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*****FIRE SPRINKLER RETROFIT REQUIREMENTS*****

Remodels in one- or two-family dwellings and townhouses that are 3600 sq. ft. or larger are required to follow the 2021 adopted [Town of Vail Code, Section R313.1 – R313.2.1](#) regarding fire sprinkler retrofits. The Vail Fire Sprinkler Matrix is no longer in use.

The following points are the general requirements for determining when fire sprinkler retrofits are required:

- The structure is classified as a one- or two-family dwelling or townhouse.
- The structure is 3600 square feet or more, including attached garages (*this is measured as outside dimensions of structure*).
- Construction or renovation to the structure that is 50 percent or more of the aggregate area as defined by the [IEBC Level 3 Alterations](#).
- One- and two-family structures and townhomes that are greater than 3,600 square feet may add up to 100 square feet and be exempt from installing fire sprinklers. This exemption may only be taken once and does not include a detached garage.

Automatic residential fire sprinkler systems for one- and two-family dwellings and townhouses shall be designed and installed in accordance with NFPA 13D, NFPA 13R or NFPA 13 standards and [Vail Fire and Emergency Services Sprinkler Installation Standards & Guidelines](#)

*****PROJECT SUBMITTAL REQUIREMENTS*****

For a project to be considered exempt from the fire sprinkler retrofit requirements, permit submittals must include separate documents/drawings labeled **Fire Sprinkler Exemption** and they shall contain the following information checklist:

- State the complete scope of work being performed
- Plan of entire structure that illustrates:
 - Total square footage
 - Individual room sizes and square footage
 - Attached/detached garage size and square footage
- Complete area of work highlighted or clouded

- Calculated square footage of the area of work which illustrates the work is under 50% of the aggregate square footage.