

UNIFORM BUILDING CODE COMMISSION

RESIDENTIAL FIRE SPRINKLER TASK FORCE

May 28, 2009

North Conference Room Heber M Wells Building 9:00  
160 E 300 S Salt Lake City, UT

MINUTES

STAFF

Dan S Jones, Bureau Manager  
Sharon Smalley, Board Secretary

TASK FORCE

Scott Adams, Chair  
Brent Halladay  
Richard Lyman  
Jeff Darr  
John Gassman

Ron Ivie  
Scott Marsell  
Kent Mann  
Cary Campbell  
Steve Hamblin

VISITORS

Kent Cottle, Delta Fire  
Brad Stanton, Delta Fire  
Kevin Bell, K Bell Plumbing & Fire  
Vince Newberg, Codified-Fire Prot Eng  
Paul Hayward, Farmington Fire  
Ted Itchon, Salt Lake City Corp  
Kelly Oveson, Sprinkler Fitters LU669  
Travis Dalley, DS Plumbing  
Gordon Smith

Mike Mead, Delta Fire  
Brent Page, West Point City  
Aaron Jeppsen, Intermountain Sales/  
Enzo Calfa, State of Utah  
Dennis Strong, Chaparral Fire  
Martha Ellis, Salt Lake City Fire Dept  
Bob Mathewson, Sprinks Fire  
Ralph Pond, Pond's Plumbing

REVIEW THE FIRE SPRINKLER  
REQUIREMENTS IN THE 2009 IRC

After introductions were made, Dan Jones talked about the time that the advisory committees have to consider recommendations for the Uniform Building Code Commission. All review of the 2009 codes and the current amendments needs to be finished by the August meeting.

Ron Ivie spoke to those present and asked them to focus on the economic aspect of residential fire sprinklers. He would like this task force to look at the economic

advantages and disadvantages that there are in a fire sprinkled environment. He pointed out that there should be a study on insurance savings and the ISO rating. Other items to consider would be fire service capability, fire flow reductions, fire water supply requirements, and other trade offs such as road widths, fire wall ratings and other construction advantages / trade-ups using fire sprinkler systems. He pointed out that with residential fire sprinklers you can build cheaper, use less water, and build safer. He also pointed out that the State of Utah already has a fire sprinkler requirement in the Wildland Urban Interface Code. In order to do a study of the residential fire sprinkler issues and the impact to the community, both to the developers and the contractors, it would take at least a year and this should only apply to new growth developments and growth and not to existing lots of record.

Mr. Ivie suggested that the target be moved forward in order to give adequate time to understand the issues and to do education. He feels that enough money can be saved in the lot development costs to offset the cost of the residential fire sprinkler system.

Scott Marsell and Richard Lyman inquired into the possibility of keeping the fire sprinkler requirements for townhouses and only deleting the fire sprinkler requirements for one- and two-family dwellings.

Paul Hayward would like to see the requirement for residential fire sprinklers made as an alternative so that local jurisdictions, so that they can adopt them if they want to. He expressed his concern over what would happen to the current local amendments that require residential fire sprinklers.

John Gassman asked, as a home builder, if there could be trade offs if residential fire sprinklers are installed, so as reducing the requirement on the fire wall or taking out some of the smoke detectors.

Ron Ivie asked John Gassman if there was any way possible to get with the National Home Builders Association and ask them to contact the National Research Center to participate in this study.

Scott Marsell pointed out that in the 2009 IRC there is a provision where the firewall can be reduced in a townhome if there is a fire sprinkler system installed. He suggested that maybe there could be an option to build a townhome with a two hour walls in between and not fire sprinkler or have the residential fire sprinkler system installed and reduce the fire wall rating requirement

Ron Ivie expressed his concern about what would happen to the current local amendments that already require residential fire sprinklers if Section R313 is deleted and suggested that the residential fire sprinkler section be made moved into an appendix chapter, so that local jurisdictions could adopt a requirement for residential fire sprinklers if they so desire.

Dan Jones pointed out that the local amendments that are in place now as a part of the codes will stay until the legislature does something else. The future process for local amendments will remain the same. A jurisdiction can submit a request for a local amendment to the UBC Commission and the Commission would then make a recommendation to the legislature.

Brent Halladay pointed out that now is not the time to have residential fire sprinklers required in the IRC. There needs to be

much more education on the life safety for fire fighters, life safety for people, and getting some type of savings for home owners who have residential fire sprinkler systems in their insurance premiums.

Scott Marsell pointed out that if the residential fire sprinkler requirement is deleted in R313, then changes will need to be made to R302.2. The Unified Code Analysis Council will need to look closely at the fire wall trade offs.

Ron Ivie made a motion to recommend to the Unified Code Analysis Council that Section R313.2 be deleted from the 2009 IRC with a footnote that the Commission has the option to recommend local amendments. Scott Adams seconded the motion. Following a discussion on the motion, the motion failed with a vote of four in favor and Steve Hamblin, John Gassman, Cary Campbell, Kent Mann, and Scott Marsell voting in opposition.

John Gassman made a motion to recommend to the Unified Code Analysis Council that Section R313.1 and R313.2 of the 2009 IRC be deleted but with the option for local amendments. The motion was seconded by Ron Ivie. Following the discussion on the motion, John Gassman amended his motion to say delete R313 in its entirety. The second concurred. Following further discussion the motion passed unanimously.

Ron Ivie made a motion that this Task Force continue in order to study the economic aspects of the residential fire sprinkling systems. The motion was seconded by Jeff Darr and passed unanimously.

Brent Halladay pointed out that the Fire Marshal's office is in the process of putting

together a display that shows the pipes and residential fire sprinklers and how they work. Every fire department in the state will receive one. Then an education process will start for all of the fire chiefs on how the residential fire sprinklers work.

Ron Ivie recommended that for the next meeting the insurance industry and a representative from ISO, be brought in to assist the committee. Mr. Ivie also requested that someone who represents the State Regulatory Authority for insurance also be invited to our next meeting.

The next meeting date was set for Thursday, August 27<sup>th</sup> at 9:00 in the north conference room at the Heber Wells Building.

The meeting adjourned at 10:50.

Awaiting Formal Approval