

CODES: MULTI-FAMILY DWELLINGS

SFPC §901.6: INSPECTION, TESTING AND MAINTENANCE. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed. Nonrequired fire protection systems may only be removed with the permission of the Building Official.

SFPC §901.6.2: RECORDS. Records of all system inspections, tests and maintenance required by the referenced standards **shall be maintained on the premises for a minimum of three years** and shall be copied to the fire code official upon request.

SFPC §901.7: SYSTEMS OUT OF SERVICE. **Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately** and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

SFPC §907.20.5: MAINTENANCE, INSPECTION AND TESTING OF FIRE PROTECTION SYSTEMS. **The building owner** shall be responsible for ensuring that the fire and life safety systems are maintained in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for maintaining, inspecting and testing such systems. A written record shall be maintained and shall be made available to the fire code official. Fire extinguishers must be inspected and serviced and tagged annually by a certified fire extinguisher company.

COUNTY CODE §5-84(A): SMOKE DETECTORS. **The owner or agent of the owner** of a residential building containing one or more dwelling units shall provide smoke detectors as required and shall maintain them in good working order.

COUNTY CODE §5-84(B): SMOKE DETECTORS. **The owner or agent of the owner** of a dwelling unit, which is rented or leased in a residential building containing one or more dwelling units, shall furnish the tenant at the beginning of each tenancy, and at least annually thereafter, with written certification that all smoke detectors required are present, have been inspected and are in good working order.

COUNTY CODE §5-84(C): SMOKE DETECTORS. **The tenant** in rented or leased buildings shall be responsible for reasonable care of the smoke detectors within their dwelling unit and for interim testing and for providing written notice to the owner for repair of any malfunctioning smoke detector.

The owner shall be obligated to provide and pay for service, repair or replacement of any malfunctioning smoke detector within 5 days of receipt of written notice from the tenant that a smoke detector is in need of repair.

COUNTY CODE §5-84(D): SMOKE DETECTORS. **The owner or agent of the owner** of a dwelling unit which is rented or leased in a building containing one or more dwelling units, shall provide written notification to the tenant of the responsibilities and duties imposed by subsection (c) of this section.

COUNTY CODE §5-84(E): SMOKE DETECTORS. **The owner or agent of the owner** shall notify, in writing, the office of the Fire Marshal, annually, that:

1. All smoke detectors are still in place as required.
2. All smoke detectors have been inspected and are in good working order.
3. All tenants have been informed in writing of their responsibilities and duties and imposed by subsection (c) of this section.
4. All tenants have received written classification as to the presence, inspection, and working condition of smoke detectors in their dwelling unit.

SFPC §906.5: EXTINGUISHER LOCATION. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

SFPC §605.5: EXTENSION CORDS. Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

SFPC §605.6: OPEN JUNCTION BOXES and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

SFPC §304.2: STORAGE OF COMBUSTIBLE RUBBISH shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare.

SFPC §315.2.2: MEANS OF EGRESS. Combustible materials shall not be stored in exits or exit enclosures.

SFPC §1028.3: OBSTRUCTIONS OF EGRESS. A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

SFPC §315.2.3: EQUIPMENT ROOMS. Combustible material shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms.

SFPC §315.2: STORAGE IN BUILDINGS. Storage of combustible materials in buildings shall be orderly. Storage shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

SFPC §313.1: FUELED EQUIPMENT, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building.

COUNTY CODE §9-64: USE OF BARBECUE GRILLS AND OTHER SUCH DEVICES; MANAGEMENT RESPONSIBILITY.

(a) No charcoal cooker, smoker, grill, or any flammable liquid or liquefied petroleum gas fired stove or similar devices shall be ignited or used on the balconies or spaces under balconies of multifamily dwellings, nor in a similar manner in any occupancy unless approved by the fire marshal. **These devices can be used at ground level if greater than 15 feet from any structure.** Exception: electric grills and other devices approved by the fire marshal.

(b) The management of apartment buildings which have balconies and patios shall notify their tenants in writing of this requirement at the time the tenant initially occupies the area, and from time to time thereafter as may be necessary to reasonably ensure conformity.