

Automatic Sprinkler Systems Fact Sheet
Installation during Renovation of Existing
Buildings 2018 I-Codes

Applicable Standards: 2018 International Existing Building Code (IEBC), 2018 International Building Code (IBC), 2015 International Fire Code (IFC), City of Lawrence Code

The requirements for automatic sprinkler systems are varied and complex, and dependent on a number of variables such as the purpose and level of activity of the building or space under consideration. In some circumstances the installation of sprinkler systems may allow for increased building area, reduction in fire resistive construction requirements, or increase in allowable travel distances before reaching a required exit. The purpose of this document is to provide a listing of examples of common commercial, office and residential projects, but not industrial, and the parameters for which a sprinkler system may be necessary. This is not a complete listing of sprinkler system requirements, and does not take the place of the adopted building and fire code standards of the City of Lawrence. Please contact the [Development Services Division](#) or [Fire Prevention Division](#) with questions. Staff will be happy to assist with making a determination on whether a sprinkler system is likely to be required:

Lawrence Fire Prevention Division, www.lawrenceks.org/fire_medical/prevention

- Dennis Leslie, (785) 832-3174, dleslie@lawrenceks.org
- Jason Ray, 785-832-3175, jray@lawrenceks.org

Development Services Division, www.lawrenceks.org/pds

- Adrian Jones, (785) 832-3106, ajones@lawrenceks.org
- Janet Smalter, (785) 832-3103, jsmalter@lawrenceks.org

Common projects and sprinkler system thresholds:

Type of change or expansion in use	
Commercial Strip Centers:	Automatic Sprinkler System Requirement:
Restaurant, bar, banquet hall or similar business	Sprinkler Systems Required: <ul style="list-style-type: none"> • Where the occupant load calculated in accordance with the applicable standards is 100 or more, or • Where the work area exceeds 5,000 square feet
Churches, gymnasiums, libraries, art galleries or similar use	Sprinkler Systems Required: <ul style="list-style-type: none"> • Where the occupant load calculated in accordance with the applicable standards is 300 or more, or • Where the work area exceeds 12,000 square feet
Retail sales businesses	Sprinkler Systems Required: <ul style="list-style-type: none"> • Where the gross square footage, as

	<p>calculated in accordance with the applicable standards, will be 12,000 square feet or larger, or</p> <ul style="list-style-type: none"> • Where the inventory will include upholstered furniture
Medical offices	<ul style="list-style-type: none"> • Where there will be 4 or more patients incapable of self-preservation on the floor of exit discharge (ground floor), or • Where there will be 1 or more patients incapable of self-preservation on a floor other than exit discharge (above or below the ground floor)
Offices other than medical	Sprinkler systems not required
Residential Uses	
Dwelling units in mixed use buildings, congregate residences, adult care facilities	Sprinkler systems required throughout
One- and two-family dwellings	Sprinkler systems not required
Downtown Mixed Use Structures	
All downtown businesses and residences	Sprinkler systems are required as for the above listed uses for commercial strip centers and residential uses.
Additional Information	
For more complete information on sprinkler system thresholds for new construction and renovations to existing structures consult the new construction matrix and summary of sprinkler requirements for alterations to existing buildings .	