



Washington State Building Code Council

Improving the built environment by promoting health, safety and welfare

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STATE BUILDING CODE OPINION NO. 20-16

CODE: 2018 International Residential Code

SECTION: Appendix V, R313.1

QUESTION: Appendix V states that an approved fire sprinkler system shall be installed in new one-family and two-family dwellings and townhouses in accordance with Appendix U.

R313.1 states that automatic fire sprinkler systems be installed in all townhouse units. Exception 2 does not require sprinklers in buildings containing not more than 4 townhouse units.

Jurisdictions that have adopted Appendix V have done so to provide fire sprinklers in all new residential dwelling units regulated by the IRC. The new language in R313.1 Exception 2 exempts townhouses that contain 4 or less townhouse units that were previously required to have sprinklers installed in jurisdictions that have adopted Appendix V.

Is it the intent to allow R313.1 exception 2 to be used in jurisdictions who have adopted Appendix V?

ANSWER: **If Appendix V is specifically referenced in the jurisdiction's adopting ordinance of the IRC, then all new residential structures regulated by the IRC must be provided with an automatic residential fire sprinkler system.**

SUPERSEDES: None

REQUESTED BY: City of Burien