

Appendix V—Fire sprinklers. The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

AV107.1 Fire sprinklers. An approved automatic fire sprinkler system shall be installed in new one-family and two-family dwellings and townhouses in accordance with Appendix U when any one of the following applies:-

1. The residential dwelling is proposed to be constructed as a Hospitality Commercial Establishment - Transient Residence per the Unified Development Code Section 23.08.220 (c);

2. The residential dwelling exceeds 3,600 square feet of covered area and cannot meet fire flow requirements per NFPA 1142. The installation of a P904 or 13D Sprinkler System shall satisfy the fire flow requirements.

Points of Clarification on modifications:

Item 1 – there were concerns that the sprinkler requirement for Commercial Hospitality Establishments (Transient Rentals) was being proposed to be a retro-active requirement and this is not the intent. The Land Use Code allows these to be permitted outright in certain zoning districts so the change would only apply to this use if specifically permitted as such.

Item 2 – there was concern about the language being ambiguous and also whether NFPA 1142 was officially adopted by Grant County. Below is the attached language that is in the Grant County Code adopting 1142. Also, the intent is to allow the option to install a sprinkler system IN LIEU OF the on-site water supply (tanks and appurtenances) that are more costly.

Item 3 – this criteria has been removed from the proposal.

15.04.010 - Fire flow requirements for buildings and structures.

(a) Required fire flow shall be determined using National Fire Protection Association (NFPA) 1142 and/or the Wildland Urban Interface Code for all commercial structures and residential structures exceeding three thousand six hundred square feet.