



RESIDENTIAL FIRE SPRINKLER SYSTEM DISCLOSURE FORM

On February 15, 2011 the Caroline County Commissioners adopted Legislative Bill #2010-4 which became effective April 2, 2011, requiring 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 and applies to all stick-built and manufactured single family dwellings. **Effective January 1, 2011 all modular, two-family and multi-family dwellings are required to have a fire sprinkler system installed in accordance with the State of Maryland Building Performance Standards.**

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. You should ask your builder about system options, maintenance requirements and costs. You should also ask your insurance company about possible benefits.

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-family dwellings. The contract for the construction or sale of the new dwelling shall disclose the estimated cost of installing a residential automatic sprinkler system and the anticipated estimate to maintain such system.

HOW RESIDENTIAL FIRE SPRINKLERS WORK

A residential fire sprinkler system is activated when the ambient temperature surrounding the sprinkler head reaches 160°F. 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. Proper 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.

I have been informed and I understand that under Caroline County law I have the right to choose whether I wish to have a sprinkler system installed in my residence at my own expense. Therefore I choose:

_____ to have a fire sprinkler system installed.
INITIAL

_____ **not** to have a fire sprinkler system installed.
INITIAL

I HEREBY CERTIFY that on the _____ day of _____, 20__ before me the subscriber, a NOTARY PUBLIC of the State of Maryland, personally appeared _____ and made oath in due form of law that the choice initialed and listed above on this form is true.

WITNESS my hand and official seal.

 NOTARY PUBLIC