

Offer to Install Automatic Fire Sprinkler System in One- or Two-Family Home

My builder has given me the option of having an automatic fire sprinkler installed in my new home in accordance with the provisions of section R313.2.1 of the 2009 International Residential Code.

My builder has provided to me information on the initial and ongoing costs of installation and maintenance of the system. I understand that my cost to have an automatic fire sprinkler system installed in my new home will be \$_____. I understand that certain additional costs may be required in the future to maintain the system.

My builder has provided to me information as made available by the Office of the Pennsylvania State Fire Commissioner about the possible benefits of installing an automatic sprinkler system in my home. My builder has informed me that the information may also be found at the Pennsylvania State Fire Commissioner's website, www.osfc.state.pa.us

After considering both the costs and the benefits of installing an automatic fire sprinkler system in my new home, I have elected to:

Accept the offer for the installation of an automatic sprinkler system in my home for the price specified above.

Not have an automatic fire sprinkler system installed in my home.

_____	<u>Location of New Home</u> PLEASE PRINT CLEARLY
Buyer	
_____	_____
Buyer	
_____	_____
Witness	Builder
_____	_____
Date	Date

<u>Buyer Information</u> PLEASE PRINT CLEARLY	<u>Builder Information</u> PLEASE PRINT CLEARLY
Name _____	Name _____
Address _____	Address _____
City/Zip _____	City/Zip _____
Telephone _____	Telephone _____
E-mail _____	E-mail _____

A copy of this form may be filed with the building code enforcement office.

PA UCC Act 1 of 2011

Requirements for Automatic Fire Sprinkler Systems in one-family and two family dwellings:

(g) Automatic fire sprinkler systems in one-family and two-family dwellings. --

automatic sprinkler system.

(1) Section R313.2 (relating to automatic fire sprinkler systems in one- and two-family dwellings) of the International Residential Code (2009 edition), and any successor triennial revisions, is excluded from this act and shall not be part of Chapter 3.

(2) A builder of a one-family or two-family dwelling subject to the International Residential Code shall, at or before the time of entering into the purchasing contract, do all of the following:

(i) Offer to a buyer the option to install or equip, at buyer's expense, an automatic fire sprinkler system in the building or dwelling unit designed and installed in accordance with the provisions of section R313.2.1 (relating to design and installation of automatic fire sprinkler systems) of the International Residential Code (2009 edition).

(ii) Provide the buyer with information which explains the initial and ongoing cost of installing and equipping an automatic fire sprinkler system in the building or dwelling unit.

(iii) Provide the buyer with information, as made available by the State Fire Commissioner on the agency's Internet website, on the possible benefits of installing an

(h) Fire Protection of Floors. --

(1) Except as set forth in paragraph (2), a floor assembly not required in the International Residential Code, or its successor building code, to be fire-resistance rated shall be provided with a ½ inch gypsum wallboard membrane, 5/8 inch wood structural panel membrane, or equivalent, on the underside of the floor framing member.

(2) Paragraph (1) shall not apply to any of the following:

(I) A floor assembly located directly over a space protected by an automatic sprinkler system in accordance with section P2904, NFPA 13D or other equivalent sprinkler system approved by a municipal code official.

(II) A floor assembly located directly over a crawl space not intended for storage or fuel-fired appliances.

(III) A portion of a floor assembly which complies with all of the following:

(A) The aggregate area of the unprotected portions shall not exceed 80 square feet per story.

(B) Fire blocking in accordance with section R302.11.1 shall be installed along the

perimeter of the
unprotected
portion to
separate the
unprotected
portion from the
remainder of the
floor assembly.

(IV) A wood floor
assembly using
dimension lumber or
structural composite
lumber equal to or
greater than two-inch by
ten-inch nominal
dimension or a floor
assembly approved by a
municipal code official
demonstrating equivalent
fire performance.