

Ordinance Amending Title 9 of the Erie Municipal Code Removing Automatic Fire Sprinkler System Requirement for Single Family Attached and Detached Homes

Town Council

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Overview

- Background
- Potential Benefits
- Potential Drawbacks
- Public Hearing

Background – Current Request

- **December 2024:** Town roundtable with Home Builders Association (HBA), Home Owners Association (HOA)
 - Action Item: removal of fire sprinkler system from single family detached and attached homes
- **May 2025:** Town Council Special Meeting on fire sprinklers
 - Presentations from staff, HBA and MVFPD

Background - International Residential Code

- **2009:** IRC first included fire sprinklers in single family detached and attached homes
- **2019:** Town adopted 2015 IRC – exempted fire sprinklers in single family detached and attached homes
- **2022:** Town adopted 2021 IRC – included fire sprinklers in single family detached and attached homes
- **2025:** Current 2021 IRC



<i>Jurisdiction</i>	<i>Require Automatic Fire Sprinklers (Yes/No)</i>		
	<i>Single Family</i>	<i>Duplex</i>	<i>Townhome</i>
Boulder (City & County)	Yes	Yes	Yes
Brighton	No	No	No
Broomfield	Yes	Yes	Yes
Dacono	No	No	Yes
Firestone	Depends	Depends	Yes
Fort Collins	No	Yes	Yes
Frederick	No	Depends	Yes
Lafayette	Yes	Yes	Yes
Longmont	Yes	Yes	Yes
Louisville	No	No	No
Loveland	No	Yes	Yes
Northglenn	No	No	Yes
Superior	Yes	Yes	Yes
Thornton	No	No	Yes
Weld County	No	No	No
Westminster	Yes	Yes	Yes
Windsor	No	Yes	Yes

Potential Benefits & Savings

- Reduced exterior wall fire separation and wall separation between two-family dwellings as well as elimination of floor protection; may reduce cost in attached homes
- \$1,369 savings for builders on ceiling/floor treatments
- NFPA: 89% reduction in risk of death and 70% potential reduction in property loss.
- Insurance cost savings - less than \$100 annually

Potential Cost Impact & Incentives

- Increase cost of construction; cost increase may impact affordability of home
 - \$12,745 Single family home (2,000 – 3,000 sq. ft.)
 - \$10,022 Duplex home (1,500 sq. ft.)
 - \$10,322 Detached townhomes (2,000 sq. ft.)
- No current incentives, but could include equipment or property tax rebates.

Public Hearing

- This public hearing was noticed as required in the Municipal Code
- Ordinance 032-2025 modifies the 2021 IRC to remove the requirement for automatic fire sprinkler systems in single family detached and attached homes
- Town Council will weigh the benefits and impacts of removing this requirement within the context of housing costs, effectiveness, and safety

Questions & Discussion