

OFFICE OF CODE ENFORCEMENT & FIRE MARSHAL

BOROUGH OF BELLEVUE

537 Bayne Avenue Pittsburgh, PA 15202

Phone: (412) 766-7453

Fax: (412) 766-5930

Multifamily Dwelling Fire Code Checklist

BUILDING UTILITIES:

- New and existing buildings shall have approved address numbers placed in a position that is plainly legible and visible from the street or road fronting the property.
- A Key lock box is required on multi-family residential structures that are protected by an automatic fire alarm system.
- Above ground gas meters, regulators, and piping subject to damage shall be protected by a barrier.

DETECTORS:

- Smoke detectors shall be installed in existing multifamily occupancies in each bedroom and outside of each sleeping area and one on all levels of dwelling unit.
- Carbon Monoxide (CO) detectors shall be installed in multifamily occupancies containing a fuel-burning appliance or which has an attached garage.

DOORS:

- Fire doors shall not be blocked or obstructed or otherwise made inoperable.
- A sign shall be permanently displayed on each fire door no less than 1 inch high that reads, "FIRE DOOR – DO NOT BLOCK"
- Automatic door closers shall be maintained.
- Swinging fire doors shall close from the full open position and latch automatically. The door closer shall exert enough force to close and latch the door from any open position.
- Hangings and draperies shall not be placed over exit doors including mirrors.

EXITS:

- Required exit accesses, exits, or exit discharges shall be continuously maintained free from obstructions or impediments.
- A means of egress (stairs) shall be free from obstructions that would prevent its use.
- Combustible materials shall not be stored in exits or exit enclosures.
- A sign shall be provided at each floor landing in an interior exit stairway connecting more than 3 stories designating the floor level.

EXIT SIGNS:

- Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel.
- Exit signs shall be internally or externally illuminated.
- Exit signs shall be visible under emergency illumination conditions.
- Emergency power shall be provided for exit signs.

EMERGENCY LIGHTING:

- The power supply for means of egress illumination shall normally be provided by the premises electrical supply. In the event of power failure, an emergency electrical system shall automatically illuminate aisles, corridors, egress path, exit discharge and exterior landings.

ELECTRICAL:

- Extension cords shall not be a substitute for permanent wiring and shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, nor shall be subject to environmental damage or physical impact.
- Open junction boxes and open wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.
- Electric panels shall have 30"W x 36"D x 78"H clearance.
- Doors to electrical rooms shall have sign "ELECTRICAL ROOM".

FIRE EXTINGUISHERS:

- Portable fire extinguishers shall be installed in all new and existing occupancies.
- Fire extinguishers shall be inspected and tested annually.
- Portable fire extinguishers shall not be obstructed or obscured from view.
- Handheld portable fire extinguishers shall be installed on the hangers or brackets supplied and shall be installed so that their tops are not more than 5 feet above the floor.
- Cabinets used to house portable fire extinguishers shall not be locked.

HAZARDS:

- Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.
- Storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety, or welfare.
- Fueled equipment including but not limited to, motorcycles, mopeds, lawn care equipment, portable generators, and portable cooking equipment, shall not be stored, operated, or repaired within a building.
- Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered areas of buildings or a minimum of 18 inches below sprinkler head deflectors in sprinklered areas of buildings.
- Combustible material shall not be stored in boiler, mechanical or electrical rooms.
- Portable electric space heaters shall be plugged directly into an approved receptacle not an extension cord.
- Portable electric space heaters shall not be operated within 3 feet of any combustible materials.
- Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer opening and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire.

FIRE ALARM SYSTEMS:

- Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times and shall be replaced or repaired where defective.
- Where fire alarm systems are not monitored by a supervising station, an approved permanent sign shall be installed adjacent to each manual fire alarm box that reads: WHEN ALARM SOUNDS – CALL 911
- Fire alarm systems that are required shall be monitored by an approved supervising station in accordance with NFPA 72.
- The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times.

FIRE ESCAPES:

- Fire escapes shall be kept clear and unobstructed at all times and shall be maintained in good working order.
- Access to fire escape from a corridor shall not be thru an intervening room.
- Access to fire escape stair shall be from a door or window.
- Access to fire escape stair shall be directly to a balcony, landing or platform.
- Fire escape stairs and balconies shall be provided with a top and intermediate handrail on each side.
- For all dwelling units above the 2nd floor that have a travel distance of more than 75-feet to an exit discharge, are required to have a secondary means of egress.

FIRE SUPPRESSION SYSTEMS:

- Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times and shall be replaced or repaired where defective.
- Automatic fire-extinguishing systems shall be serviced at least every 6 months and after activation of the system and a certificate of inspection shall be forwarded to the fire code official upon completion.
- FDC connections shall be unobstructed at all times.

SIGNS:

- Rooms containing controls for AC systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the Fire Department.
- Gas shut offs, electric meters, service switches and other utility equipment shall be clearly and legibly marked.

DISCLAIMER: Not all the listed violations will be applicable to your property. This list is a sample of some of the violations that our inspectors will be looking for during your inspection. For a complete list of possible violations, refer to the 2015 International Property Maintenance Code and International Fire Code.