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### Objectives

- Instead of leaving with a defined list of new knowledge and skills, we hope that this class will facilitate discussion about
  - Issues commonly found in the field and how to handle them
  - Useful modification solutions that have been approved
  - Unique problems and creative solutions that meet the Code
  - Gray area situations that we have encountered and how that State Fire Marshal would have us handle them
  - Issues of firefighter and civilian safety that may or may not be addressed in the Code

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### Why do we inspect apartments?

- The CT General Statutes tell us we "shall"
- High risk occupancy
  - Over 101,000 fires each year resulting in an estimated 395 deaths, 4,250 injuries, and 1.2 billion in property loss
  - Multi-family residential fire account for 28% of all residential building fires
  - People who are at higher risk for fire may be more likely to live in an apartment
  - Apartments may be part of a mixed use building
  - Higher occupancy numbers mean that one fire could affect more people

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## What Codes should we be using?

- o Connecticut Fire and Life Safety Code
  - o Part IV chapter 31
- o Connecticut Fire Prevention Code
- o International Building Code and other ICC codes
  - o As adopted and applicable
- o Local Ordinances and Zoning Regulations

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## What is it?

How do we define "Apartments" and how do we decide what to inspect?

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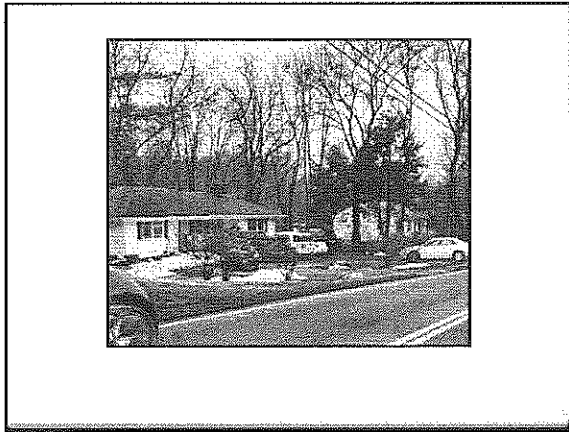
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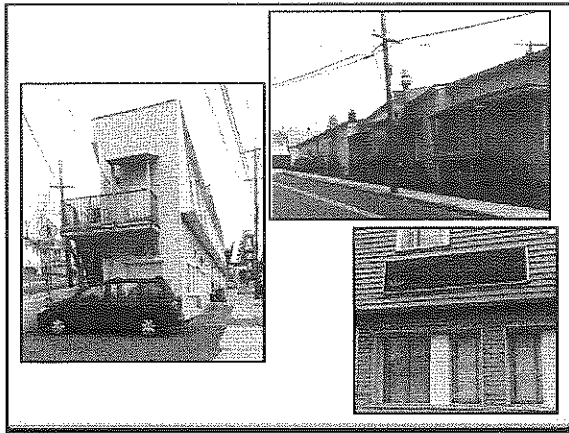
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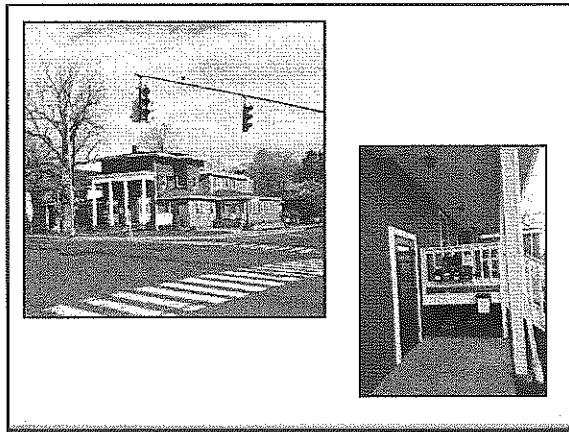
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**Exits**  
Can people get out?  
Can the fire department get in?

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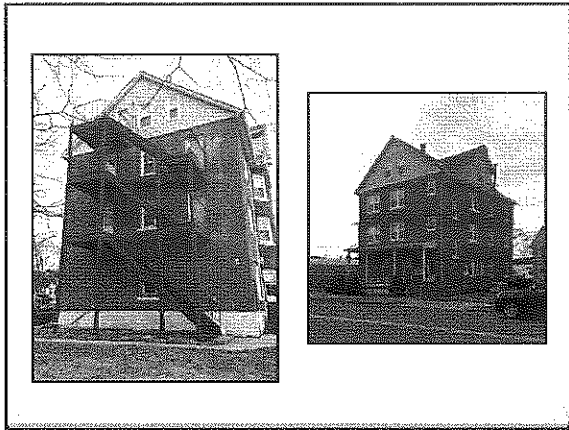
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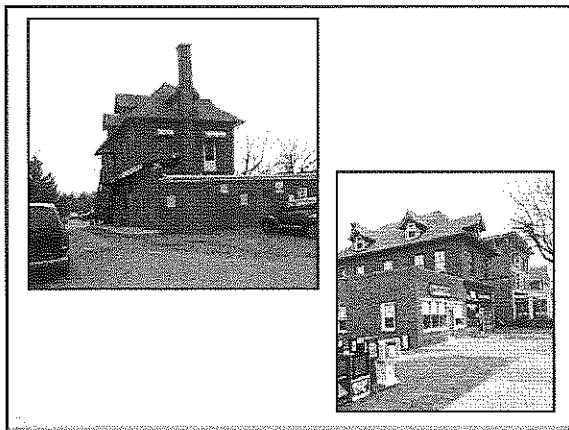
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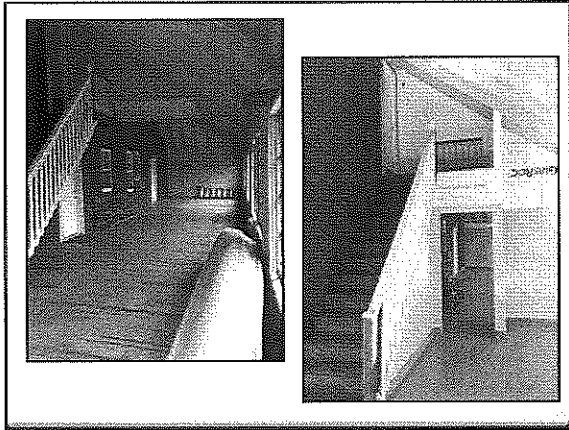
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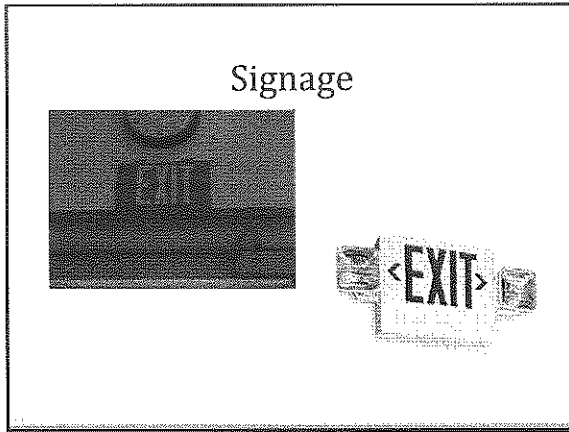
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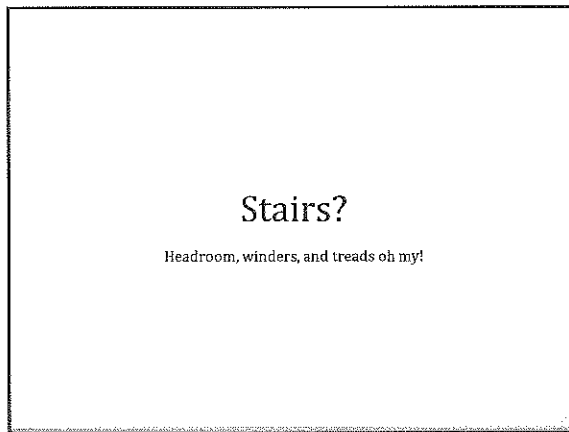
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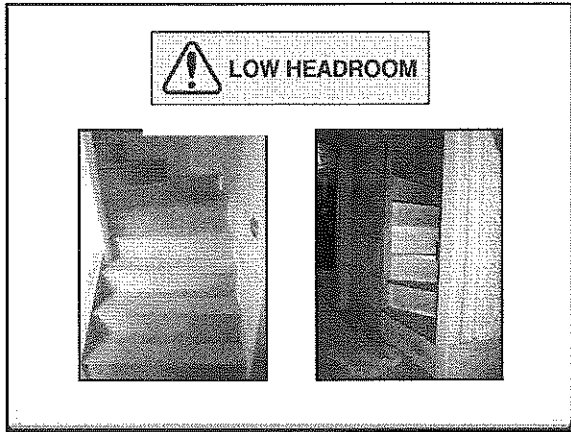
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Corridors

- o Door questions
- o Fire rated?
- o Corridor vs. stairs
- o Suspended ceilings

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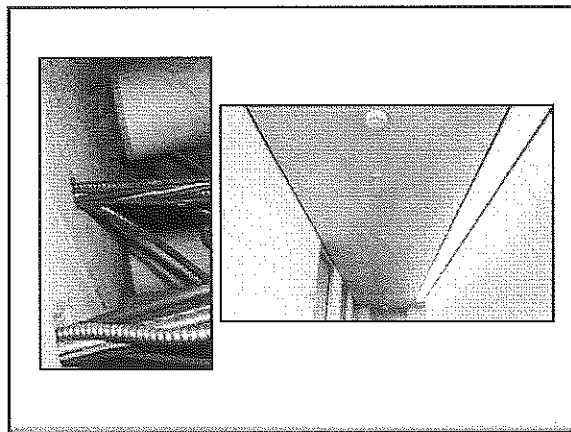
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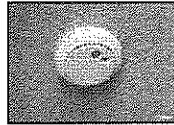
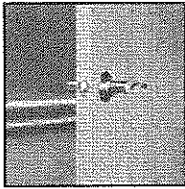
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### Solid-Core Doors?



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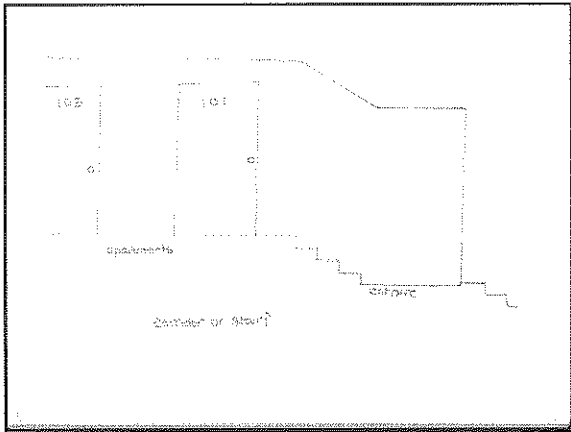
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### Protection from hazards and compartmentalization

Does it have to be a fire wall?

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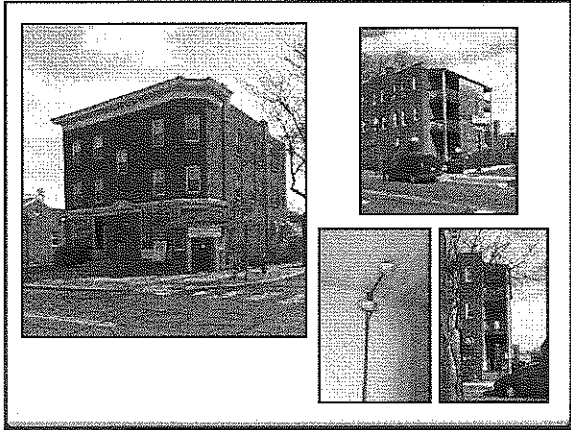
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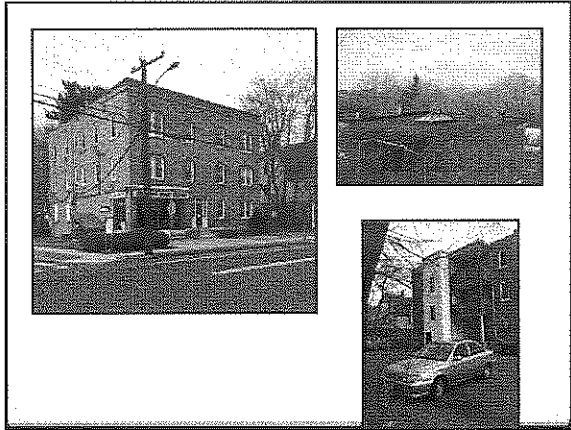
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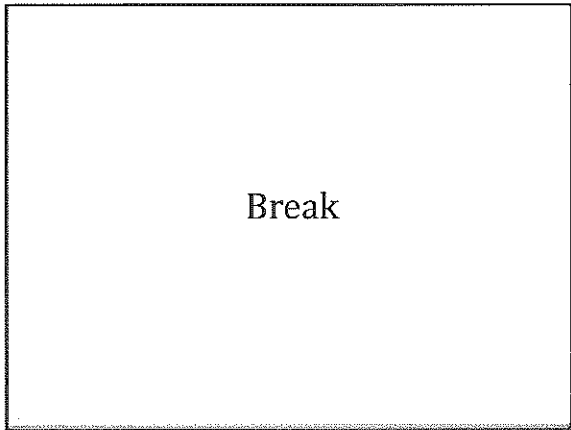
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## Basements and storage

Fire rating vs. limited area sprinkler protection

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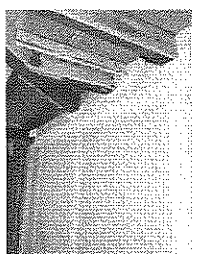
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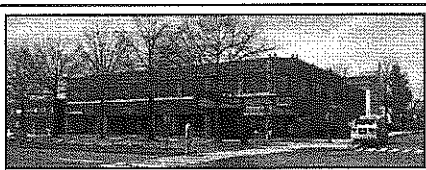
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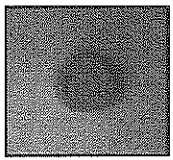
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## Fire alarms?

Where are they required?



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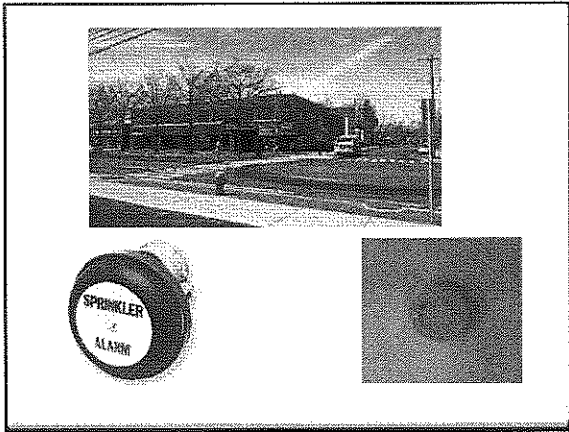
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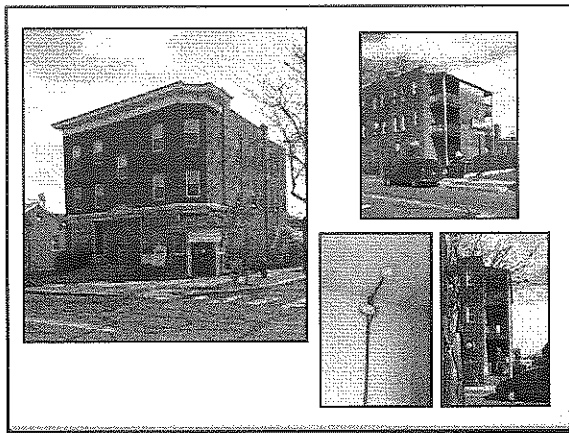
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Utility Concerns

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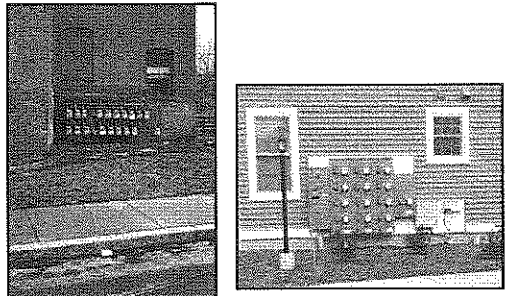
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### Utilities done well



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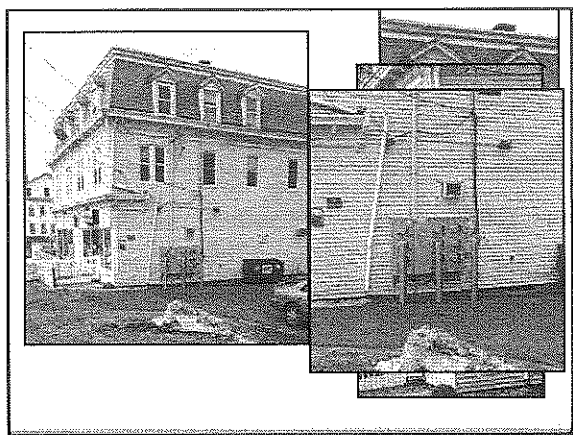
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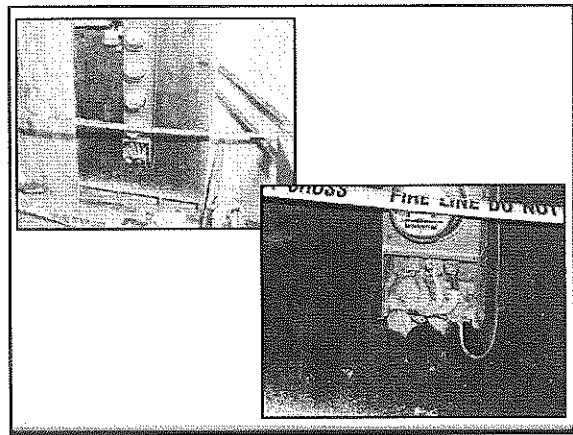
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## Access?

If it catches on fire, will the fire department be able to get there to put it out?

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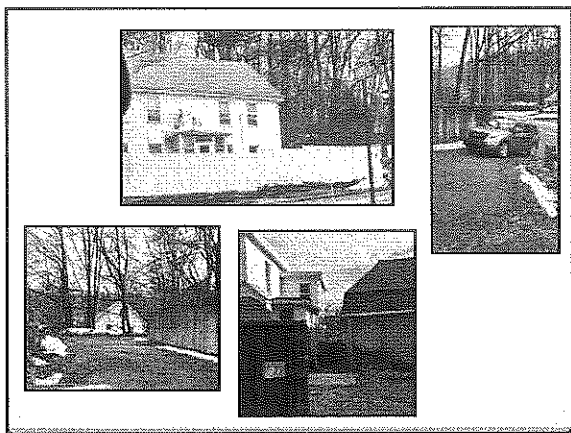
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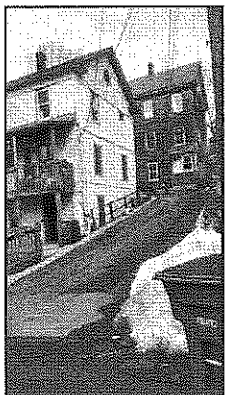
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- o Low hanging wires
- o Driveway incline?
- o Space between buildings?



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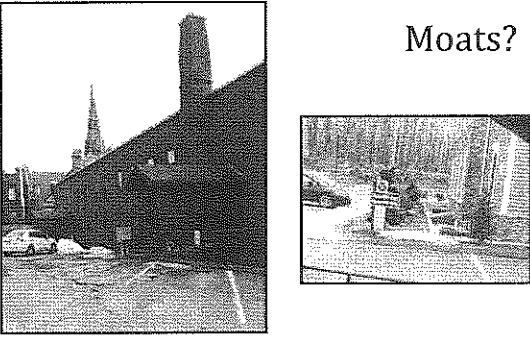
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Moats?



The first image shows a large, dark brick industrial-style building with a prominent chimney. A wide, shallow moat runs along the side of the building. In the background, a tall, thin spire is visible against the sky. The second image shows a smaller, multi-story brick building with a similar moat in front of it. The moat appears to be a simple trench filled with water or a similar liquid.

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Porches

What does 50% open look like?  
Storage underneath?

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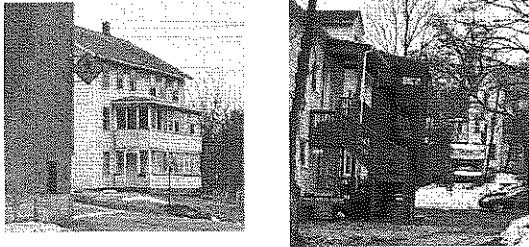
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What does 50% open look like on a porch?



The first image shows a two-story house with a porch that has a railing and a roof. The porch is partially enclosed. The second image shows a similar house with a porch that has a railing and a roof, but it appears to be more open or less finished than the first one.

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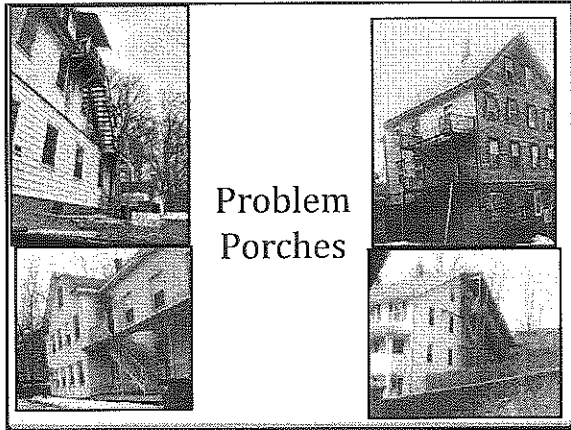
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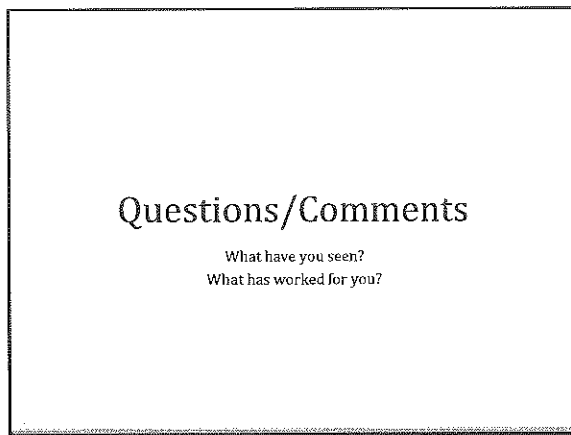
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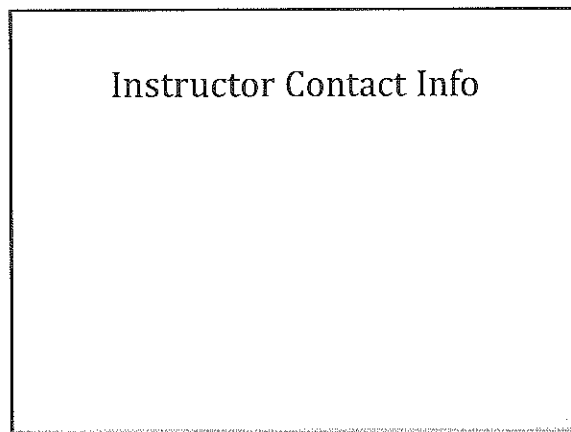
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State of Connecticut, Department of Public Safety  
Division of Fire, Emergency & Building Services  
Office of State Fire Marshal

Date of Inspection:  
Building Number:  
Case Number:

APARTMENT OCCUPANCY FIRE CODE INSPECTION REPORT

Property Name:  
Address:

Owner:  
Phone Number:

OCCUPANCY

Change from Last Inspection: Yes  No

Occupant Load: Egress Capacity: Any Renovations: Yes  No

High Rise Yes  No  Windowless: Yes  No  Underground: Yes  No

BUILDING SERVICES

Electricity  Gas  Water  Other  Are Utilities In Good Working Order: Yes  No

Elevators: Yes  No  Fire Service Control: Yes  No  Elevator Recall Yes  No

Heat Type: Gas  Oil  Electric  Coal  Other  In Good Working Order: Yes  No

Emergency Generator: Yes  No  Size: Last Date Tested:

Date of Last Full Load Test: In Automatic Position: Yes  No

EMERGENCY LIGHTS (If Required or Installed)

Operable: Yes  No  Tested Monthly: Yes  No  Tested Annually: Yes  No

Properly Illuminate Egress Paths (Including Exit Discharge): Yes  No   
In Good Condition: Yes  No

EXIT SIGNS (If Required or Installed)

Illuminated: Internally  Externally  Emergency Power: Yes  No   
Readily Visible: Yes  No

FIRE ALARM (If Required or Installed)

Yes  No  Location of Panel: In Normal Condition: Yes  No

Coverage: Building  Partial  Location of Annunciator:

Monitored: Yes  No  Method:

Type of Initiation Devices: Smoke  Heat  Manual  Water Flow  Special Systems

Date of Last Test: Date of Last Inspection:

Notification Signal Adequate: Yes  No  Fire Department Notification: Yes  No

Single Station Room Smoke Detectors: Yes  No  Power Source:

FIRE EXTINGUISHERS

Proper Type of Hazard Protecting: Yes  No  Mounted Properly: Yes  No

Date of Last Inspection: Adequate Number: Yes  No

FIRE PROTECTION SYSTEMS (If Required or Installed)

Type: Sprinkler  (13 or 13R) Standpipe  Water Spray  Foam  Dry Chemical   
Wet Chemical  Other

Coverage: Building  Partial  Date of Last Inspection:

Cylinder or Gauge Pressure (s): 1 psi, 2 psi, 3 psi, 4 psi, 5 psi.

Valves Supervised: Electrical  Lock  Seal  Other  Are Valves Accessible: Yes  No

System Operational: Yes  No  Sprinkler Heads 18" from Storage: Yes  No

Fire Pump: Yes  No  GPM: Suction Pressure: System Pressure:

Date Last Tested: Date of Last Flow Test:

In Automatic Position: Yes  No  Jockey Pump: Yes  No

**FIRE RESISTIVE (FR) CONSTRUCTION INTEGRITY**

Stairway: Yes  No

Corridors: Yes  No

Elevator Shaft: Yes  No

Floor-Ceiling Assemblies: Yes  No

All Openings Protected in FR Walls and Floor-Ceiling Assemblies: Yes  No

**HAZARDOUS AREAS**

Protected by: Fire-Rated Separation  Extinguishing System  Both

Door Self-Closures: Yes  No  Fire Extinguishers Provided in Hazardous Areas: Yes  No

**HOUSEKEEPING**

Areas Free of Excessive Combustibles: Yes  No

**INTERIOR FINISH**

Walls and Ceilings Proper Rating: Yes  No  Floor Finish Proper Rating: Yes  No

**MEANS OF EGRESS**

Readily Visible: Yes  No  Clear and Unobstructed: Yes  No

Two Remote Exits Available: Yes  No  Travel Distance within Limits: Yes  No

Common Path of Travel within Limits: Yes  No  Dead-Ends within Limits: Yes  No

50% Maximum through Level of Exit Discharge: Yes  No

Adequate Illumination: Yes  No

All Exit Enclosures Free of Storage: Yes  No

Door Swing in the Direction of Egress Travel (when required): Yes  No

Panic/Fire Exit Hardware Operable: Yes  No

Doors Open Easily: Yes  No  Self-Closures Operable: Yes  No

Doors Closed or Held Open With Automatic Closures: Yes  No

Corridors and Aisles of Sufficient Size: Yes  No

Stairwell Re-Entry: Yes  No

Mezzanines: Yes  No  Proper Exits: Yes  No



Second Means of Escape Provided: Yes  No  Window 5.7 sq. ft.: (20"W x 24"H) Yes  No

**VERTICAL OPENINGS**

Properly Protected: Yes  No  Atrium: Yes  No  Properly Protected: Yes  No

Fireplaces: Yes  No  Properly Installed: Yes  No

Are Fire Doors in Good Working Order: Yes  No

**OPERATING FEATURES**

Emergency Instructions Provided to Occupants Yearly: Yes  No

**VIOLATION SUMMARY**

FIRE CODE SECTION NO.	DESCRIPTION OF VIOLATION

SUBMITTED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_