



Home Builder's Association of Metro Denver: **Municipal Fire Sprinkler Requirement Tracker**

All information current as of January 20, 2026

- **Arvada** – No fire sprinkler requirement in SFD or SFA (Currently under consideration)
- **Aurora** - No fire sprinkler requirement in SFD or SFA
- **Bennett** - Not required, but *can* be installed
- **Brighton** - No fire sprinkler requirement in SFD or SFA (Currently under consideration)
- **Boulder** – Yes, in all one- and two- family dwellings
- **Castle Pines** - No fire sprinkler requirement in SFD or SFA
- **Castle Rock** - No fire sprinkler requirement in SFD or SFA
- **Centennial** – No fire sprinkler requirement in SFD or SFA, however automatic residential fire sprinkler system shall be a required builder provided option in all new one- and two-family dwellings.
- **Cherry Hills Village** - Yes, in all one- and two- family dwellings
- **Commerce City** – Not required, but are optional
- **Edgewater** - No fire sprinkler requirement in SFD or SFA
- **Elizabeth** - one- and two-family dwellings under 3,500 square feet may be exempt from the automatic fire sprinkler system requirement.
- **Englewood** - No fire sprinkler requirement in SFD or SFA
- **Erie** - Yes, in all one- and two- family dwellings (Considering making optional)
- **Federal Heights** – No fire sprinkler requirement in SFD or SFA
- **Foxfield** – A builder of townhomes, or one- or two-family dwellings shall offer to any purchaser on or before the time of entering into the purchase contract with the purchaser, the option, at the purchaser's cost, to install an automatic residential fire sprinkler system in such dwelling. However, they are not mandated.
- **Glendale** - Yes, in all one- and two- family dwellings
 - o “An automatic fire sprinkler shall be installed in all new Group A occupancies where the floor area exceeds 500 square feet and to any addition to a currently sprinklered Group A occupancy.”
- **Golden** - Yes, in all one- and two- family dwellings

Yellow – Fire sprinkler requirement being considered by municipality

Green - Municipality has fire sprinkler requirement

Blue – Fire sprinkler requirement repeal being considered by municipality

- Greenwood Village – Required under certain circumstances

- "R313.1, Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhomes.
 - "EXCEPTIONS:
 - "1. An automatic sprinkler system shall not be required if the fire flow in the hydrant system and the required distance to the hydrant meets the requirement of the IFC.
 - "2. An automatic sprinkler system is not required in townhouses that are less than 7,700 square feet in area.
 - "3. 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.
- "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.
 - "EXCEPTIONS:
 - "1. An automatic sprinkler system shall not be required if the fire flow in the hydrant system and the required distance to the hydrant meets the requirements of the IFC.
 - "2. An automatic sprinkler system is not required in one- and two-family dwellings that are less than 7,700 square feet in area.
 - "3. 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.

- Jamestown – No fire sprinkler requirement in SFD or SFA

- Kiowa – Under certain circumstances

- "Section 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area."
- "Exception: Single Family dwelling under 3500 square feet of total building envelope."

- Lafayette - Yes, in all one- and two- family dwellings

- Lakewood - Yes, in all one- and two- family dwellings

- Larkspur - No fire sprinkler requirement in SFD or SFA

Yellow – Fire sprinkler requirement being considered by municipality

Green – Municipality has fire sprinkler requirement

Blue – Fire sprinkler requirement repeal being considered by municipality

- **Littleton** - Not required, but are an option
- **Lochbuie** - No fire sprinkler requirement in SFD or SFA
- **Lone Tree** – Permitted, but not required in SFD/SFA
 - R313.1 - Projects with 12 or less Dwelling Units, containing structures with a fire area of less than 6000 square feet and a maximum of 3 dwelling units per structure, are not required to have an automatic residential fire sprinkler system.
- **Longmont** - Not required in one- and two- family dwellings, however they are required in townhouses
- **Louisville** - Yes, in all one- and two- family dwellings
 - Exception – shall not be required when the dwelling is greater than 25 feet from the property line
- **Lyons** - Yes, in all one- and two- family dwellings
- **Morrison** - No fire sprinkler requirement in SFD or SFA
- **Mountain View** - No fire sprinkler requirement in SFD or SFA
- **Nederland** - Yes, in all one- and two- family dwellings
- **Northglenn** - No fire sprinkler requirement in SFD or SFA
- **Parker** - No fire sprinkler requirement in SFD or SFA
- **Sheridan** - No fire sprinkler requirement in SFD or SFA
- **Superior** - Yes, in all one- and two- family dwellings. Exception made for property owners of SFD homes impacted by Marshall Fire
 - “WHEREAS, the Board of Trustees wishes to modify the applicability of the requirement for automatic sprinkler systems so that property owners of single-family homes impacted by the 2021 Marshall Fire are permitted to opt out.”
- **Thornton** – Not required, but are an option
 - *R313.1 Townhouse automatic fire sprinkler systems.* An automatic sprinkler system may be installed in townhouses.
 - *R313.2 One- and two-family dwellings automatic fire systems.* An automatic sprinkler system may be installed in one- and two-family dwellings.
- **Westminster** - Yes, in all one- and two- family dwellings
- **Wheat Ridge** - Yes, in all one- and two- family dwellings
- **Adams County** – Not required in SFD or SFA unless;
 - The floor area does not exceed 3,600 SF
 - The dwelling is within 1,000 ft of a hydrant having the required fire flow
 - The dwelling is on an approved fire apparatus access road

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Green - Municipality has fire sprinkler requirement

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- County is currently considering adoption of fire sprinklers in all new SFD and SFA developments
- **Arapahoe County** - No fire sprinkler requirement in SFD or SFA
- **Boulder County** - Yes, in all one- and two- family dwellings
- **Broomfield County (and City)** - Yes, in all one- and two- family dwellings
- **Denver County (and City)** - No fire sprinkler requirement in SFD or SFA
 - However, the 2025 Denver Residential Code will require:
 - Sprinkler systems installed in townhouse units where there is a habitable attic constructed above the third story above grade plane
 - Sprinkler systems installed in one- and two- family dwelling units where there is a habitable attic constructed above the third story above grade plane
- **Douglas County** - No fire sprinkler requirement in SFD or SFA
- **Elbert County** – Yes, however it only applies to new residencies with habitable floor area over 7,500 SF
 - Garage and basement square footages are included in this calculation
- **Jefferson County** - No fire sprinkler requirement in SFD or SFA

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Residential Fire Sprinklers Required	Residential Fire Sprinklers <u>NOT</u> Required
Boulder	Arvada
Cherry Hills Village	Aurora
Elizabeth One- and two-family dwellings under 3,500 square feet may be exempt from the automatic fire sprinkler system requirement	Bennett
Erie <ul style="list-style-type: none"> - Currently considering code amendment that will make them optional 	Brighton <ul style="list-style-type: none"> - Currently considering including a fire sprinkler requirement in all new residential developments when they move to the 2024 IRC
Glendale “An automatic fire sprinkler shall be installed in all new Group A occupancies where the floor area exceeds 500 square feet and to any addition to a currently sprinklered Group A occupancy.”	Castle Pines
Golden	Castle Rock
Greenwood Village <ul style="list-style-type: none"> - An automatic residential fire sprinkler system shall be installed in <i>townhomes and one- and two-family dwellings</i>. - <u>Exceptions:</u> - "1. An automatic sprinkler system shall not be required if the fire flow in the hydrant system and the required distance to the hydrant meets the requirement of the IFC. - 2. An automatic sprinkler system is not required in townhouses that are less than 7,700 square feet in area. 3. 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.”	Centennial
Kiowa <ul style="list-style-type: none"> - “Section 903.2.8 Group R. An automatic sprinkler system 	Commerce City

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<p>installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.”</p> <p>“Exception: Single Family dwelling under 3500 square feet of total building envelope.”</p>	
Lafayette	Edgewater
Lakewood	Englewood
<p>Longmont</p> <p>Not required in one- and two- family dwellings, however they are required in townhouses</p>	Federal Heights
Lyons	<p>Foxfield</p> <ul style="list-style-type: none"> - “A builder of townhomes, or one- or two-family dwellings shall offer to any purchaser on or before the time of entering the purchase contract with the purchaser, the option, at the purchaser's cost, to install an automatic residential fire sprinkler system in such dwelling. However, they are not mandated.”
- Nederland	Jamestown
<p>Superior</p> <ul style="list-style-type: none"> - Yes, in all one- and two- family dwellings. Exception made for property owners of SFD homes impacted by Marshall Fire <p>“WHEREAS, the Board of Trustees wishes to modify the applicability of the requirement for automatic sprinkler systems so that property owners of single-family homes impacted by the 2021 Marshall Fire are permitted to opt out.”</p>	Larkspur
Westminster	Littleton
<p>Adams County</p> <ul style="list-style-type: none"> - Adams County – Required in SFD or SFA if; <ul style="list-style-type: none"> o The floor area does not exceed 3,600 SF 	Lochbuie

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<ul style="list-style-type: none"> ○ The dwelling is within 1,000 ft of a hydrant having the required fire flow ○ The dwelling is on an approved fire apparatus access road ○ County is currently considering adoption of fire sprinklers in all new SFD and SFA developments 	
Boulder County	Lone Tree <ul style="list-style-type: none"> - R313.1 - Projects with 12 or less Dwelling Units, containing structures with a fire area of less than 6000 square feet and a maximum of 3 dwelling units per structure, are not required to have an automatic residential fire sprinkler system.
<ul style="list-style-type: none"> ○ City and County of Broomfield 	
Elbert County – <ul style="list-style-type: none"> - Required in new residencies with habitable floor area over 7,500 SF Garage and basement square footages are included in this calculation	Morrison
Wheat Ridge	Mountain View
Louisville	Northglenn
	Parker
	Sheridan
	Thornton
	Arapahoe County
	City and County of Denver <ul style="list-style-type: none"> - However, the 2025 Denver Residential Code will require: Sprinkler systems installed in townhouse and one- and two- unit dwellings where there is a habitable attic constructed above the third story above grade plane
	- Douglas County
	Jefferson County

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