

CS/CS/CS/SB 846 — Residential Fire Sprinkler Requirements

by Banking & Insurance Committee; Community Affairs Committee; Regulated Industries Committee; and Senators Bennett and Lynn

Section R313 of the 2009 Residential International Code requires the installation of automatic fire sprinkler systems in newly constructed one- and two-family residential dwellings and townhouses effective January 1, 2011. The bill provides that the mandate may not be incorporated into the Florida Building Code. The prohibition does not apply to local governments which have adopted ordinances related to fire sprinklers which have been in effect since January 1, 2010.

The bill provides that a property owner shall not be required to install automatic fire sprinklers based upon the use of the residential dwelling as a rental property or reclassification to a rental property.

If approved by the Governor, these provisions take effect upon becoming law.

Vote: Senate 38-0; House 112-3