



# Keller Fire-Rescue

## Plan Review Summary

### Residential Sprinklers Required

**2021 IFC Section 903.3.1.3 NFPA 13D Sprinkler Systems shall be amended to read as follows and to include the requirements of the 2003 IFC Section 903.2.10.6 for Residential Fire Sprinkler Systems in addition to the requirements of the Keller Unified Development Code:**

1. Residential fire sprinklers are required for all building's 6,000 square feet or greater. For Group R-3 Occupancies the dwelling area shall only consider conditioned living space and space intended for future conditioned living space ("bonus rooms"). For the purpose of this section, area separation walls or fire barriers shall not be considered as forming separate buildings.
2. **2003 IFC Appendix D** provides regulations related to Fire Apparatus Access Roads for residential developments. According to Section D107.1, one-way access is only permissible when there are 30 or fewer lots and all dwelling units are protected by residential sprinkler systems..
3. **UDC Section 5.03. Single points of access.** Single point of access streets, including cul-de-sac streets, may exceed six hundred feet (600') in length if a residential fire sprinkler system is provided.
4. A separate tap and meter are required for residential fire sprinklers.

Please submit plans for the underground fire line and the sprinkler system in order to release the building permit. Sprinkler plans shall match the submitted and approved building plans.