



City of Warrensburg
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Residential Fire Sprinkler Systems

As of August 28, 2009, Missouri law requires that all home builders offer consumers the option of having a fire sprinkler system installed in their new home. The law protects the consumer's right to accept or decline the builder's offer to install a fire sprinkler system. The law applies to all single family dwelling and multi-unit dwellings up to four units. On October 19, the Warrensburg City Council adopted Ordinance #4499 to update local laws to be consistent with the new state requirement.

Information for the Home Buyer

With the purchase of a new home, the buyer has the opportunity to make an important decision for their family about whether or not to have a fire sprinkler system installed in their house. Before making that decision, a person should find out more about what a residential fire sprinkler system will mean for them and their family.

- ❓ Ask your builder about system options, maintenance requirements and costs,
- ❓ Ask your insurance company about possible benefits,
- ❓ Ask your local fire department and water purveyor about regulations in Warrensburg.

Fire Department—non-emergency phone #: (660)-747-9136
Missouri American Water Company: (866)-430-0820

How Residential Fire Sprinklers Work

A residential fire sprinkler system is activated when the ambient temperature surrounding the sprinkler head reaches 160° Fahrenheit. At this time, the sprinkler detecting the severe heat, and only that sprinkler, will activate and potentially extinguish the fire. Depending on the intensity of the fire, a sprinkler head can be activated in as little as one minute after the fire has begun.

Properly functioning fire sprinklers are activated independently of one another. The idea behind this design is to assure the fire is suppressed efficiently and minimize water damage incurred from a functioning sprinkler.

Sprinkler heads come in a variety of forms for residential installation. There are sprinklers that can be installed that are less than an inch in diameter, sprinklers with concealing plates and even recessed, concealed sprinklers.

Information for the Home Builder

The new law requires all home builders to offer the buyer the option of installing a residential sprinkler system in single and multi-unit dwellings at the time a purchase contract is entered into. The City recommends documenting the offer in writing though proof of the offer is not required to be submitted to the City of Warrensburg.