

Subject Automatic sprinkler systems in existing high-rise buildings

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Overview

Requires installing automatic sprinkler systems in certain existing high-rise buildings, typically those that would be required to have sprinklers if built today.

Summary

Section	Description
1	<p>Requirements.</p> <p>Requires existing buildings where humans occupy a floor above the reach of fire department vehicles (75 feet) to have automatic sprinkler systems installed, to code, in every area where one would be required if the building was built today. Applies, for example, to most high-rise residential or office buildings, except those exempt under subdivision 2. Sets August 1, 2032, as the deadline for having sprinklers fully installed.</p>
2	<p>Exemptions.</p> <p>Exempts certain types of buildings and spaces within buildings from the sprinkler requirement, primarily those where specific activities occur (monuments, airport control, parking, agriculture, elevators, electric plants, telecommunications) or other types of safety laws apply (surgical facilities licensed by the Department of Health or manufacturing facilities covered by federal fire standards). Exempts also most condominium buildings, i.e. “residential building[s] in which at least 70 percent of the dwelling units are owner occupied.”</p>
3	<p>Reporting.</p> <p>Sets a two year deadline for the owners of buildings subject to this section to inform the state fire marshal of their plans for complying and installing an automatic sprinkler system.</p>
4	<p>Extensions.</p> <p>Allows the state fire marshal to grant extensions to the deadlines for both reporting a compliance plan and fully installing sprinklers. Requires building owners to apply for</p>

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	an extension and demonstrate a genuine inability to comply within the deadline despite appropriate effort to do so.
5	Rules. Permits the commissioner to adopt rules to implement this section.
6	Working group. Provides for the appointment of an advisory working group to advise on implementation of this section and applications for extensions. Requires, if the commissioner elects to appoint a working group, that the group include representatives from 12 specific groups representing a wide range of affected stakeholders.
7	Effect on other laws. Clarifies that this section does not supersede the State Building Code or State Fire Code.



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