

Las Vegas, NV Home Fire Sprinkler Incentives



LAS VEGAS, NV

Single-Family Homes

Developer Incentives:

Street-Width Reduction
Longer Dead-End Streets
T- Turnarounds Permitted
Fewer two points of access requirements



Developer Savings with Home Fire Sprinkler Requirement

Background:

Since 2018, Las Vegas has been one of the top housing markets in the US. Las Vegas Fire & Rescue realized that adding fire sprinklers in all new homes could have a tremendous impact on public safety as the city developed. LVFR worked with the local home builder association to identify and resolve concerns about a home fire sprinkler requirement. Some of the concerns were that the requirement could potentially slow down the development process, including plan reviews, permits, field inspections, water tap and supply line sizing issues and any other extras added to NFPA 13D or P2904 requirements.

A Nevada statute required any governing body considering a residential sprinkler mandate in new construction less than 5,000 sq. ft. to perform a cost-benefit analysis. In 2017, the University of Nevada, Las Vegas, was commissioned by the City of Las Vegas Fire Department to perform such an analysis. The objective study determined there was a definite cost-benefit to homeowners and home builders. The UNLV report played an important role in the Las Vegas City Council passing the requirement, as did the resolution of the home builder association's opposition.

Outcome:

The ordinance took effect in 2019 as part of the 2018 International Codes. As of August 2025, more than 18,000 new homes have been built in Las Vegas with home fire sprinklers.

Sprinkler Costs:

The average cost to install home fire sprinklers is \$.95/sprinklered sq. ft.