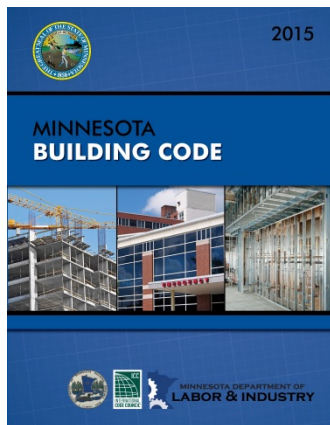
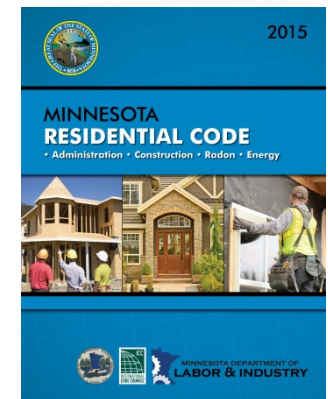


Quick Reference Guide To The Requirement for Automatic Sprinkler Systems in Residential Occupancies



2015 Minnesota Building Code

2015 Minnesota Residential Code



2015 Minnesota Residential Code
WHEN FIRE SPRINKLERS ARE REQUIRED ^(b)

OCCUPANCY CLASSIFICATION	USE	USE DESCRIPTION/EXAMPLES	WHEN SPRINKLERS ARE REQUIRED	SPRINKLER SYSTEM REQUIREMENTS
IRC-1	Detached Single-family dwelling	Any building that contains one dwelling unit used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or occupied for living purposes.	Not Required	Non-Applicable
IRC-2	Two-family dwelling	Any building that contains two separate dwelling units with separation either horizontal or vertical on one lot that is used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or occupied for living purposes.	Not Required	Non-Applicable
IRC-3	Townhouse	A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to the roof and having open space on at least two sides of each unit. Each single-family dwelling unit shall be considered to be a separate building. Separate building service utilities shall be provided to each single-family dwelling unit when required by other chapters of the State Building Code.	3 or More Dwelling Units ^(a)	NFPA 13D ^(c) or IRC P2904 ^(c)

- (a)** An automatic residential fire sprinkler system shall not be required if additions, alterations, or repairs are made to existing buildings that do not have an automatic residential sprinkler system installed.
- (b)** Facilities licensed by the State of Minnesota shall be provided with an automatic sprinkler system as required by applicable licensing provisions or this section, whichever is more restrictive.
- (c)** Automatic sprinkler systems required in townhouse buildings shall be installed in accordance with the following:
1. Attached garages are required to have one dry head sprinkler located within 5 lineal feet of each door installed in the common wall separating the dwelling unit and the attached garage;
 2. Attached covered patios, covered decks, covered porches, and similar structures are required to have automatic sprinklers with a minimum of one dry head for every 20 lineal feet (6.096 m) of common wall between the dwelling unit and the covered patio, covered deck, covered porch, or similar structure.
- Exception:** Attached roofs of covered patios, covered decks, covered porches, or similar structures that do not exceed 40 square feet (3,716 m²) of floor area.

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WHEN FIRE SPRINKLERS ARE REQUIRED IN GROUP R OCCUPANCIES ^(d)

OCCUPANCY GROUP	USE	USE DESCRIPTION/EXAMPLES	WHEN SPRINKLERS ARE REQUIRED	SPRINKLER SYSTEM REQUIREMENTS
R-1	Multiunit resort building ^(f)	MN§ 157.15: "Resort" means a building, structure, enclosure, or any part thereof located on, or on property neighboring, any lake, stream, skiing or hunting area, or any recreational area for purposes of providing convenient access thereto, kept, used, maintained, or advertised as, or held out to the public to be a place where sleeping accommodations are furnished to the public, and primarily to those seeking recreation for periods of one day, one week, or longer, and having for rent five or more cottages, rooms, or enclosures.	> 9250 sq. ft. of Building Area ^(a)	903.3.1.1 or 903.3.1.2
R-1	All others	<ul style="list-style-type: none"> • Bed and breakfast with 6 or more guest rooms • Transient boarding houses with > 10 occupants • Transient congregate living facilities • Hotels • Motels 	≥ 4500 sq. ft. of Building Area ^(a)	903.3.1.1 or 903.3.1.2
R-2	All	<ul style="list-style-type: none"> • Apartment houses • Nontransient boarding houses • Nontransient congregate living facilities with > 16 occupants • Convents • Dormitories • Fraternities and sororities • Nontransient hotels • Monasteries • Nontransient Motels • Timeshares 	≥ 4500 sq. ft. of Building Area ^(a)	903.3.1.1 or 903.3.1.2
R-3 ^(g)	Dwelling unit ^(e)	Identified in MR 1305.0302 Table 302.2 as "R-3 Dwelling Unit"	≥ 4500 sq. ft. of Building Area ^{(a)(b)(h)}	903.3.1.1, 903.3.1.2, or 903.3.1.3

OCCUPANCY GROUP	USE	USE DESCRIPTION/EXAMPLES	WHEN SPRINKLERS ARE REQUIRED	SPRINKLER SYSTEM REQUIREMENTS
R-3 (g)	Dwelling unit	One dwelling or two dwelling units in mixed occupancy buildings	≥ 4500 sq. ft. of Building Area (a)(b)(h)	903.3.1.1 or 903.3.1.2 (c)
R-3 (g)	All others	<ul style="list-style-type: none"> Identified in MR 1305.0302 Table 302.2 as “R-3” Nontransient boarding houses with 16 or fewer occupants Transient boarding houses with 10 or fewer occupants Nontransient congregate living facilities with 16 or fewer occupants Transient congregate living facilities with 10 or fewer occupants 	All (h)	903.3.1.1 or 903.3.1.2 (c)(i)
R-4 (g)	All	Identified in MR 1305.0302 Table 302.2 as “R-4”	All (h)	903.3.1.1 or 903.3.1.2 (c)(i)

- (a) For the purposes of these provisions, fire walls, party walls, or attached multiple fire resistive exterior walls shall only create separate buildings where providing separation from occupancies other than Group R.
- (b) Excludes garages.
- (c) An automatic sprinkler system installed in accordance with section 903.3.1.3 shall be permitted in Group R-3 or R-4 congregate residences with 16 or fewer residents.
- (d) Facilities licensed by the State of Minnesota shall be provided with an automatic sprinkler system as required by applicable licensing provisions or this section, whichever is more restrictive.
- (e) As classified in [MR 1305.0302 Table 302.2](#).
- (f) As defined in [Minnesota Statute 157.15](#) and licensed by the Minnesota Department of Health.
- (g) Not regulated under MR 1309.
- (h) An automatic fire sprinkler system shall not be required if additions or alterations are made to existing Group R-3 or R-4 buildings or a portion thereof that do not have an automatic sprinkler system installed, unless required by a Minnesota license.
- (i) An automatic sprinkler system installed in accordance with NFPA 13 shall be provided throughout all buildings with a Group R-3 or R-4 fire area containing a residential hospice facility.
- Exception:** An automatic sprinkler system installed in accordance with Section 903.3.1.2 or 903.3.1.3 shall be allowed, provided that all habitable spaces and closets are sprinklered.