City of Gaithersburg ▪ 31 South Summit Avenue ▪ Gaithersburg, Maryland 20877 ▪ Telephone: (301) 258-6330 ▪ Fax: (301) 258-6336

Existing Dwelling Square Footage Calculation Worksheet to Determine Sprinkler Requirements.

The City of Gaithersburg has amended section R313 of the 2021 International Residential Code (IRC) to require sprinkler systems be installed in all single-family dwelling units that undergo certain renovations, repairs and/or additions that cross a set threshold. The following information is designed to assist applicants in determining if they will be required to provide fire sprinkler protection in their dwelling as required by the current code. Additions, renovations and repairs, or a combination of any, that are more than 50% of the total existing gross square footage of the dwelling, will be required to provide fire sprinklers in the entire dwelling. When calculating the square footage of areas under renovations or repairs, the city does not consider rooms or areas where the removal of **interior finishes only** is being done for the sole purpose of remediation of smoke damage, water/flood damage or mold remediation. Extensive mechanical, electrical or plumbing work in areas where the interior finish is removed will require that space to be considered in line 2 below.

		Basement/ Lower Level**	1st floor	2nd floor	3rd floor/ Loft	**TOTAL**
1	**Existing gross sq. ft.***					
2	**Gross sq. footage to be renovated/repaired**					
3	**Gross sq. footage of proposed addition ***					

*** Existing gross square footage & new proposed additions shall not include garages and crawl spaces**

**** Basement/lower levels shall be counted for both finished and unfinished areas.**

Total Area on line 1 _____sq. ft. X 50% (.50) = _____sq. ft.

Total area of line 2 & 3 _____sq. ft.

If the total area of **line 2 & 3** is greater than **50% of the existing gross square footage**, the entire dwelling unit will need to be provided with a fire sprinkler system in accordance with section R313 of the 2021 IRC and all applicable NFPA codes.

Existing dwelling units that currently have fire sprinkler systems are required to add/extend the fire sprinkler system into the renovated areas or newly added areas regardless of size or square footage added.

All applicants must check one of the statements below:

_____ Proposed addition and/or alterations will require a fire sprinkler system to be installed

_____ Proposed addition and/or alterations will NOT require a fire sprinkler system to be installed

_____ Current dwelling unit is fully sprinklered and the renovation/addition will be fully sprinklered.

I certify the information provided is true and accurate. I understand that if the scope of work changes during construction, the city will need to reevaluate the provided calculations.

Applicant: _____

Printed Name Signature Date

Address: _____