

**When Will Fire Sprinklers Be Required in One- and Two-Family Homes
When the New Building Code is Enforced?**

Area of One- or Two-Family Dwelling	Are these areas used to calculate floor area square footage?	If floor area is over 4,500 square feet are sprinklers required according to NFPA 13D?	NFPA 13D or IRC P2904.1.1 Reference ²
Conditioned (heated) space	Yes	Depends on area (see below)	NFPA 13D 8.6.1-8.6.7 or P2904.1.1
Attic	No	No ¹	NFPA 13D 8.6.5 or P2904.1.1, exception 1
Garage (heated or unheated)	No	No	NFPA 13D 8.6.4 or P2904.1.1, exception 4
Covered porch/deck/patio with no walls except common wall on home	No	No	NFPA 13D 8.6.4 or P2904.1.1, exception 4
3 season porches of any size (unconditioned)	Yes	No	NFPA 13D 8.6.4 or P2904.1.1, exception 4
4 season porch of any size (conditioned)	Yes	Yes	NFPA 13D 8.6.1 or P2904.1.1
Basement (finished or unfinished)	Yes	Yes	NFPA 13D 8.6.1 or P2904.1.1
Mechanical room	Yes	Yes	NFPA 13D 8.6.1 or P2904.1.1
Crawlspace	No	No ¹	NFPA 13D 8.6.5 or P2904.1.1, exception 1
Closet or pantry of over 24 square feet <u>or</u> any wall is longer than 3 feet	Yes	Yes	NFPA 13D 8.6.1 or P2904.1.1
Closet or pantry of less than 24 square feet <u>and</u> all walls are less than 3 feet <u>and</u> no laundry or mechanical equipment is present.	Yes	No ¹	NFPA 13D 8.6.3 or P2904.1.1, exception 2
Bathroom over 55 square feet, including tub and shower area	Yes	Yes	NFPA 13D 8.6.1 or P2904.1.1
Bathroom of 55 square feet or less, including tub and shower area	Yes	No	NFPA 13D 8.6.2 or P2904.1.1, exception 3

¹Fire sprinklers are required directly above any fuel-fired mechanical equipment located in crawlspaces, closets or other areas.

²Fire sprinkler requirements for NFPA 13D or IRC 2904.1 may be followed.