



State of Connecticut
Department of Administrative Services
Division of Construction Services
Office of Education and Data Management

*Office of Education and Data Management
Spring 2017 Career Development Series*

Are You Ready to Inspect New and Existing Hotels, Apartments and Dormitories?

Presented by
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Are you Ready?
Hotels, Dormitories, Apartments

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Target Codes/Standards/Regulations/Statutes

- Connecticut Fire Safety Code 2016
 - International Fire Code 2012
 - NFPA 101 2012
- CT Fire Prevention Code 2015
 - NFPA 1 2012
- Connecticut General Statutes



Schedule

- Administrative Matters
- Hotels (New and Existing)
- Dormitories (New)
- Break
- Dormitories (Existing)
- Apartments (New)
 - For existing apartments, see Mike Sinsigalli
 - IFMA update



Objectives

- Be familiar with applicable definitions
- Receive guidance on state and local matters
- Know where to find the answers
- Review some skills to improve your effectiveness
- Receive 3 credit hours

What is “new”?

- See CFSC 2016 Part III
Section 102.1
 - Sends you to IFC 2012 ed.
except:
 - “as amended, altered, or
deleted and by the addition
of...”

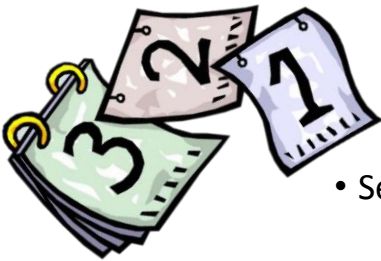


What is “existing”?



- See CFSC 2016 Section 102.2
 - Sends you to NFPA 101 Life Safety Code 2012 ed. with annexes and TIA 12.2
 - Except as “amended, altered, or deleted and by the addition of certain provisions...”
 - Also see Section 3.3.79 and 3.3.80 of NFPA 101 2012 ed.

Frequency of Inspection



- Section 107(c) of CFSC 2016
 - 1. Annual inspections for all R-residential
- See Conn. Gen. Stat. § 29-305

Timing of Plan Review

- Section 105 of CFSC 2016
 - Local Fire Marshal shall provide...certification in writing...substantial compliance
 - 30 Days
 - See section Conn. Gen. Stat. § 29-263
- Covers any building, structure, or use subject to the requirements of this code



OK to occupy

- Section 109 of CFSC 2016
 - Local fire Marshal shall provide...in writing prior to the occupancy...building, structure or use...is in substantial compliance..."



What is substantial compliance?

- “Means a level of compliance with the requirements of participation such that any identified deficiencies pose no greater risk to resident health or safety than the potential for causing minimal harm”
 - “constitutes compliance with participation requirements”

Use groups defined



- Residential Group R
 - R-1 Hotels, motels (transient)
 - R-2 Apartments, Hotels and Motels (non-transient), and dormitories

CT Changes to the IFC 2012 ed.



- Add Hotel
 - “A building containing six or more guest rooms, intended or designed to be used, rented, or hired out to be occupied or which are occupied for sleeping purposes by guests.”

CT Changes cont.



- Add Guest Room
 - “a space in a Group R-1 structure providing sleeping accommodations in one room, or in a series of closely associated rooms”

CT Changes continued

- AMD
 - Section 310.3 R-1
 - Hotels and Motels
 - Residential occupancies containing sleeping units in which occupants are primarily transient in nature



CT Changes cont.

- Amd
 - Section 310.4
 - Apartment Houses, Dormitories, hotels, motels
 - Residential occupancies containing sleeping units or more than 2 dwelling units where the occupants are primarily permanent in nature



More CT Changes



- CT Adds
 - § 511 Vehicle Impact Protection
 - § 512 Hazards to Firefighters
 - § 513 Rooftop Gardens and Landscaped Roofs
 - § 512.6 Structures underneath high voltage transmission lines

Some other key sections

- IFC § 408 – Emergency Planning and Preparedness
 - 408.8 – R-1
 - 408.9 – R-2
- IFC § 510 Emergency Responder Radio Coverage
 - Deleted in CFSC 2016



More Key Sections

- CFSC § 513 Rooftop Gardens and Landscaped Roofs
- CFSC § 604.2.19 Electric Fire Pumps



Existing Occupancies

- A place to start:
 - Date of building permit!
 - Date of occupancy!
 - Prior Modifications!
 - *Is it what it says it is?*
 - *Is it an approved use?*
 - Land Records!



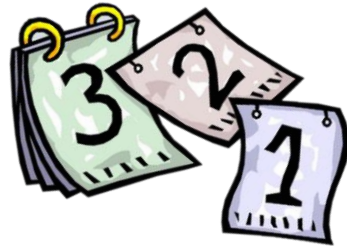
Existing Occupancies

- How do you find them?
 - Area Survey
 - Land records
 - Complaints/responses
 - Old records
 - Advertising
 - Other agencies



Inspection Frequency

- See section 107 (c) of CFSC 2016 & Conn. Gen. Stat. § 29-305
- Key
 - Have a plan, see my [article](#) in NFPA Xchange posted December 2016. It offers some perspectives and was written after the Oakland fire



Local Issues

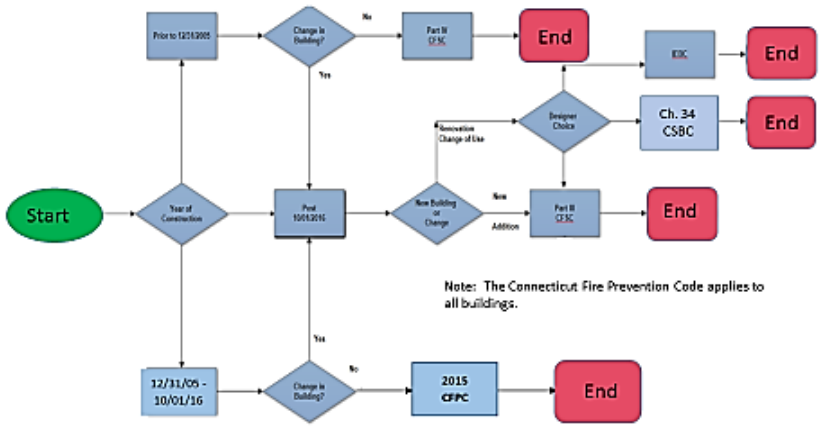
- Landlord Registration
- Historic structure issues
- Planning and zoning compliance
- Firefighting operations
- Degree of quality of plan submittals
- Locally imposed timelines
- You can't do it all – documentation!



Quick Reference Guide

Occupancy	Manual Fire Alarm	Automatic Smoke Detection	Smoke Alarms	Automatic Fire Sprinklers	Fire Extinguishers	Means of Egress Illumination	Emergency lights	Other topics
Hotel (New)	907.2.8.1	907.2.8.2	907.2.8.3	903.2.8	906.1	1006.1	1006.3	
Hotel (Existing)	29.3.4.1	Reserved	29.3.4.5	29.3.5.1	29.3.5.8	9.2.8	29.2.9.1	
Dormitory (new)	907.2.9.1	907.2.9.3	907.2.9.2	907.2.8	906.1	1006.1	1006.7	
Dormitory (existing)	29.3.4.1	Reserved	29.3.4.5	29.3.5.1	29.3.5.8	29.2.8	29.2.9	
Apartments (new)	907.2.9.1	907.2.8.2	907.2.9.2	903.2.8	906.1	1006.1	1006.3	
Apartments (existing)								

CFSC Application Flowchart



New Hotels



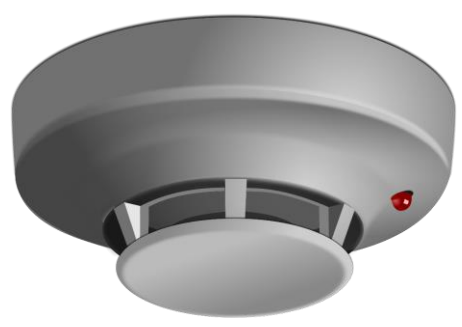
907.2.8.1 Manual Fire Alarms

- Yes with 2 exceptions
 - E.1. height, separation, egress
 - E.2. automatic sprinklers



907.2.8.2 Automatic Smoke Detection

- Yes, with an exception
 - E. not if no interior corridors serving sleeping units and egress door opening to an exit or exterior exit access
- Ct Amd – Yes, with 2 exceptions



907.2.8.3 Smoke Alarms

- Yes, Installed to 907.2.11
 - Connected to emergency electrical
 - Not connected to building fire alarm system



903.2.8 Automatic Fire Sprinklers

- Yes shall.....be provided throughout all buildings with a Group R fire area
- CT Amd – provides 5 exceptions and changes description



906.1 Fire Extinguishers



- Yes as specified
- CT Add – See CFPC

1006.1 Means of Egress Illumination

- Yes
 - E. in dwelling units and sleeping units
- CT Amd.



1006.3 Emergency Lights

- Yes, in specified areas
- CT Amd.



New Dormitories



907.2.9.1 Manual Fire Alarm

- Yes...*if*
 - 3 or more stories above the level of exit discharge
 - More than 1 story below the level of exit discharge
 - More than 16 dwelling or sleeping units
- CT Amd – more than 11 units



907.2.9.3 Automatic Smoke Detection

- Yes R-2 college and university buildings in specified areas
 - Interconnected to fire alarm unless
 - No interior corridors
 - Certain exit conditions
 - Devices in individual units



907.2.9.2 Smoke alarms

- Yes
 - See 907.2.11
 - &
 - See 907.2.9.3



903.2.8 Automatic Fire Sprinkler

- Yes
- CT Amd – 5 Exceptions



906.1 Extinguishers

- Yes, in specified locations
- CT Add – See CFPC



1006.1 Means of Egress Illumination

- Yes, with exceptions
- CT Amd



1006.3 Emergency Lights

- Yes, in specified areas
- CT Amd.



New Apartments



907.2.9.1 Manual Fire Alarm

- Yes, with 3 conditions
- CT Amd



907.2.8.2 Automatic Smoke Detection

- Yes, with exceptions
- CT Amd



907.2.9.2 Smoke Alarms

- Yes



903.2.8 Automatic Fire Sprinklers

- Yes

- CT Amd



906.1 Fire Extinguishers

- Yes
 - Unless each dwelling unit has a 1A/10BC Extinguisher
- CT Add – see CFPC



1006.1 Means of illumination

- Yes, except in dwelling and sleeping units
- CT Amd.



1006.3 Emergency Lights

- Yes, in specified areas
- CT Amd



Existing Hotels



29.3.4.1 Manual Fire Alarm

- Yes, and see 29.3.4.2



29.3.4.4 Detection

- Reserved
- CT Amd
- CT Add 29.3.4.4.1



29.3.4. Smoke Alarms

- Yes
- CT Del 29.3.4.5.2



29.3.5.1 Automatic Fire Sprinklers

- Yes – all high-rise with exception
- CT Amd



29.3.5.8 Extinguishers

- Yes, unless AS in specified locations
- CT Del.



29.2.8 Means of Egress Illumination

- Yes



29.2.9.1 Emergency Lights

- Yes if >25 rooms



Existing Dormitories



29.3.4.1 Manual Fire Alarm

- Yes, and see 29.3.4.2



29.3.4.4 Detection

- Reserved
- CT Amd
- CT Add 29.3.4.4.1



29.3.4.5 Smoke Alarms

- Yes
- CT Del. 29.3.4.5.2



29.3.5.1 Automatic Fire Sprinklers

- Yes – All high-rise with exception
- CT Amd



29.3.5.8 Extinguishers

- Yes, unless AS in specified locations

- CT Del



29.2.8 Means of Egress Illumination

- Yes



29.2.9.1 Emergency Lights

- Yes is >25 rooms



Attention

- CT Add § 907.2.11.2.2
 - Alterations and Additions to R-2
 - When one or more sleeping rooms are added or created
 - When alterations or additions requiring a permit
 - “The entire dwelling unit shall be provided with smoke detectors located as for new dwellings.”
- NOTE – language re: power supplies



Attention



- CT Add §903.2.11.7
 - Conn. Gen. Stat. § 29-315
- “automatic fire extinguishing systems shall be installed in any building or structure to be built more than four stories and used for human occupancy and it other occupancies as required...of special occupancy hazards.”

Automatic Fire Sprinklers

- Don't Forget §8.15.8.1 of NFPA 13
- Don't Forget CT Add § 9.7.1.5 of CFSC
- Don't forget CT Amd § 29.3.4.5.1 of CFSC



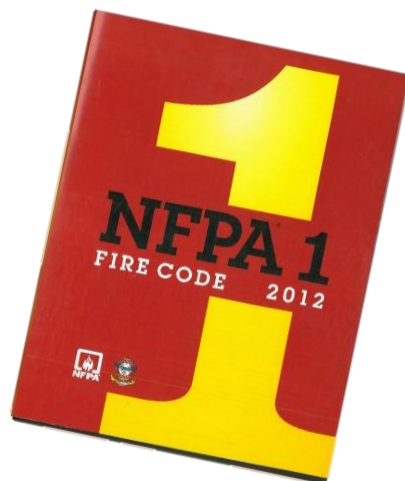
Dormitories

- Don't forget seasonal uses
 - Camps/recreational areas
 - Workforce housing
 - Short-term tenants during school breaks



When do we use NFPA 1 2012 ed. CT Fire Prevention Code

- Chapter 20 then occupancy sections
- Hotels, dormitories § 20.8
- Apartments § 20.9
- “new and existing shall comply”



These are the CT Adds and Amds to NFPA 1 2012 ed.

- §20.8 in CT reads Hotels, including residential group R-1 and Bed and Breakfast Establishments
- §20.8.1.1 refers to permits
- §20.8.2.4.1 refers to floor plans
- §§ 20.8.2.3, 20.8.2.4.3, 20.8.3.2, & 20.8.3.4 are deleted

Similar CT Changes to § 20.9

- § 20.9 reads Apartments, Dormitories, including Residential R-2
- §20.9.1.1 refers to permits
- §20.9.2.1.1 refers to drills in dorms
- §20.9.2.1.2 refers to floor diagrams
- §§ 20.9.3.3 and 20.9.3.4 are deleted

Another feature of the CFPC (NFPA 1)



- Chapter 10
 - See 10.13 refers to seasonal buildings
 - See 10.14.1.1 refers to Christmas Trees

Enforcement



- See Directives and Citation Alternative
- See also:
 - Other code officials who may be taking action under their authority
 - Linked Fire Marshal Certifications may give you leverage
- Always anticipate that you may be in court – **DOCUMENTATION**
 - Use the correct cites

Remember

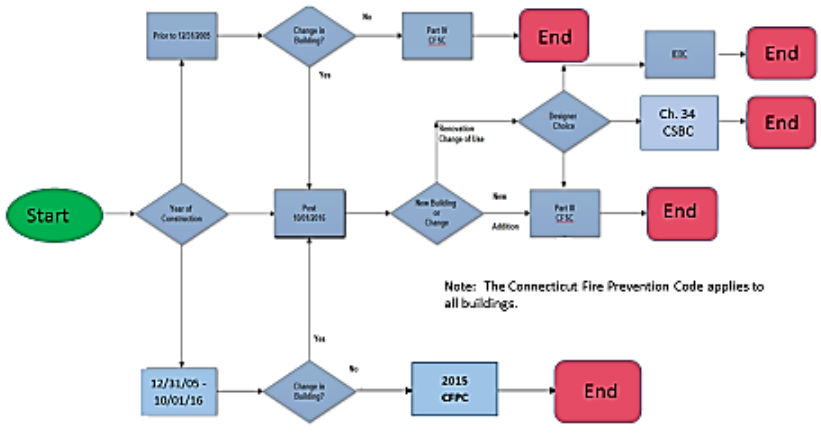
- You are inspecting someone’s home
 - Be respectful, courteous, and professional
 - Be sure you have the right to be in there including areas inside the unit



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Apartments (existing)								

CFSC Application Flowchart



Questions?

Thank you!