

Pearland, TX Home Fire Sprinkler Incentives



PEARLAND, TEXAS

Gated Residential Community with
44 Duplex Homes/88 Occupancies

Developer Incentives:

Eliminate Second Access Road
Infrastructure Flexibility



Sprinklers Overcome Single-Entrance Challenge in Pearland, TX

Problem:

The proposed gated residential development would comprise 88 occupancies. It could not meet the local requirement for two separate and remote fire apparatus access roads. Building a secondary road meant the developer would have to purchase more land, which wasn't an option. In pre-development meetings, the discussions turned to incentives as a solution.

Solution:

City of Pearland Fire Marshal Jason Shafer meets weekly with city departments and developers to explain fire codes at the plan submittal stage. "Any time there's an opportunity to offer a trade up to a developer with a challenge, we try to do that," he says. The developer was informed of the fire sprinkler trade up option and in exchange for installing fire sprinklers in all of the houses, a single access road was permitted.

Result:

Adding fire sprinklers to the homes increased life safety, improved their marketability and saved the developer money.

Sprinkler Costs:

The sprinklers cost \$2.50 per square foot.

Pearland Home Fire Sprinkler Education:

The Pearland Fire Department was a 2019 recipient of HFSC's educational stipends. A part of their stipend outreach was production of a new video to educate local stakeholders, including home buyers, developers, builders, fire service, insurance agencies, and real estate professionals. [City of Pearland Video](#)