



**MOUNTAIN VIEW FIRE RESCUE**  
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Erie Town Council  
645 Holbrook Street  
Erie, Colorado 80516  
March 7, 2026

Mayor Moore, Mayor Pro-Tem Bell, and the Town Councilors,

The Mountain View Fire Protection District strongly urges you to retain the residential sprinkler provisions of the International Residential Code (IRC) in its town building code. The town took a courageous step towards protecting the health, safety, and resilience of the town and its citizens when it kept the single-family sprinkler provision of the IRC during the last code cycle. The residential sprinkler code has been in the model IRC since 2009, and so can be considered the standard of safety across the country.

Since that time, over 900 homes have been built or started construction with sprinklers. We have reliable data that the sprinklers can be installed at a reasonable cost, have the same reliability as any other plumbing system in the homes, and can be installed quickly and efficiently, despite the doom and gloom predictions of the Home Builders Association.

The HBA has presented inflated values for costs and claims of lack of reliability. Over those 900 homes, the average cost for the installed sprinkler system is \$10,4757 ± \$3573, with a median value of \$9400. We have received far fewer calls for water leaks in the sprinkler systems that we have for other plumbing systems in the homes.

The argument that this reduces the affordability of these homes is specious. The HBA has admitted that even if sprinklers were not included in the homes, they would sell them for the same price.

The safety advantages of residential fire sprinklers are unquestioned. The NFPA reports that the risk of dying in a home fire with sprinklers is reduced by 90%. The National Fire Sprinkler Association notes that the injury rate in sprinkled homes because of fire is reduced by 79%. The risk of injury to firefighters in home fires with sprinklers is down by 2/3.

Beyond that, there is a significant economic advantage to the town if single-family residential sprinklers are installed. In sprinklered homes, residents typically can re-inhabit the home in days to weeks after a fire. Non-sprinklered homes are typically empty for months to years,

with the attendant loss of valuation and tax revenue. Homes under extensive repair or rebuilding may be considered a detriment or an eyesore by neighbors and visitors, further depressing valuations.

With neighborhood-wide sprinkler installation, the town's utilities are more robust and resilient. With no large surge capacity of firefighting water needed because fires are controlled when small, the town's pumping and water transmission demands are reduced. Because fires are controlled when small, and that small volume of water does not wash contaminants, carcinogens, and chemicals into the stormwater system, roadways, or soils, the town avoids the costs of decontaminating those areas.

The town's ordinances allow the town to offer incentives to developers when neighborhood-scale sprinkler systems are installed. If all homes are sprinkled, the IRC permits closer spacing of homes, allowing developers to site more homes per acre. Homes can be constructed at a lower cost because the required fire ratings for facing wall assemblies are reduced. The town can offer developers incentives like reduced distribution piping costs and fewer fire hydrants needed to protect the neighborhood. Mountain View looks forward to working with the town to create more developer-friendly incentives if the residential sprinkler ordinance is retained.

Mountain View Fire is committed to the safety, sustainability, and economic health of the Town of Erie and its citizens. Our firefighters put themselves in tremendous peril to save the lives and protect the property of our residents. Please retain the sprinkler ordinance in the town's codes. It makes economic sense for the town and, as the HBA has admitted, removing the sprinkler ordinance won't make the homes any more affordable. The town would give up a key risk reduction and community resilience feature for no economic benefit.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey Webb". The signature is written in a cursive, flowing style.

Jeffrey Webb—Deputy Chief and Fire Marshal  
Mountain View Fire Rescue