow area (<1500gpm) and/or areas where the access grade is > 10% the following is the approved mitigation:
        i. The sun room must be totally non-combustible.
        ii. There shall be no built in heat source, space to remain unheated.
        iii. The space of any one sunroom shall not exceed 260 square feet, and there shall be no more than two such sunrooms. These limitations include existing sunrooms and where more than one sunroom they shall be separated by at least ten feet.
        iv. A sun room which does not meet these criteria shall not qualify as mitigation and shall be evaluated as an ordinary addition. If a normal addition falls into this non conformity the mitigation shall be the installation of an approved residential sprinkler system.

The following is a synopsis of the Code References:

<u>RMC 15.06.016</u>

- As preferred mitigation for one or more existing non conformity (such as non conforming access width or grade, < 1500 gpm fire flow, or > 350 feet from a hydrant).
- An addition resulting in greater than 6,000 s.f. (except a one time addition of < 500s.f.)
- An addition resulting in > than 10,000 s.f.

<u>"Non-conforming structures" CDG 20F.10.50-090 (3).</u> The following criteria define a large enough addition that current code is required to be met. Current code requires approved fire sprinklers in all R occupancies.

- A 100% increase in square feet.

- The costs stated on all approved building permit applications for the structure within a three year period exceeds the assessed value of the structure at the beginning of the three year period.

*The Fire Marshal may allow other forms of mitigation to deal with special or unique circumstances