



FIRE SPRINKLERS - DO I NEED THEM FOR A RESIDENTIAL ADDITION, ALTERATION OR ADU?

These requirements apply to building permits submitted on or after January 1, 2017.

Clarification of residential additions and alterations of a residence regarding fire sprinklers.

PURPOSE AND OVERVIEW: To clarify what constitutes an addition or alteration for purposes of the exception in [California Residential Code \(CRC\) section R313.2](#).

One- and two-family dwellings:

Per CRC R313.2, "An automatic residential fire sprinkler system shall be installed in one-and two-family dwellings (CRC R313.2)."

⊗ Exception:

"An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system."

For purposes of this code section, when the scope of work for additions or alterations involves the removal or replacement of 50 percent or greater of the linear length of the walls of the building (exterior plus interior) and 50 percent of the roof within a one-year period, the project shall not qualify for the exception stated in this section. Always consult your local fire district for their specific requirements regarding your project.

New Accessory Dwelling Units, (ADU's):

Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. (California Government Code 65852.2) However, if sprinklers are required in the primary residence, then they are also required in the ADU. (CRC R313.2)