

Minnesota Construction Codes & Licensing Division

Fire-sprinkler requirements - Townhouses ¹

Dwelling element	Sprinkler protection required? ²	NFPA 13D or IRC P2904 Reference ²
Conditioned (heated) space	Yes	NFPA 13D 8.6.1-8.6.7 or P2904.1.1
Attic	No ³	NFPA 13D 8.6.5 or P2904.1.1 exception 1
Garage (heated or unheated)	Yes	see 2015 Minnesota Residential Code, Section R313.3
Covered porch/deck/patio with no walls except common wall on home greater than 40 s.f.	Yes	see 2015 Minnesota Residential Code, Section R313.3
Unconditioned porches greater than 40 s.f.	Yes	see 2015 Minnesota Residential Code, Section R313.3
Conditioned porches greater than 40 s.f.	Yes	see 2015 Minnesota Residential Code, Section R313.3
Basement (finished or unfinished)	Yes	NFPA 13D 8.6.1 or P2904.1.1
Mechanical room	Yes	NFPA 13D 8.6.1 or P2904.1.1
Crawlspace	No ³	NFPA 13D 8.6.5 or P2904.1.1 exception 1
Closet or pantry of 24 sq ft or more <u>or</u> smallest wall is longer than 3 ft	Yes ⁴	NFPA 13D 8.6.1 or P2904.1.1
Closet or pantry of less than 24 sq ft <u>and</u> smallest wall is less than 3 ft <u>and</u> no laundry or mechanical equipment is present	No ⁴	NFPA 13D 8.6.3 or P2904.1.1 exception 2
Bathroom over 55 sq ft, including tub and shower area	Yes ⁵	NFPA 13D 8.6.1 or P2904.1.1
Bathroom of 55 sq ft or less, including tub and shower area	No ⁵	NFPA 13D 8.6.2 or P2904.1.1 exception 3

¹ See 2015 Minnesota Residential Code (MRC) Sections; R202 - Definitions (townhouse), R313.1 - Townhouse automatic fire sprinklers, R313.3 - Installation requirements.

² Source of sprinkler requirements based on NFPA 13D or MRC Section P2904 and as amended in Section R313.3.

³ See MRC P2904.1.1 exception 1 regarding attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances do not require fire sprinklers.

⁴ See MRC P2904.1.1 exception 2 regarding clothes closets, linen closets, and pantries having < 24 s.f., no dimension >3 feet, and wall and floor surfaces of gypsum board.

⁵ See MRC P2904.1.1 except. 3 regarding bathrooms, having < 55s.f.