



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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March 24, 2026



Overview

- Background
- Potential Benefits
- Potential Drawbacks
- Public Hearing



Background of Proposed Ordinance

- **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
- **October 2025: Public Hearing of Ordinance 011-2026**
 - Hearing continued to March 24, 2026 with request to evaluate a Builder Option.



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
- **2026:** Current 2021 IRC
(cadence of updating IRC every 6 years)



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

- 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.)
 - \$7,500 to 10,322 Detached townhomes (1,400 to 2,000 sq. ft.)

Analysis of Required Builder Options

- **Sprinkler Ready Home:**
 - 1-in water line, system installed but not activated
 - Not a practical option, as it essentially installs the system
- **Sprinkler Ready Infrastructure:**
 - 1-in water line, not applicable to spec-built homes
 - Anticipated installation cost of \$20,000 to homeowner
- **Builder-Required Option Only:**
 - Builders must offer sprinkler systems as an option using $\frac{3}{4}$ -in line and tank/pump system
 - Anticipated installation cost exceeding \$20,000 to homeowner



Staff Recommendation & Public Hearing

- Staff recommend evaluating the Ordinance presented on October 28, 2025, with no required builder option
- This public hearing was noticed as required in the Municipal Code
- Ordinance 011-2026 modifies the 2021 IRC to remove the requirement for automatic fire sprinkler systems in one- and two-family homes and townhomes



Questions & Discussion