



STATE OF MARYLAND

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Requirements for Automatic Residential Fire Sprinkler Systems in One- and Two-Family Dwellings

Effective October 1, 2020, Section 6-305(a)(3) of the Public Safety Article, Annotated Code of Maryland gives the State Fire Marshal the authority to enforce any requirements relating to the installation of automatic fire sprinkler systems in new one- and two-family dwellings.

Section 12-504(a)(iii) of the Public Safety Article, Annotated Code of Maryland, prohibits a local jurisdiction from weakening the automatic fire sprinkler systems provisions for one- and two-family dwellings. This requirement does not apply to a dwelling which is not connected to an electrical utility.

The following are the requirements for the various types of dwellings:

1. All homes built on-site, frequently referred to as “stick built”, are required to be sprinklered as stated in Section 313.2 of the 2018 edition of the *International Residential Code* as referenced by the Maryland Building Performance Standards (MBPS), COMAR 09.12.51.04 A.(2). The design and installation of these sprinkler systems are subject to the requirements of the 2016 edition of NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*, or P 2904 of the 2018 edition of the *International Residential Code*.
2. All modular homes are required to be sprinklered as stated in Section 313.2 of the 2018 edition of the *International Residential Code* as referenced by the Maryland Building Performance Standards (MBPS), COMAR 09.12.52.07. The design and installation of these sprinkler systems are subject to the requirements of the 2016 edition of NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*, or P 2904 of the 2018 edition of the *International Residential Code*.
3. All industrialized buildings under the authority of the Department of Labor are required to be sprinklered as stated in Section 9-202(b) of the Public Safety Article, Annotated Code of Maryland. The design and installation of these systems shall comply with the standard for the installation of sprinkler systems in residential occupancies as adopted in the regulations of the State Fire Prevention Commission.
4. Manufactured/mobile homes delivered to locations within the State of Maryland are not subject to the Maryland Building Performance Standards (MBPS) or the Model Performance Code (MPC). Manufactured homes are subject to the federal Housing and Urban Development (HUD) requirements and the statewide requirements in COMAR 09.12.52.15, which do not require the installation of a residential fire sprinkler system. These manufactured homes must be provided with approved labels, markings, or other documentation to indicate that the home complies with the appropriate HUD standards.

Pertinent laws and regulations pertaining to requirements for automatic fire sprinkler systems in one- and two-family dwellings are provided for your information.

International Residential Code (2018 edition) as Currently Adopted by the State of Maryland
Department of Labor:

R313.2 One- And Two-Family Dwellings Automatic Fire Sprinkler Systems

An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

Maryland Law and Regulations on Manufactured/Mobile Homes:

Section 12-301(g)(1) of the Public Safety Article, Annotated Code of Maryland, defines "manufactured homes", which are frequently referred to as "HUD Homes" or "Mobile Homes" as a structure that:

- (i) is transportable in one or more sections;
- (ii) is 8 body feet or more in width and 30 body feet or more in length;
- (iii) is built on a permanent chassis; and
- (iv) is designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities.

These homes are affixed with a HUD label and are not subject to the *International Residential Code* (IRC). All manufactured homes that comply with HUD standards have a certification label (also known as a HUD tag) affixed to it. More information about the certification label can be found here:

https://www.hud.gov/program_offices/housing/rmra/mhs/mhslabels

The Code of Maryland Regulations (COMAR) 09.12.52.15 addresses HUD labels on manufactured homes installed in Maryland. COMAR 09.12.52.15(G)(1) expressly provides that manufactured homes bearing the HUD label shall be acceptable in all localities "without further investigation, testing or inspection." A link to the relevant COMAR provision is here:

<http://www.dsd.state.md.us/comar/comarhtml/09/09.12.52.15.htm>

Maryland Law and Regulations on Industrialized/Modular Homes:

Section 9-202(b) of the Public Safety Article, Annotated Code of Maryland requires industrialized buildings under the authority of the Department of Labor to comply with the standard for the installation of sprinkler systems in residential occupancies as adopted in the regulations of the State Fire Prevention Commission.

A modular home is considered an "industrialized building" as defined by Section 12-301(d) of the Public Safety Article, Annotated Code of Maryland. The definition of an industrialized building does not include a "manufactured home." Industrialized buildings are subject to the requirements of the IRC under COMAR 09.12.52.07.

The Maryland Department of Labor regulates the home's design and construction, strength and durability, transportability, fire resistance, energy efficiency and quality control by using Maryland regulations.

A modular home displays green certification labels provided by the state in the interior of the home, generally inside the cabinets under the kitchen sink.

A link to the Department of Labor's manufactured and modular home information is here:

<https://www.dllr.state.md.us/labor/build/buildmoddef.shtml>