

Fire / Life Safety in Apt. Buildings

- **Code Requirements Imposed on Buildings**
 - ✓ **National Codes Adopted by State/Municipality**
 - ✓ **State**
 - IBC / IEBC / IRC (MUBEC)
 - NFPA: Fire Code (NFPA 1), Life Safety Code (NFPA 101)
 - Dept. of Public Safety (SFMO) Regulations
 - ✓ **Municipality (Portland)**
 - Code of Ordinances (Chapter 10 – Fire Prevention & Protection)
 - Technical Manual (Chapter 3 – Public Safety Standards)
 - Fire Department Guidance
 - Gen'l Guidance for Code Compliance of Existing Apt. Bldgs
 - Req'm'ts for smoke / CO detectors
- **Likely two (2) Applicable Building Designations:**
 1. **1 & 2 Family Dwellings**
 - IRC & NFPA 101, Chapter 24
 2. **Apt. Buildings (3 or more dwelling units)**
 - IBC/IEBC & NFPA 101, Chapters 30 & 31
- **Codes Represent “Minimum” Standards for Adequate FLS Protection**
 - Codes may “fall short” depending on specifics of Building



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- **All Buildings May Not Be Subject to Same Requirements**
 - 1 & 2 Family Dwellings vs. Apt. Bldgs
 - “larger” vs. “smaller” Apt. Bldgs

- **Numerous Factors Involved in Determining Specific Code Requirements**
 1. **Bldg Occupancy Class: 1 & 2 Family vs. Apt. Bldg**

 2. **Bldg Configuration**
 - ✓ Size (area) & Height (# of Stories)
 - ✓ Mixed occupancies
 - ✓ Construction Type

 3. **Installed Fire Protection & Life Safety Features/Systems**
 - ✓ Rated Fire / Smoke Separation
 - ✓ Fire alarm/notification
 - ✓ Fire Sprinklers
 - ✓ Multiple & Enclosed Exits

 4. **Age of Building (Code of Record)**



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- **Life Safety = “Job 1”**
 - **Life Safety vs. Property Protection**
 - **Life Safety Code vs. Building Code**
 - **Alarm/Notification & Separation vs. Suppression**
- **Building Configuration Dictates Life Safety Approach & Code Req'mts**
 - **Number / Location / Configuration of Means of Egress/Escape**
 - **Existing Building Construction**
 - **# of Stories**
 - **Travel Distances to Exits**
 - **Interior vs. Exterior Stairs**
- **Key Life Safety Components**
 - **Adequate Means of Escape**
 - **Adequate Time to Escape**



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- **How to Achieve Adequate Life Safety**
 - **At Least Two (2) Means of Egress/Escape (primary & secondary)**
 - Interior or Exterior Stair(s)
 - Fire Escapes
 - Windows (w/in 20' of ground level)
 - **Early Notification**
 - Single station vs. Building alarm system
 - **Adequate Time to Egress/Escape**
 1. Fire Separation
 - ✓ Inherent building fire resistance
 - ✓ Enclosed Stairway
 - ✓ Fire/Smoke rated exit access corridors
 2. Fire Suppression
 - **Adequate “way finding”**
 - Emergency Lighting and Exit Signage
 - Clear, unobstructed pathways
- **Performance-based Life Safety Options**
 - Alternative approach to “prescriptive” code requirements



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