



NEW YORK STATE SENATOR

Joseph A. Griffo

Griffo: Sprinkler mandate will drive up consumer costs

JOSEPH A. GRIFFO November 29, 2024

| ISSUE: **MANDATES; HOMEOWNERSHIP; AFFORDABILITY; NEW YORK STATE FIRE PREVENTION AND BUILDING CODE COUNCIL**

New York State Sen. Joseph Griffo, R-C-Rome, today urged the state Department of State (DOS) and New York State Fire Prevention and Building Code Council to reconsider a proposed rule change that would modify the 2020 Residential Code of New York State to mandate automatic sprinkler systems in new construction.

The changes proposed would adjust the automatic sprinkler system code to require that automatic sprinkler systems be installed in newly constructed one- and two-family homes. In addition, sprinkler systems may be required if an addition is made to the home that creates a third story or if an attic is finished and made habitable.

The sprinkler system is required in all areas of the dwelling with exceptions for small closets, bathrooms, attics, and crawl spaces, and would be required to have a temperature sensitivity range of 135 degrees to 225 degrees depending on the distance from a potential heat source such as an oven.

The New York State Builders Association ([NYSBA](#)) estimates this mandate could increase the cost of building a home by up to \$20,000-\$30,000 at a time when skyrocketing construction costs continue to make it more difficult to build and drive up the costs for homebuyers.

The Code Council is scheduled to meet Dec. 6 but it is unclear if the mandate will be voted on at this time. Sen. Griffo said that if DOS or the Code Council fail or refuse to revisit the proposed

change, then legislative action should be considered in the upcoming legislative session scheduled to begin in January.

“While I recognize the importance of ensuring that homeowners are safe, this mandate takes away consumer choice and makes owning a home even more expensive for hardworking New Yorkers,” **Sen. Griffo said.** “Prospective homebuyers deserve to make their own decisions about fire safety features in their homes. Removing this choice undermines consumer freedom, places an unnecessary financial burden on families and could put homeownership even more out of reach.”

New Yorkers looking to voice their opposition and protect their wallets can do so by sending Governor Hochul a message through a [petition](#) on Sen. Griffo’s website.

Sen. Griffo has made it a priority to push back against unfunded state mandates. He has again introduced legislation (S1444) that would impose an immediate moratorium on unfunded state mandates and would require that any state-mandated program imposed on municipalities and school districts be funded by the state.

The legislation also would establish a mandate review council to review existing state mandates on local governments and schools. This will help eliminate unnecessary, onerous and burdensome mandates, further easing the fiscal constraints that such policies have on local governments, school districts and taxpayers.

The bill is currently in the Senate’s Standing Committee on Local Government.

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