

FIRE SPRINKLER RETROFIT REQUIREMENTS FOR RESIDENTIAL OCCUPANCIES

This is a guide to determine if a fire sprinkler retrofit will be required for residential occupancies undergoing a remodel and/or an addition. Residential occupancies include: one- & two-family dwellings, townhomes or multi-family residential units.

The Aspen Fire Protection District requires fire sprinklers in all structures with a *Fire Area* of 3,000 sq ft or greater, or if located in an area difficult to access. (*The City of Aspen requires sprinklers for all new residential construction within City limits, regardless of square footage.*)

***Retrofit requirements** are based on both total building square footage, and the aggregate square footage of the individual dwelling unit undergoing a remodel or addition. Other considerations are logistics of installing a fire sprinkler system, water supply, etc. If it is determined that fire sprinklers are required, sprinklers would be required only within the scope of work area, namely the area being remodeled and/or the addition. A site visit/consultation with the Aspen Fire Department is required for final determination for any sprinkler retrofit requirements.

