

Apartment Fire & Safety Inspection

City of Guadalupe

Intent

- Provide information and the most common violation.
- It is NOT the intent to Identify all hazards a building may experience.
- It is NOT intended to limit the scope of the Fire Department.

This Is Intended as

General Information Only

Owner/occupant responsibility

(CFC 109.2)

- Correction and abatement of violations of this code shall be the responsibility of the owner or the owner's authorized agent.
- Exception:
Where an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of such hazardous conditions.

Access and Premises

CFC 506.1, GMC 15.08.020 (506.1)

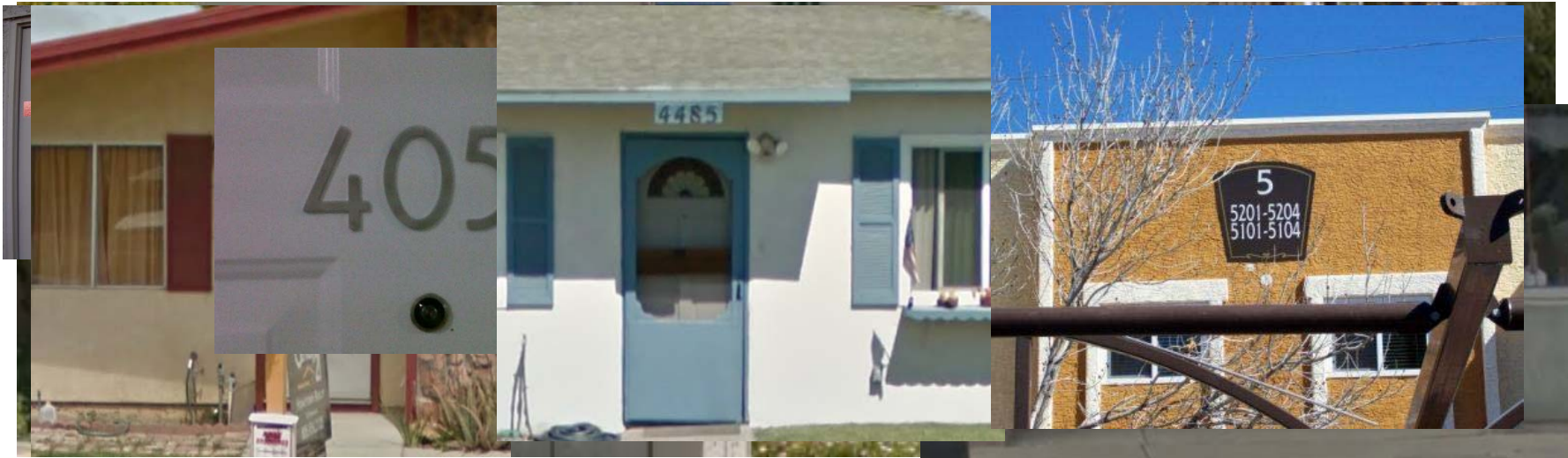
- Knox Box
 - Accessible, visible, and operable.
 - Access keys current.
 - Electric perimeter vehicle access gates equipped with working Knox box switches.
 - Manual (non-electric) perimeter vehicle access gates equipped with Knox padlock.



Access and Premises

GMC 15.08.020, CFC 509.1.1, CFC 605.3.1, CFC 504.2

- Address of Buildings
 - Clearly visible and legible from street or road fronting property.
 - Rear Door Address Numbers.
 - Labeling (Electrical room, Fire Riser, Etc)
 - Rooms, suites, and units properly identified and clearly marked.



Access and Premises

CFC 509

- Hydrants, Fire Dept. Connection, Post Indicator Valve.
 - Visible, accessible, and operable.
 - 3 ft. clearance required around all hydrants.
 - FDC (Fire Dept. Sprinkler Connection) and PIV (Post Indicator Valve) labeled to the building which they are connected.



Flammable Liquids Storage

CFC 5704

- Flammable Liquid Storage
 - Flammable and combustible liquid shall be stored in an approved flammable liquids containers and cabinets.
 - Must not exceed 5 Gallons inside building or 10 Gallons outside



Fire Protection System

CFC 315, CFC 901-905

- Automatic Fire Sprinkler System
 - Proof and documentation of yearly maintenance and 5 Year Service Certification.
 - Serviced and maintained in operating condition. (e.g. annually)
 - Water controls valves are locked in the open position and unobstructed.



THE STATE FIRE MARSHAL	FIXED SYSTEMS		Restaurant	Industrial	ANNUAL	MAINTENANCE	YEAR											
	CO2	CLEAN AGENT	YEAR	YEAR														
	ACCEL FIRE PROTECTION																	
	3334 WOODSIDE LANE																	
	SAN JOSE CA 95121																	
	408 205 4407 C-16																	
	License No.																	
	Signature																	
	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC	SEMIANNUAL	NEW	RECHARGED	YEAR	YEAR	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			



Fire Protection System

CFC Chapter 9

- Fire Alarm System
 - Proof and documentation of annual inspection, testing, and maintenance service of fire alarm system by qualified fire alarm testing company per NFPA 72.



Exits

CFC 315, CFC 1017.5, CFC 1009, CFC 1008, CFC 1029

- Storage under stairwell Not allowed
- Storage obstructing Aisle, Exits, and Corridors Not allowed.
- Exit path width 36 inch minimum.



Exits

CFC 1029, CFC 1008

- Repair broken doors
- Sleeping Area window bars permitted if in compliance CFC *(operable from inside without special knowleded or key)*

Exits

CFC 1011

- Emergency Lighting and Exit Signage
 - Illuminated sign with Back up power supply.
 - Maintained and operable.

For units with a common exit hallway



Portable Fire Extinguishers

CFC 906

- Portable Fire Extinguisher
 - Accessible and unobstructed.
 - Visible with appropriate signage.
- Minimal Size P.F.E.
 - All fire extinguishers must have a rating of at LEAST 2A:10BC.
- Travel Distance to an Extinguisher
 - Maximum travel distance from anywhere must be NO more than 75 ft.



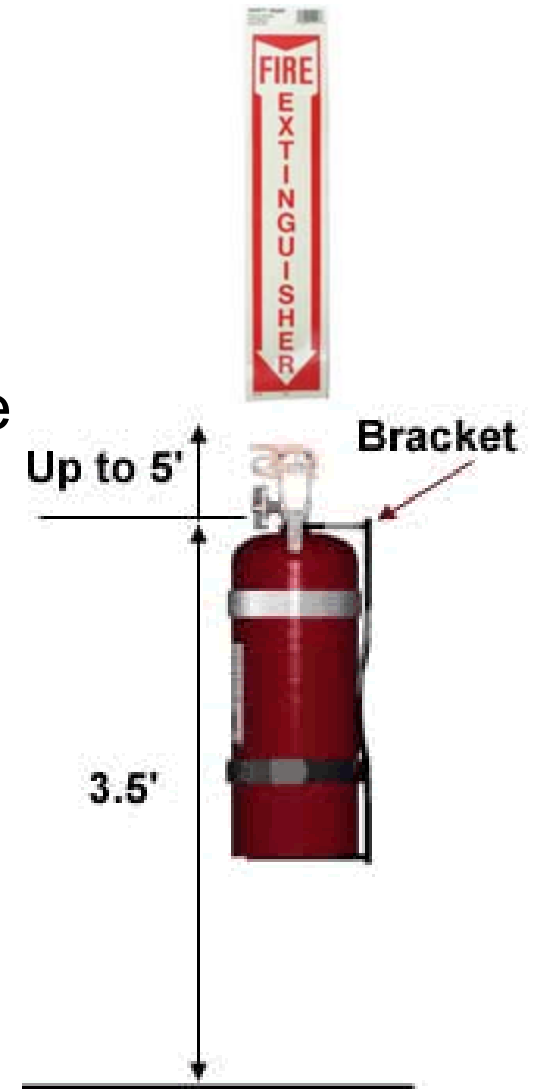
Portable Fire Extinguishers (Cont.)

CFC 906

Mounting

- Exterior and hallway location
 - Shall be installed so that the top of extinguisher is less than 5 ft. above the floor.
- Mandated by code
 - Multi-family dwelling

Only Recommended for Single family dwellings



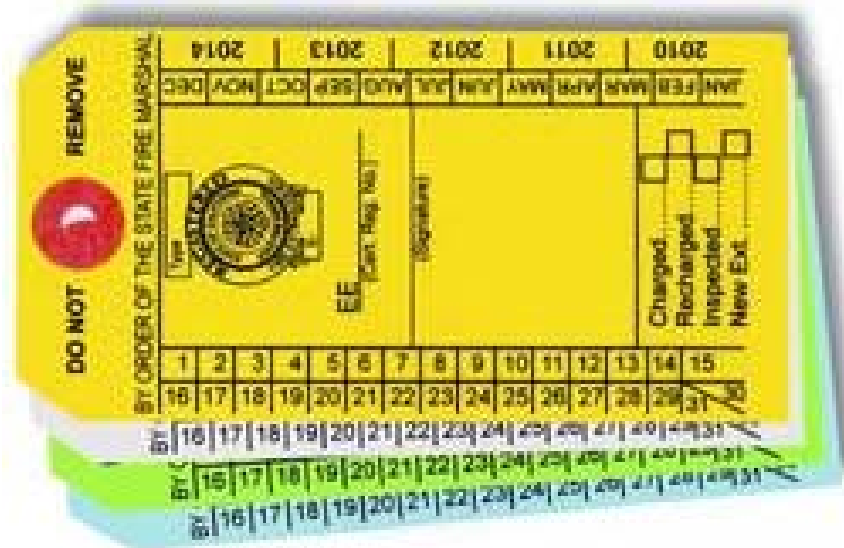
Portable Fire Extinguishers (Cont.)

CFC 906

- Service and Tag

The Extinguisher must have a tag which certifies that the extinguisher was last inspected and serviced within the past year.

- Fire extinguishers must be serviced on an annual basis.



Electrical

CFC 605

- Extension Cords
 - Shall not be used as substitute for permanent wiring.
 - No daisy chaining.
 - Extension cords shall not be affixed to structures; extend through walls, ceilings, floors, under doors or floor coverings; or be subject to environmental or physical damage.



Electrical

CFC 605

- Surge Suppressor / Power Strips
 - Approved UL listed surge suppressor with over-current protection may be used.
 - Shall be directly connected to permanently installed receptacle.
 - No daisy chaining.



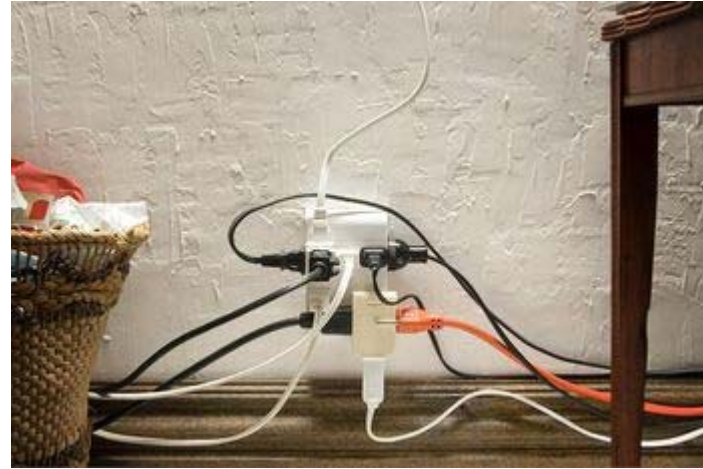
NOT ALLOWED



Electrical

CFC 605

- Multi-plug Adapters
 - NOT ALLOWED



- Have additional electrical outlets installed by a certified licensed electrician if required to energize permanent appliances.

Electrical

CFC 605

- Electrical Panels and Electrical Rooms
 - 30 inches of clearance from electrical panels.

NO



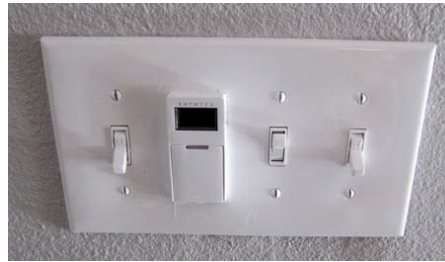
YES



Electrical

CFC 605

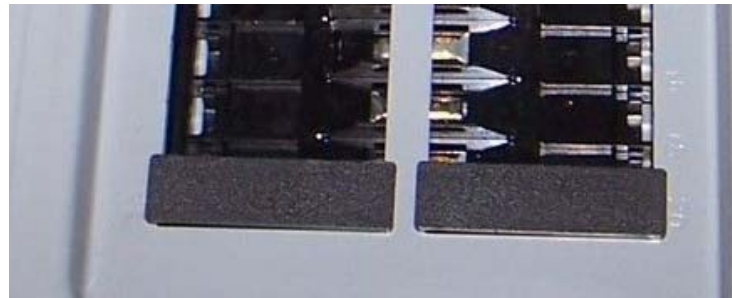
- Electrical Outlets, Switches, and Junction Boxes
 - Ensure equipped with proper cover.



- Missing or damaged covers must be replaced.



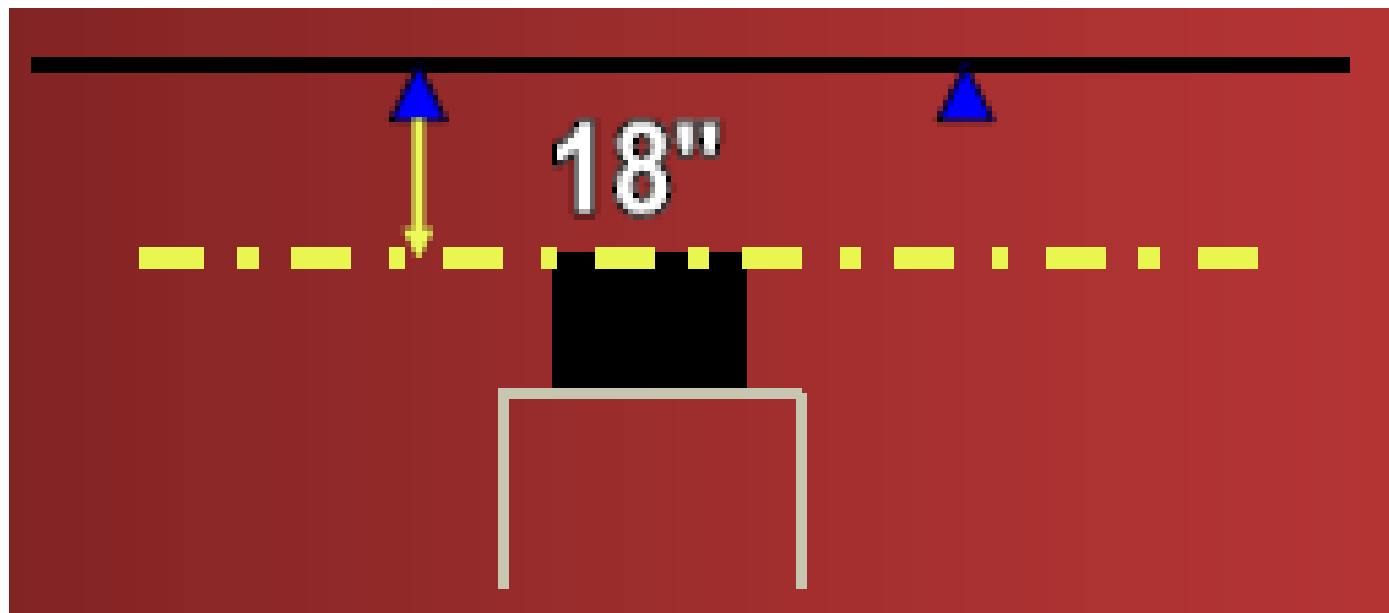
- Open circuit breaker slots must be filled with approved filler plates.



Storage and Housekeeping

CFC 315, CFC 901

- Required Minimum Clearance from Storage to Ceiling
 - 18 inches between deflector and top of storage in sprinklered buildings.



Storage and Housekeeping

CFC 315, CFC 605, CPC 507

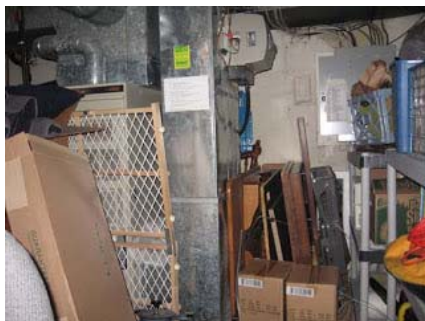
- **Trash Removal**

- Remove rubbish and waste materials from building on daily basis.



- **Storage Not Permitted**

- Storage of Combustible materials shall be at least 30 Inches away
 - Water heaters
 - Heat producing appliances (heater, furnaces, Etc)



Fire Resistive Construction

CFC 316, CFC 703

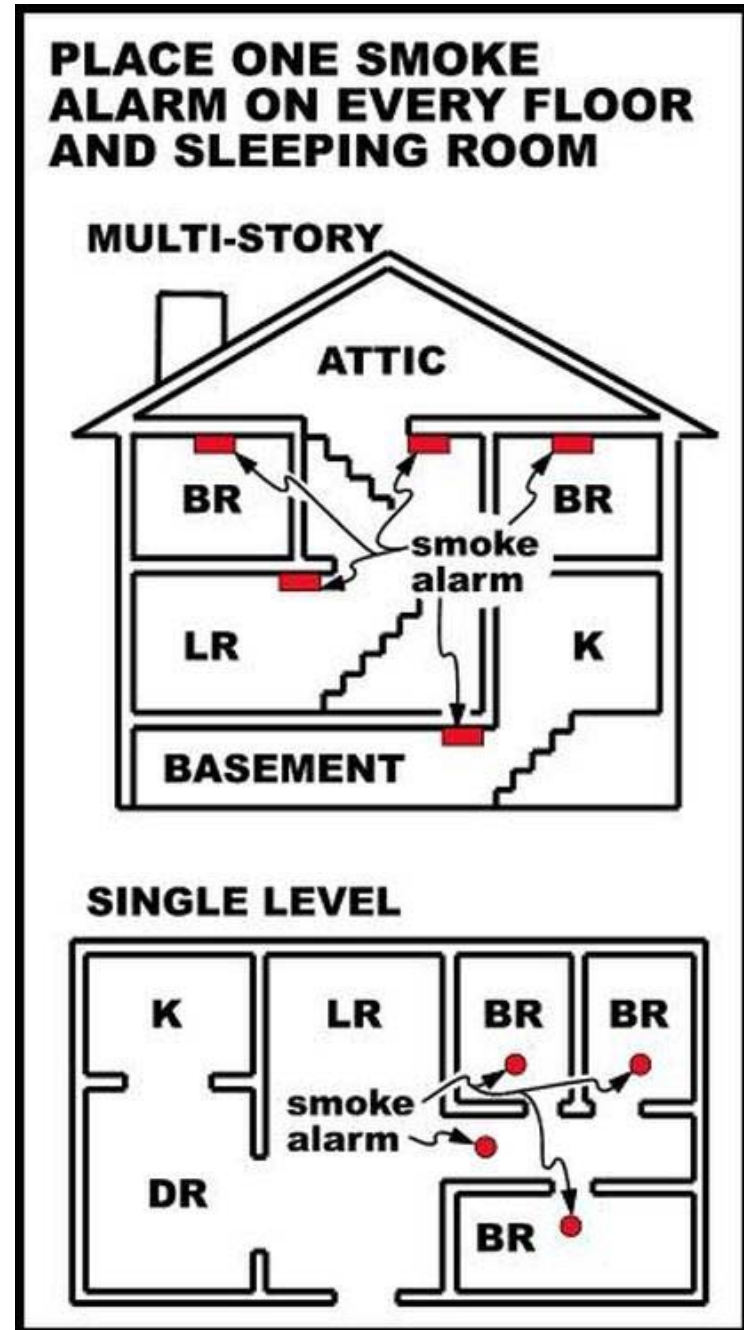
- Holes in Ceiling and Walls of Fire Resistive Construction
 - Holes in walls may be caused accidentally by individuals. Repair these holes immediately to restore the fire resistive properties of the wall.



Smoke Detectors

HSC §13113.7

- Placement
 - Every floor level
 - Every Bedroom
 - Outside of every sleeping area.
 - If a smoke barrier/curtain exists
 - Smoke alarm must be added in the common area.



Smoke Detectors

HSC §13113.7

- Installation / Mounting
 - Ceiling mount
 - 4" below top of Ceiling
 - 4" away from all walls
 - 3 feet away from ceiling fans or Air/heating registers
 - Walls mount
 - No lower that 12" below ceiling.
 - No closer that 4" from Ceiling.
 - 3 feet away from Air/heating registers, Windows, or draft areas.



Smoke Detectors

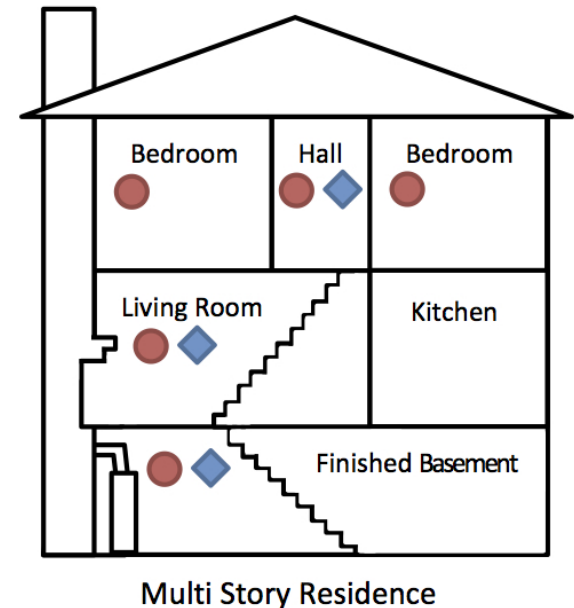
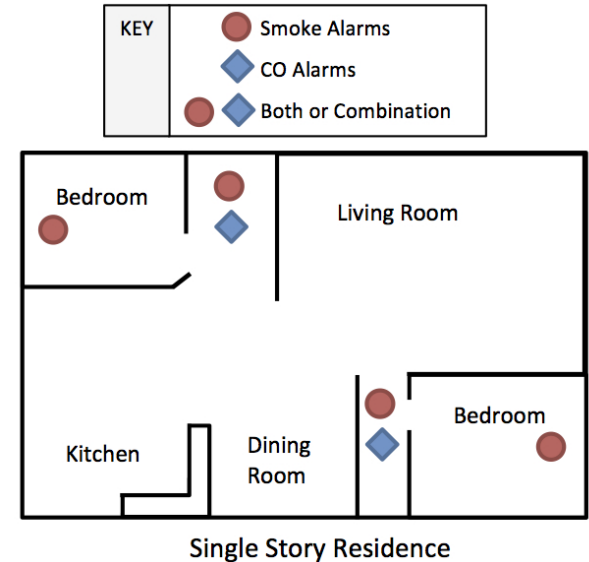
SB 745

- Requirements
 - Starting July 1, 2014.
 - any smoke alarm installed that is solely battery powered MUST contain a non-removable battery that is rated to last 10 years.
 - As of January 1, 2014
 - landlords cannot make the tenant responsible for testing or maintaining the smoke alarms. It is the landlords responsibility.
 - On July 1, 2015 (10 year or older)
 - ALL old smoke detectors that are solely powered by batteries must be replaced with those that contain a sealed battery that is rated to last 10 years.

Carbon Monoxide Detectors

HSC §13263, HSC §17926

- Placement
 - Every floor level
 - Outside Every Bedroom
 - Outside of every sleeping area.
- Installation / Mounting
 - 5 feet away from CO sources.
(Furnace, Water heater, Fireplace, kitchen stove, Etc)
 - 5 At least feet of the ground
(Recommended)



Carbon Monoxide Detectors

HSC §17926

- An owner of a dwelling unit intended for human occupancy shall install and maintain carbon monoxide devices.
 - The carbon monoxide device shall be operable at the time that the tenant takes possession.
 - The owner or owner's agent shall correct any reported deficiencies or inoperabilities.

Substandard Buildings

HSC §13263, HSC §17926

- Any building or portion thereof including any dwelling unit shall be deemed and hereby is declared to be a substandard building:
 - Inadequate sanitation shall include, but not be limited to, the following:
 - Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
 - Lack of, or improper kitchen sink.
 - Lack of hot and cold running water to plumbing fixtures
 - Lack of adequate heating.
 - Lack of, or improper operation of required ventilating equipment.
 - Room and space dimensions less than required by this code.
 - Lack of required electrical lighting.

Substandard Buildings (Cont.)

HSC §17920

- Inadequate sanitation shall include, but not be limited to, the following:
 - Dampness of habitable rooms.
 - Infestation of insects, vermin, or rodents.
 - Visible mold growth
 - General dilapidation or improper maintenance.
 - Lack of connection to required sewage disposal system.
 - Lack of adequate garbage and rubbish storage and removal facilities.

Substandard Buildings (Cont.)

HSC §17920

- Structural hazards shall include, but not be limited to, the following:
 - Deteriorated or inadequate foundations.
 - Defective or deteriorated flooring or floor supports.
 - Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
 - Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
 - Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.

Substandard Buildings (Cont.)

HSC §17920

- Faulty weather protection, which shall include, but not be limited to, the following:
 - Deteriorated, crumbling, or loose plaster.
 - Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.
 - Defective or lack of weather protection for exterior wall coverings, including lack of paint or other approved protective covering.
 - Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

Substandard Buildings (Cont.)

HSC §17920

- Premises on which conditions constitute fire, health, or safety hazards.
- Any building or portion thereof that is determined to be an unsafe based on the latest edition of the Building Code.
- All buildings or portions thereof not provided with adequate exit facilities as required by code.
- All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended for that purpose.

Uninhabitable Structures

- Any building or structure deemed Substandard by health and safety codes shall be deemed as **Uninhabitable** and **unsafe for human occupation.**

Thanks your time.

**Please feel free
to ask question.**