



Are Fire Sprinklers Required for My Project?

Community and Economic Development

City of Arlington • 18204 59th Avenue NE • Arlington, WA 98223 • Phone (360) 403-3551

On November 17, 2025, [Ordinance No. 2025-020](#) was approved by City Council amending AMC Title 15 pertaining to Fire Sprinkler Systems which went into effect on November 26, 2025. Please see the checklist below to determine if your project will require Fire Sprinklers.

If your project meets any of the following criteria, a Fire Sprinkler System shall be required in:

Commercial Projects:

An area separation wall or fire wall, or occupancy separation or fire barrier wall, or a distance of 10 feet or less shall be constitute separation between two commercial structures on the same property

Non-Habitable structure where the building area is 3,000 square feet or more. (Example could be a bus shelter, covered walkway, etc.) *Please see exceptions below.

Structures where the calculated fire flow demand exceeds available flow.

Buildings with an A-2 occupancy where one or more of the following exists;

- 1.) An Occupant load greater than 100 or
- 2.) An A-2 fire area is located on a floor other than the level of exit discharge.

A Building with an assembly occupancy where the total occupant load of the building over 200.

Existing commercial buildings where one of the following applies; 1.) Additions resulting in gross area greater than 3,000 square feet, or 2.) May be required if a building undergoes a change of use or occupancy. Refer to the International Fire Code section 102.3.

Residential Projects:

New one- and two-family dwellings as described in the International Residential Code. *Please see exceptions below.

Existing one- and two-family dwelling units with an addition to an existing dwelling resulting in gross floor greater than 3,600 gross square feet.

Existing one- and two-family dwelling units with an addition to a dwelling unit resulting in 100% or greater in gross floor area.

Existing one- and two-family dwelling units if the dwelling is expanded or altered and the access roadway exceeds 150 feet to all portions of the building.

Existing one- and two-family dwelling units with an addition that is in a low flow area that exceeds the available and required fire flow.

Existing one- and two-family dwelling units when the grade of the access roadway (on or off site) is greater than 10%.

Existing one- and two-family dwelling units when the access roadway surface is not an all-weather surface (concrete or asphalt).

Existing one- and two-family dwelling units when the distance of the dwelling unit to the nearest hydrant is greater than 300ft.

Existing one- and two-family dwelling units when the total construction costs on all building permits within a three-year period exceeds the Snohomish County assessed value of the structure at the beginning of a three-year period

Existing one- and two-family dwelling units when a non-conforming structure that has been destroyed, damaged or incurred a loss greater than 50% of its Snohomish County assessed value.

ADUs when attached to or within an existing single-family home both the ADU and existing single-family home shall be sprinklered. *Please see exceptions below.

All one- and two-family dwelling units that will be licensed as an adult family home.

Or, where required elsewhere by the Arlington Fire Code or the International Building Code.

Exceptions:

- Fire Sprinklers are allowed to be omitted under non-habitable roof structures when all of the following conditions exist:
 - I. Roof Structures are stand- alone, detached, and built with noncombustible building materials.
 - II. Used to provide weather protection for people.
 - III. Are open on greater than 50% of the perimeter sides to allow ventilation of heat and smoke.
 - IV. Are not intended to store combustibles or have combustible materials contained beneath the roof line. The roof structure shall not extend over any transit vehicle or curb.
 - V. When no other code or applicable standard requires fire sprinklers.
- Mobile homes or manufactured homes are not required to install a Fire Sprinkler System.
- When the ADU and existing single-family home are separated in accordance with the International Residential Code, Fire Sprinklers will not be required. Refer to the International Residential Code Section R302.3.