



DIVISION OF  
ENGINEERING & CONSTRUCTION MANAGEMENT

## MEMORANDUM

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**TO:** Permit Customers, Contractors, Vendors  
**FROM:** Robert Slocum, Director, Engineering and Construction Management, Code Official  
**C:** Dan Hoang, Fire Protection Engineer  
**SUBJECT:** Adopted Amendments – Sprinkler System  
**DATE:** May 12, 2015

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**Addendum: June 25, 2015**

The International Residential Code definition of “Manufactured Home” considers the “structure...320 square feet or more...designed to be used as a dwelling”. As such manufactured homes of such size are not exempt from R313.2 One- and two-family dwellings automatic fire systems.

Manufactured homes manufactured prior to July 1, 2015 are existing and as such are exempt from R313.2 One- and two-family dwellings automatic fire systems.

The State Fire Marshal’s Office (SFMO) will receive fire sprinkler system shop drawings directly, such submission may be made to te SFMO upon application of the building permit. The SFMO will review, comment upon, or approve plans and handle payment directly with the fire sprinkler system vendor. The SFMO will schedule and perform fire sprinkler system inspections with the fire sprinkler system contractor

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Public hearing was held on September 25, 2012, regarding proposed amendment to the local amendments adopted as part of the 2012 Standards. Public comment was received, reviewed, and considered. Subsequently, ORD-2012-15 amended **Local Amendments to the *International Residential Code, 2012 Edition*** as follows:

***R313.2 One- and two-family dwellings automatic fire systems.*** *An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings, as required by the Maryland Performance Standards (COMAR 05.02.07), effective July 1, 2015.*

***Exceptions:***

- 1. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.*
- 2. Properties not connected to an electric utility.*
- 3. Until January 1, 2016, new one- or two-family dwelling constructed on:*

- a. *Lots subject to a valid unexpired public works utility agreement executed before March 1, 2011; or*
- b. *Lots served by an existing service line from a water main to the property line:*
  - i. *Is less than a nominal 1 inch in size;*
  - ii. *Is approved and owned by the public or private water system that owns the mains;*
  - iii. *Was installed before March 1, 2011; and*
  - iv. *Is fully operational from the public or private main to a curb stop or meter pit located at the property line.*

The 2015 Maryland Building Performance Standards (MBPS, COMAR 05.02.07) preclude a local jurisdiction from adopting subsequent amendments that weaken the automatic fire sprinkler systems provisions for townhouses and one- and two-family dwellings.

Consistent with ORD-2012-15 and in accordance with the 2015 MBPS, new permit application for townhouses and one- and two-family dwellings shall include automatic fire sprinkler system, effective July 1, 2015 or January 1, 2016. No permit application for townhouses and one- and two-family dwellings will be approved without an automatic fire sprinkler system after January 1, 2016.

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**Addendum: June 25, 2015**

~~The department of Plan Review and Permits will receive fire sprinkler system shop drawings for the State Fire Marshal's Office (SFMO), with the building permit application. The SFMO will review, comment upon, or approve plans and handle payment directly with the fire sprinkler system vendor. The SFMO will schedule and perform fire sprinkler system inspections with the fire sprinkler system contractor.~~

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Additional information regarding code enforcement, approved contractors, and regulations is available at the Maryland State Fire Marshal's Office website:

<https://www.mdsp.org/Organization/StateFireMarshal/CodeEnforcementLicensingRegulation.aspx>

*The Office of the State Fire Marshal (OSFM) provides life safety and fire prevention through code enforcement. This code enforcement is performed by a dedicate staff of civilian Fire Safety Inspectors, Fire Protection Engineers, and Deputy State Fire Marshal's. The OSFM provides pre-construction services of building, and fire protection system design plan reviews and consultation by our engineering staff. We also conduct on site inspections and acceptance testing of building construction and any fire protection systems. These inspections are coordinated closely with municipal and county building department authorities to ensure complete integration of the customers inspection process. Additionally, OSFM staff handle complaint inspections from concerned citizens and patrons of public buildings within the state. We also actively conduct random spot inspections of existing locations to ensure long term compliance with the State Fire Prevention Code. These spot inspections include occupancy load counts during evening, weekend, and other peak times of day for assembly occupancies.*

*The OSFM also is responsible for the testing, licensing, and regulation of non-governmental electrical inspectors, fire extinguishers sales and service, sprinkler contractors, and testing laboratories. Only State licensed providers are permitted to perform work in their respective fields within the State of Maryland.*

Please feel free to contact the Department of Plan Review and Permitting, 240-313-2460, or visit the website, <http://www.washco-md.net/permits/permits.shtm> , for more information regarding plan review and permit services.