

**A condensed summary of common building fire protection sprinkler requirements**

The adopted building codes in the City of Norman (the International Residential Code\_IRC and the International Building Code\_IBC) each have prescriptive requirements that are used to determine when buildings are required to be protected by automatic fire protection sprinkler systems. The application of the prescriptive requirements are determined primarily by the proposed use of the building in conjunction with the size of the building (square feet of floor area and building height). The following summary of automatic fire protection sprinkler system requirements is a **condensed** view of the application of the most common prescriptive requirements of the IRC and IBC.

Use	Code	Sprinklers required?	No	Yes
Single family	IRC		X	
Two family (duplex)	IRC		X	
Townhome (more than two attached dwelling units with grade level access at each dwelling unit)*	IRC			X
Apartments, boarding and lodging houses, hotels and motels, etc.	IBC			X
General business offices	IBC		X (unless large area and/or multiple stories)	
Restaurants, bars, taverns and other places where more than 100 people gather together	IBC			X (except small establishments where less than 100 gather together)
Retail shops and stores	IBC		X (except stores larger than 12,000 square feet for general merchandise or 5,000 square feet where upholstered furniture is displayed or sold)	

\*prior to the adoption of the current edition of the IRC two or more townhome projects were recently constructed without sprinkler systems because they employed the use of fire walls between the dwelling units; the current code no longer accommodates this practice