

Illinois Residential Sprinkler retrofit Requirements for home sprinklers

Summary

The following table shows retrofit requirement of local communities. In the majority of communities 50% of a remodel or new construction of existing residential structures require the installation of a residential sprinkler system (13D). Several of the communities have stricter requirements and a few are less restrictive. Over all the 50% rule is the point at which sprinklers can be installed with open walls in half or more of the home. This makes the installation easier and more cost effective to install. 50% is a number used in the Existing Building code book in which a level 2 alteration becomes a level 3 installation. Level 3 installations requires the designer to go into new construction codes for code required installation. For all new residential installations (not pre-existing) sprinklers are required regardless of size. Fire behavior in smaller spaces allows the fire to grow faster and become deadly quicker with flashover of a room in less than 2 minutes. Flashover is a point at which a fire becomes un-survivable to the occupant in the room.

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Town/District	Retrofit	RES
Alsip	>%50 of building value	13D
Barrington Countryside FPD	>1,000 sq.ft. addition or a change of use	13D
Bellwood	>25% value of the structure; >25% structure value	13D-OTHER
Palos FPD	>50%	13D-SF
Effingham	>50% commercial structure	13D-OTHER
Pleasantview FPD	>50% cost/value	13D
Palos Hills	>50% loss; >50% addition	13D
Oswego	>50% of alteration costs; existing floor area is increased by 25%	13D-OTHER
Bloomingtondale	>50% of building value (renovation/addition)	13D
Highland Park	>50% of building value (renovation/addition)	13D
Justice	>50% of original square footage is damage/remodeled/addition	13D
Park Forest	>50% of the current building	13D
Vernon Hills	>50% of the structure costs	13D
North Palos FPD	>50% of the value	13D
DuPage County	>50% remodel residential	13D-OTHER
Elgin	>50% remodel value	13D
Evanston	>50% remodel/renovation. Damage exceeding 50% of value.	13D
Waukegan	>50% renovation costs	13D
Bloomingtondale FPD	>50% value renovation; or any addition.	13D
Matteson	>50% value renovation; or any addition.	13D
River Forest	>90%	13D
Hoffman Estates	100% of interior space is being renovated; >35% of value for any renovation/restoration/addition	13D
Mount Prospect	150% increase habitable square footage	13D
Mundelein	50% increase in size	13D
Lincolnwood	50% of existing square footage	13D

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Town/District	Retrofit	RES
Elk Grove Village	50% of remodel/addition	13D
Orland FPD	50% or greater of the structure is affected	13D-OTHER
Lake Bluff	75% for single family	13D
Countryside	Additions >50% of building cost	13D
Morton Grove	additions/alterations/remodel = 50% replacement cost	13D-TH
Palos Heights	additions >50%	
South Holland	alt 50% value/area, addn increasing sq.ftg. >5,000	13D
Prospect Heights	any addition that doubles the area or remodel that removes entire interior	13D
Bridgeview	Change in occupancy/use; additions >50% square footage	13D
Glencoe	change of use/occupancy	13D
Crestwood	fire loss; ≥50% remodel cost.	13D-DUP/TH
Riverside	gross floor area exceeds 2,500 square feet; alterations exceeding 50%; construction costs exceeding %150,000 construction costs.	13D
Homewood	if addition makes building exceed 5,000 square feet	13D-SF
Huntley	improvements/remodels that >50% of market value	13D-TH
Naperville	increase in square footage/extensive remodel	13D-TH
Downers Grove	occupancy use changes to more hazardous; >35% of the structure is remodeled	13D-TH
Palatine	remodel >50% follow IEBC	13D
Riverwoods	remodel area exceeds 75% of original area; fire area increased bu more 2,500 sq.ft.	13D
Elmwood Park	remodel/alterations/additions increase square footage by more than 2,000 square feet	13D
Lake Barrington	remodel/reconstruction/alteration over a three year period exceeds 50%	13D
North Maine FPD	remodel/refurbish >50%	13D
Brookfield	remodels/additions ≥50% square footage	13D
Libertyville FPD	residential addition of anew level;>50% of remodel of existing area	13D
Des Plaines	residential; >aggregate floor area 100%	13D
Hanover Park	residential; remodel/addition/restoration if >50% square footage	13D
Merrionette Park	retro = CofO or 50% renovation	13D
La Grange Park	structural members removed/replaced; >75% of the interior walls are removed, relocated, replaced; floor joists/decking of all floors are removed/replaced	13D