

SCS SB 108 -- INSTALLATION OF FIRE SPRINKLERS IN CERTAIN DWELLINGS

SPONSOR: Schmitt (Diehl)

COMMITTEE ACTION: Voted "do pass" by the Committee on General Laws by a vote of 12 to 1.

This substitute specifies that a builder of a one- or two-family dwelling or a townhouse must offer to any purchaser the option, at the purchaser's cost, to install or equip fire sprinklers in the buildings. Currently, a builder of single-family dwellings or residences or multi-unit dwellings of four or fewer units must offer to install or equip fire sprinklers in the dwelling.

Any political subdivision that adopts the 2009 International Residential Code for One- and Two-Family Dwellings or a subsequent edition of the code without mandated automatic fire sprinkler systems will retain the language in Section R317 of the 2006 International Residential Code for two-family dwellings and townhouses.

The substitute also repeals a conflicting statute created by the passage of House Bill 103 and Senate Bill 513 in 2009 regarding the installation of fire sprinkler systems and extends the December 31, 2011 expiration date for Section 67.281, RSMo, to December 31, 2019.

FISCAL NOTE: No impact on state funds in FY 2012, FY 2013, and FY 2014.

PROPOSERS: Supporters say that the bill extends the expiration date of the provisions making fire sprinklers an option instead of a mandate. Mandated sprinklers will lead to significant increases in construction costs making homes unaffordable and reducing construction employment in the state. Fully-operational fire and smoke alarms are sufficient because the chance of survival in a fire is 99.4% if there is a working alarm.

Testifying for the bill were Senator Schmitt; Home Builders Association; Missouri Association of Realtors; American Institute of Architects of Missouri; Home Builders of Missouri; and Home Builders Association of Springfield.

OPPOSERS: There was no opposition voiced to the committee.