

Greenville, SC Home Fire Sprinkler Incentives



Photo Credit: Homestead at Hartness

BOILING SPRINGS FIRE DISTRICT, GREENVILLE, SOUTH CAROLINA

Homestead at Hartness:

137 Single-Family Homes and
1 Three-Family Townhome

Developer Incentives:

Density and Road Accommodations

Sprinklers Allow Road Accommodations and Higher Density

Problem:

The neighborhood was to be built with one main circular road (a loop) which accessed 14 dead-end cul-de-sacs (Pods). Each Pod required a road length of approximately 180-200 feet to accommodate the proposed nine homes. The proposed density and resident parking did not allow room for adequate fire apparatus turnaround as required by the International Fire Code (dead-end streets in excess of 150 feet). This meant only seven homes per Pod could be built. Also, due to the number of homes, an additional access road would be required.

Result:

In exchange for installing fire sprinklers in every home in the development, Fire Marshal Jeff Nelson offered the developer the opportunity to build the neighborhood with the longer dead-end streets that would allow the desired nine homes per Pod and a single access road. A net gain of 28 homes for the developer.

"With fire sprinklers in every home, we only need to commit one engine to the dead-end road of a fire call because the sprinklers are attacking the fire before we get there," says Fire Marshal Nelson. "It's like having a firefighter on duty in each home! If we look at the big picture, there are opportunities to provide cost-saving incentives that meet the needs of the developers and provide critical life saving features in newly constructed homes, building success stories one home at a time."

Sprinkler Costs:

The Five styles range from one- to four-bedroom homes plus a three-unit townhome. The average cost per square foot including all styles was \$1.03.

Learn how the Boiling Springs Fire District achieved this home fire sprinkler incentive by contacting Fire Marshal Jeff Nelson: jnelson@boilingspringsfd.org

HOME STYLE	# CONSTRUCTED	SQ/ EACH	# BR's	SPRINKLER COST PER UNIT	TOTAL COST PER STYLE
"E"	14	1221	2	\$1,262.03	\$17,668.43
"D"	28	2066	4	\$2,135.43	\$59,792.04
"B1"	14	1314	2	\$1,358.15	\$19,014.10
"C"	75	1710	3	\$1,767.48	\$132,561.00
"B2"	(1) 3 Unit TH	1480	2	\$1,529.73	\$4,589.19
"A"	6	1028	1	\$1,062.54	\$6,375.24
TOTAL COSTS FOR FIRE SPRINKLERS IN 140 HOMES					\$240,000.00
AVERAGE COST PER SQUARE FOOT FOR FIRE SPRINKLER INSTALLATION					\$1.0336

