



Classic Communities Corporation
Automatic Fire Sprinkler Addendum

Classic Communities has given me the option of having an automatic fire sprinkler installed in my new home in accordance with the provisions of section R313.2.1. of the 2009 International Residential Code.

Classic Communities has provided to me information on the initial and ongoing costs of installation and maintenance of the system. I understand that my cost to have an automatic fire sprinkler system installed in my new home will be \$2.75 per SF. Further, I understand that certain additional costs may be required in the future to maintain the system. **(See clarifications and specifications below.)**

Classic Communities has provided to me information as made available by the Office of the Pennsylvania State Fire Commissioner about the possible benefits of installing an automatic sprinkler system in my home. My builder has informed me that the information may also be found at the Pennsylvania State Fire Commissioner's website, www.osfc.state.pa.us.

After considering both the costs and the benefits of installing an automatic fire sprinkler system in my new home, I(We) have elected to:

() Accept the offer for the installation of automatic sprinkler system. _____ Initials

() Not have an automatic fire sprinkler system installed in my home. _____ Initials

Additional charges may be needed for any required site adjustments, utility changes, or additional mechanical equipment needed to add the sprinklers. Pricing includes Standard Recessed Sprinkler Head, coverage of unfinished basement, and is dependent on layout of home and design requirements. Additional sprinkler head options may be selected as an additional upgrade. Adding sprinklers to any home currently under construction will require special pricing depending on the stage of construction. The builder will work with the water company and sprinkler design company to accommodate your request. Please note that there may be additional expense involved. Additional time required for construction is a minimum of 4 weeks. It may be determined that water storage tanks or upgrades to water company infrastructure requiring sidewalk, driveway or roadway removal or replacement may be necessary depending on water pressure and flow available in the development.

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Sprinkler cost calculator (COMPLETE ONLY IF ACCEPTING SPRINKLERS)

Home Square Footage:	<input type="text"/>
Price Per Square Foot:	X \$ 2.75
Total:	<input type="text"/>
50% Deposit required	<input type="text"/>

BUYER

Location of new home – PLEASE PRINT CLEARLY

BUYER

DEV/HOMESITE/ADDRESS

WITNESS

BUILDER

DATE

DATE

Buyer Information – PLEASE PRINT CLEARLY

NAME(S)

PHONE

ADDRESS

CITY, STATE

EMAIL

ZIP



RESIDENTIAL FIRE SPRINKLER INFORMATION FOR BUYERS

_____ Buyer _____ Buyer
_____ Seller



Know Your System*

- A Main Water Control Valve
- B Water Meter**
- C "T" Connection To Water Main
- D Backflow Valve
- E Water Supply To Sprinkler System
- F Control Valve For Plumbing System
- G Flow Switch (Optional)
- H Water Supply To Plumbing System
- I Test & Drain Assembly
- J Pressure Gauge

* Your system may contain different components than the one pictured.

** The water meter (B) may also be located outside.

_____ Buyer _____ Buyer
 _____ Seller



- Residential Fire Sprinkler Overview

- Relatively low-tech, reliable product
- Heads are connected to a system of pipes filled with water from the existing domestic water supply.
- Sprinklers operate independent of each others.
- Sprinklers are heat activated (155 degrees) and are not smoke activated.
- Sprinklers flow at 10-20 gallons per minute.
- Only the sprinkler head closest to the fire will activate
- If your main water control valve is turned off, your sprinklers will not work.
- It is recommended that your system is tested annually. This cost is anticipated at \$100-\$200 per year.

_____ Buyer _____ Buyer
_____ Seller



pennsylvania

OFFICE OF THE STATE FIRE COMMISSIONER

Residential Fire Sprinklers – Questions and Answers!

Do Sprinklers save lives?

Sprinklers are the most effective fire safety device ever invented. The National Fire Protection Association reports that people with smoke alarms in their home have a 50 percent better chance of surviving a fire. Adding sprinklers and smoke alarms increases your chances of surviving a fire by over 85 percent. Since statewide legislation was passed in Maryland requiring sprinklers in newly constructed townhomes (1992), there have been **no** fire fatalities in these sprinklered occupancies.

Do Sprinklers save property?

Residential fire sprinklers are designed to save lives, but because they control fires so quickly, they also reduce property damage. Fire reports nationwide show that property damage is **nine** times lower in sprinklered homes.

Are Sprinklers affordable?

Fire sprinklers add about one percent or less to the cost of a new home. This is about the same cost as upgrading carpeting. But carpets often are replaced every ten years, while fire sprinklers last for the life of the home. Compared with the cost of carpeting, fire sprinklers give you peace of mind for a bargain price.

Will sprinklers leak?

No! Sprinklers and their piping are tested to the same static pressure as your plumbing system. Sprinkler heads are factory tested to 500 PSI for a moment. Therefore, the chance of a leaking sprinkler is practically nil. Like your plumbing pipes, sprinkler pipes are not exposed to cold areas so they are protected from freezing. They do not leak because, unlike faucets and other fixtures that are operated often throughout their lives, fire sprinklers remain closed until needed and thus do not receive the wear and tear of daily use.

Won't all the sprinklers in the room go off at the same time?

Heat from a fire will open the nearest sprinkler. Its water cools the hot fire gases, making it unlikely other sprinklers will open. Thus, in nearly all cases there is not enough heat to open the next nearest sprinkler. In the rare case that the heat is too much for the nearest sprinkler, the next nearest sprinkler will open to overcome the fire. The operation of more than one sprinkler occurs in a small percentage of commercial buildings, but is very unlikely in homes.

(over)

Thus, only the sprinklers necessary to stop the fire will operate, and fire records show that it usually takes just one. Why, then, do people think that all of the sprinklers in the room go off at the same time? There are two reasons. First, Hollywood gag writers show all of them going off for comic effect. They have shown this happening from someone merely lighting a cigar or pulling a fire alarm switch. Those actions cannot even make one sprinkler open, let alone all of them.

The second reason is that a lot of people mistakenly think that smoke will open a sprinkler. They have seen smoke spread throughout a room, so they conclude that smoke affects all of the sprinklers in the room. But once people understand that,

☒ Only heat can open a sprinkler (smoke can't melt metal or burst glass) and,

☒ Only a threatening fire can generate enough heat to open a sprinkler,

then they understand that all of the sprinklers won't open at the same time, even in a smoky room.

Aren't they unsightly?

Residential fire sprinklers are much smaller than ones that you see in stores and offices. All residential models come in colors to match popular ceiling and wall colors, and manufacturers will even custom-paint them for you. Many models are partially recessed into the ceiling, and only 1/4"-3/4" is below the ceiling. If you want them completely recessed, these models are also available. The fully recessed models are hidden by a cover plate that is painted to match the ceiling. The cover is held in place by a metallic link that melts in a fire and exposes the sprinkler.

It is common to find that visitors do not notice the sprinklers at all unless you point them out, even the ones that are not recessed into the ceiling.

Won't the water create more damage than the fire?

One of the myths about sprinklers is that they will cause water damage. While this may seem logical (after all, they spray water), fire records show that the reverse is actually true. Here is why. A residential fire sprinkler sprays about only 10-18 gallons of water per minute and operates early in a fire to stop the burning. A hose used by firefighters flows ten times that amount, 175-200 gallons a minute. If sprinklers are not present, fires typically burn for an additional 10-15 minutes until firefighters arrive and begin spraying it with their hoses. Two things happen to cause more damage than sprinklers. First, more of your possessions have burned up before the firefighters intervened, and then you have 10 times more water being sprayed on what is left at a very high pressure.

The combination of the sprinkler's quick response, the smaller water flow and lower pressure significantly reduces water and property damage. Think about it. What is more damaged, a sofa that can be dried off (sprinklered fire) or one that has turned to ashes (manual suppression)? How about an oil painting that was protected by a fine spray (sprinklered fire) or one where all that was left was part of a frame (manual suppression)? Without sprinklers, the heat and smoke from a fire travel very quickly, damaging the furniture and possessions throughout the house. With sprinklers, the sprinkler head nearest the fire will stop it before it can develop the damaging heat and smoke.

For more information contact the Office of the State Fire Commissioner at 800-670-3473