

HB 1004 - AS INTRODUCED

2026 SESSION

26-2286

07/06

HOUSE BILL **1004**

AN ACT exempting certain dwelling units from automatic sprinkler system requirements.

SPONSORS: Rep. Drew, Hills. 19; Rep. Labrie, Hills. 2

COMMITTEE: Executive Departments and Administration

ANALYSIS

This bill exempts certain dwelling units from automatic sprinkler system requirements.

Explanation: Matter added to current law appears in ***bold italics***.
Matter removed from current law appears ~~[in brackets and struckthrough.]~~
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Six

AN ACT exempting certain dwelling units from automatic sprinkler system requirements.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 1 Public Safety and Welfare; State Board of Fire Control; State Fire Code; Rules. Amend RSA
2 153:5, III to read as follows:

3 III. The state fire code and associated rules shall not require automatic fire suppression or
4 sprinkler systems in [~~detached one, or 2 family dwelling units in a structure~~] **a detached building**
5 **with up to 4 dwelling units** used only for residential purposes.

6 2 Public Safety and Welfare; State Board of Fire Control; Automatic Fire Warning Devices and
7 Carbon Monoxide Detection Devices in Dwellings. Amend RSA 153:10-a, III to read as follows:

8 III. The state fire marshal may adopt such rules pursuant to RSA 541-A as necessary to
9 enforce paragraphs I, II, and II-a; provided that under no circumstances shall the rules require the
10 installation of a fire sprinkler system in a [~~one or 2 family dwelling unit~~] **detached building with**
11 **up to 4 dwelling units, used only for residential purposes**, that otherwise meets the
12 requirements of this section. The state fire marshal shall either enforce the provisions of this section
13 or appoint the appropriate municipal authority to enforce the provisions of this section.

14 3 Public Safety and Welfare; New Hampshire Building Code; State Building Code Review
15 Board. Amend RSA 155-A:10, VI to read as follows:

16 VI. The state building code review board shall not adopt or enforce any rule requiring the
17 installation of fire sprinkler systems in any new or existing detached [~~one or 2 family dwelling unit~~
18 ~~in a structure~~] **buildings with up to 4 dwelling units** used only for residential purposes. This
19 paragraph shall not prohibit a duly adopted requirement mandating that fire sprinkler systems be
20 offered to the owners of dwellings for a reasonable fee.

21 4 Planning and Zoning; Regulation of Subdivision of Land; Subdivision Regulations. Amend
22 RSA 674:36, VI to read as follows:

23 VI. In accordance with RSA 153:5, III, the planning board shall not require, or adopt any
24 regulation requiring, the installation of a fire suppression sprinkler system in proposed [~~one or 2-~~
25 ~~family residences~~] **detached buildings with up to 4 dwelling units used only for residential**
26 **purposes** as a condition of approval for a local permit. Nothing in this paragraph shall prohibit a
27 duly adopted regulation mandating a cistern, dry hydrant, fire pond, or other credible water source
28 other than a fire suppression sprinkler system.

29 5 Applicability. This act shall apply to all new construction, renovations, or conversions of
30 detached buildings with up to 4 dwelling units used only for residential purposes on or after the
31 effective date of this act. Existing detached buildings with up to 4 dwelling units used only for

HB 1004 - AS INTRODUCED

- Page 2 -

1 residential purposes that do not have automatic sprinkler systems as of the effective date shall not
2 be required to retrofit such systems.

3 6 Effective Date. This act shall take effect 60 days after its passage.