



# Fire Code Application In Existing Buildings

*Presented by  
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for the*

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## Objectives

The purpose of this program is to familiarize Connecticut Fire Marshals, Deputy Fire Marshals and Inspectors with the changes in the proposed new Connecticut Fire Safety Code in its application to existing buildings.

During this program we will discuss

- Application of the revised concept for existing buildings
- Review of code application options for existing buildings.

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## What is an existing building?



An existing building or structure is one that existed or, for which a building permit was received, on or after the effective date of the code.

What do you think the intent of the code is?



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### What happened in prior codes?

**Sec. 29-292-18e. Application** (2005 CFSC)

- The provisions of this section shall only apply to an occupancy or use located within buildings or structures, or portions thereof, that existed prior to the adoption of this code. The provisions of Part III of this code shall apply to all buildings or structures, or portions thereof, undergoing a change of occupancy.
- The design and construction of new structures shall comply with Part III of this code.
- Repairs, alterations and additions to existing structures shall comply with Part III of this code.

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### Problems

- New buildings could be held to a lesser standard than they were constructed to:
  - Fire Ratings
  - Fire Protection Systems
- Concept was not consistent with the Building Code Application (ref. 2005 CSBC 102.6)
- Need for consistency between Part III of the Fire Code and the State Building Code

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### What is the intent of the code?



• *The chief concept of the IFC is that a building maintain compliance with the code under which it was built.*

- 703.1 Fire resistance rated construction.
- 803 Interior wall and ceiling finishes.
- 901.4 Fire protection systems
- 1104.1 Means of egress



• *1.4.1 Unless otherwise specified, the provisions of this standard shall not apply to facilities, equipment, structures, or installations that existed or were approved for construction or installation prior to the effective date of the standard. Where specified, the provisions of this standard shall be retroactive. (2010 NFPA 13)*

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### IFC Provisions

- 703.1 Requires that all fire resistance rated features required at the time of construction be maintained in good order (2012 IFC Commentary).
- 901.4 Fire protection systems shall be maintained in accordance with the original installation standards for that system.
- 1104.1 Buildings shall comply with the egress provisions of the code that applied at the time of construction.

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### Proposed New Language (29-292-10f)

- Part III applies to:
  - Design and construction of new buildings.
  - Buildings, structures or portions thereof undergoing repairs, alterations and additions, and
  - Buildings, structures or portions thereof undergoing a change of occupancy.
  - Buildings structures or portion thereof for which a building or certificate of occupancy was issued **on or after December 31, 2005.**

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Part IV of the code will only apply to buildings that were constructed **prior to December 31, 2005**

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*What does it mean?*



Part IV of the CFSC will apply only to those buildings that existed prior to December 31, 2005

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- Part III of the CFSC applies to all buildings for which a building permit was obtained on or after December 31, 2005.

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*Warning*



***Do not throw out your old codes!***

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How do you address fire code violations in your jurisdiction?

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### Policy Directives



- Directive 3
  - Standardizes the abatement process and inspection reports.
- Two Phases
  - Initial
  - Follow-up

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### Initial Phase



- Document discovery of violations
  - Issue Abatement Order
  - Certified, return receipt
  - Order must advise the owner/occupant of their responsibilities and penalties for failure to abate.

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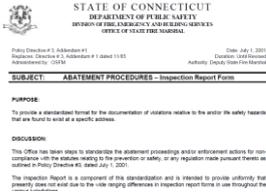
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# Reports



- Addendum to Dir #3
- Standardizes report formats.
- Requires that specific information be provided on the report

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# Critical Report Components



- Inspection Report
  - Inspection Date
  - Address
  - Violations
    - Location
    - Description
    - Code reference

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What is wrong with this citation?

Fire door does not comply with NFPA 80.

7.2.2.2.4.1 Where specified in Chapter 12 through Chapter 42, winders shall be permitted in stairs, provided that they meet the requirements of 7.2.2.2.4.2 and 7.2.2.2.4.3.

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### Example

CFSC Part IV-7.1.3.2(6) *Code citation*  
 Doors from non-occupied spaces and other prohibited items penetrate the exit enclosure. *Description*  
 5/16/2012: The door to the basement is not fire rated and opens directly into the rear stair. *Location*

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### Inspection Scenario (based on new concept)



Mixed Use Building  
 Built: 2007  
 Occupancy:  
 Basement: S2 (Parking)  
 1<sup>st</sup> Floor: M, B, A2  
 2<sup>nd</sup> – 4<sup>th</sup>: R2

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### Inspection Issues

1. Magnetic locking devices have been added to the garage exit doors to restrict people from entering the stair enclosure unless they have a fob.
2. Sprinkler protection not provided in main electrical room.
3. The self-closing devices have been removed from the trash chute room doors to the corridors on every floor level.

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### Code Flow

- 1. Magnetic locking devices have been added to the garage exit doors to restrict people from entering the stair enclosure unless they have a fob.

Section 29-292-10f (d): Apply Part III →

Part III, Section 1104.1: Requires that MOE complies with the Code under which it was built →

Part III, Section 1008.1.8.3: Prohibits locking against egress.

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### Citation

- 1. CFSC Part III, Section 1104.1  
Fob operated magnetic locking devices have been installed on all exit doors in the underground parking garage (Part III, Section 1008.1.8.3, 2005 CFSC)

*Remember that this language is based on the proposed code*

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### Code Flow

- 2. Sprinkler protection not provided in main electrical room.

Section 29-292-10f (d): Apply Part III →

Part III, Section 901.4: Requires that the system be maintained in accordance with the "original installation standard" →

2005 CFSC, Part III, Section 903.3.1.1: Requires installation in accordance with 2002 Edition of NFPA 13 →

2002 NFPA 13, 8.14.10.1: Requires sprinkler protection in electrical rooms.

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Citation

2. CFSC Part II, Section 901.4

Sprinkler protection is not provided in the main electric room (Part III, Section 903.1.1 2005 CFSC; NFPA 13-2002, Section 8.14.10.1).

Seven horizontal lines for notes or comments.

Code Flow

3. The self-closing devices have been removed from the trash chute room doors to the corridors on every floor level.

Section 29-292-10f (d): Apply Part III →

Part III, Section 703.1: Requires that the fire resistance rated construction features required by the code at the time of construction be maintained →

2005 CFSC, Part III Section 701.1: Refers to CSBC →

2005 CSBC, Section 707.7: Requires openings in shaft to be protected with self or automatic closing opening protectives.

Seven horizontal lines for notes or comments.

Citation

3. CFSC Part III, Section 703.1

The self-closing devices have been removed from the trash chute room doors to the corridors on every floor level (Part III, Section 701.1 2005 CFSC).

Seven horizontal lines for notes or comments.

## Summary of the New Concept

- Part III applies to:
  - Buildings for which a permit was obtained on or after the effective date of the new code, and
  - Buildings for which a building permit was obtained before the effective date of the new code but on or after December 31, 2005.
- Part IV applies to:
  - All buildings or structures that were in existence prior to December 31, 2005.

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## Caution

***You must keep your 2005 CFSC, CSBC and amendments!***




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## Change of Use

(NEW) Sec. 29-292-19f.	Changes of Use
	A change from one occupancy classification to another in any building or structure shall be in accordance with section <u>29-292-14f</u> of the Regulations of Connecticut State Agencies.

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## Alterations, Renovations

(NEW) Sec. 292-15f.	Alternative Compliance
	<p>Any building, structure, or portion thereof, evaluated and determined to be in compliance with the <u>International Existing Building Code</u>®, as adopted and amended by the State Building Code, or <u>Chapter 34 of the International Building Code</u>® as adopted and amended by the State Building Code, shall be deemed in compliance with Part III of the Connecticut State Fire Safety Code. <b>Those portions of an existing building or structure not affected by alteration, addition or change of occupancy shall comply with Part IV of this code.</b></p>

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## Other Proposed Changes to Part IV

- (Add) **1.4.1.1** Formal interpretations issued by NFPA and the explanatory comments of the NFPA 101, Life Safety Code Handbook, 12<sup>th</sup> edition, may be accepted for clarification of this code.
- (Amd) **3.3.240\* Self-Preservation (Day-Care Occupancy)**. The ability of a client to evacuate a day-care occupancy without direct intervention by a staff member. Clients under the age of 3 years shall be considered incapable of self-preservation.

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- (Amd) **6.1.12.2 In-home Industrial Occupancies, other than High Hazard Industrial Occupancies**. Customary in-home industrial occupancies, located within a single-family dwelling premises, in which processing, assembling, mixing, packaging, finishing, decorating or repair operations are conducted and employ a maximum of one employee within the dwelling in addition to the residents of the dwelling premises, shall be classified as a single-family Residential occupancy.

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