



Residential Sprinklers Are Required When:*

RMC 15.06.016

Residential Sprinklers are required for any newly constructed one or two family residence, or for an addition or modification to an existing one or two family residence where one or more of the following apply:

1. An addition to an existing one or two family dwelling results in square footage greater than 3600 square feet*.

See the comment below regarding the calculation of square footage.

2. An addition to an existing one or two family dwelling in a low flow area results in inadequate fire flow (RFDS 3.1.1.11).
3. The access grade (on or off site) is greater than 10% (RFDS 2.1.1.5).
4. The access roadway is less than 14 feet wide or greater than 150 feet long (RFDS 2.1.1.6)
5. The distance of the building to the nearest hydrant is greater than 300 feet (RMC 15.06.013, Amendment 30).
6. The total construction costs on all building permits within a three year period exceed the King County assessed value of the structure at the beginning of the three year period (RMC 15.06.024).
7. There will be a 100% or greater increase in gross square footage (RMC 15.06.024).
8. A non-conforming structure has been destroyed, damaged or incurred a loss equal to a greater than 60 percent of its King County assessed value (RMC 15.06.024)

***Existing SF totals are based on King County Assessor information. Total to include: dwelling, covered decks, covered porches, attached garages and detached garages located ten feet or less from the residence. In instances where the King County Assessor information is inaccurate, the actual square footage shall be used. Verify square footage totals with a building plans examiner.**

- * Any new ADU attached or separated by less than 10' shall be considered an addition to the existing one or two family dwelling. If any of the above items apply, the entire structure shall be sprinklered.
- * Any new detached ADU regardless of distance to existing one or two family dwellings shall be sprinklered.
- * Structures separated by 10' or less shall be considered as one building for the purpose of the above questions (RFDS 3.1.1.0).
- * The Fire Marshal may allow other forms of mitigation to deal with special or unique circumstances.