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MEMORANDUM

DATE: October 3, 2012

FROM:  Edward Landon, Director, Maryland Codes Administration

TO: Maryland Approved Industrialized Building (IB) Manufacturers
Maryland Approved Testing Facilities (ATFs)
Local Building Officials

SUBJECT: Sprinkler System Requirements for One and Two- Family Dwelling
Residential Industrialized Buildings

Please be advised that this memorandum supersedes Maryland Codes Administration memorandum dated October 28, 2010 regarding the subject as referenced above and shall be effective immediately.

Sections 12-305 and 12-306 of the Public Safety Article, Annotated Code of Maryland, requires that the Department set the standards for industrialized building and that industrialized buildings in Maryland must be certified by the Department. The Model Performance Code (MPC) COMAR 05.02.01 requires that the 2012 International Residential Code (IRC) shall be applicable to detached one and two- family dwellings effective January 1, 2012. The Department requires that an automatic residential fire sprinkler system shall be installed in all new one and two- family dwellings in Maryland per the IRC Section R313.2.

Accordingly, automatic fire sprinkler systems shall be installed in all new one and two- family dwelling industrialized buildings. The automatic residential fire sprinkler systems shall be designed and installed as required by IRC Section R313.2.1. Industrialized building manufacturers and Maryland Approved Testing Facilities (ATFs) for industrialized buildings are directed to verify compliance with these requirements when such buildings are to be installed in Maryland.



Please be advised that:

- (a) If the sprinkler system is completely installed at the building site, construction documents for the sprinkler system shall be approved by the ATFs. It is important to note that all fire sprinkler system work performed on site in Maryland must be done by a Maryland licensed sprinkler contractor/installer.

The building plans, construction documents and data plate shall include a note indicating that the fire sprinkler system shall be completely installed at site and the design and construction shall be inspected and approved by the ATF. The Maryland insignias shall be attached to the building by the ATFs after final inspection and approval of the fire sprinkler system at the building site.

- (b) If the sprinkler system is installed partially at the manufacturing plant, a complete set of building plans and construction documents for the fire sprinkler system including details of all the on-site work shall be prepared by the manufacturer or his agent and approved by the ATF. It is important to note that any fire sprinkler system work performed at the manufacturing plant will not be required to be done by a Maryland licensed sprinkler contractor; however, all fire sprinkler system work performed on site in Maryland must be done by a Maryland licensed sprinkler contractor.

The building plans, construction documents and data plate shall include a note indicating partial construction of the fire sprinkler system at the manufacturing plant and the on-site fire sprinkler system work. Also, the note shall include that all on-site fire sprinkler system work and the manufacturing plant fire sprinkler work shall be inspected and approved by the ATF. The Maryland insignias shall be attached to the building by the ATFs after final inspection and approval of the fire sprinkler system at the building site.

- (c) If the sprinkler system is completely installed at the manufacturing plant, a complete set of building plans and construction documents for the sprinkler system shall be prepared by the manufacturer or his agent and shall be approved by the ATF. It is important to note that any fire sprinkler system work performed at the manufacturing plant will not be required to be done by a Maryland licensed sprinkler contractor.

The building plans, construction documents and data plate shall include a note indicating that all the on-site work related to the fire sprinkler systems shall be inspected and approved by the ATF. The Maryland insignias shall be attached to the building by the ATFs after final inspection and approval of the fire sprinkler system at the building site.

After attaching insignias in each approved building at the building site, the ATF shall submit and mail a letter to this office stating that the fire sprinkler system was installed in the building in accordance with the State requirements and they are functioning. After receiving the letter, this office will send a copy of the letter to the local jurisdiction and Office of the State Fire Marshal.

While local jurisdictions are excluded from enforcing the construction standards at the manufacturing facilities for industrialized (modular) buildings, local officials continue to play an important role in the regulation of these units by inspecting their installation and all on-site work. The installation of these units is a critical step in the overall process of building and delivering safe buildings. The on-site work requires careful oversight since it is frequently performed by crews not affiliated with the manufacturer and involves:

- Construction of safe foundations and anchorage system
- Proper assembly of building components
- Proper connection of all electrical, plumbing and mechanical systems
- Performance of all site preparation work

Local fire control measures, land use and development, including zoning and site preparation, remain under the regulatory authority of local jurisdictions.