



Inspecting Small Apartment Buildings

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Description of Structures

- 3-6 Units
 - Threshold 3 for minimum
 - More than 6 generally have 2 exits
- Wood Frame or Ordinary Construction
 - 3 Deckers - photo
 - Perfect 6 - photo
 - Duplexes - photo

Definitions

- Dwelling Unit / Apartment
 - Fixtures
 - Cooking
 - Hygiene

Removal of Appliances

Definitions

- Ownership
 - Owner Occupied
 - 90 year old matriarch
 - Family Occupied
 - 3rd cousins
 - In laws
 - Tenant Occupied
 - Lawyer Occupied

Family

- Family – a legal concept

Definitions

- Absentee
 - Vacant
 - Out of State Owners (NY & NJ)
 - Bank
 - Probate Court

Occupant Load

- Factors
- Family – a legal concept
- Hot bunking

Inspections

- Annual (29-292-7e (c) (1))

Right of Entry

- Statute – 29-305(d)
 - Hours 9-5
 - occupied dwellings and habitations exclusive of common use passageways and rooms
 - Nights, Saturdays
 - Property Managers
 - Phone Calls
 - Serving papers

Inspections

- Administrative Search Warrants

Inspections

- Common Areas
 - Inspections
 - Living areas
 - Areas normally accessible to tenants

Conversion of Building

- Two Family into Three Family
 - Attics
 - Basements
 - 2 Story Units
 - Subdivisions and partitions
 - Utility Meters and extension cords

Apartments-Existing

- Year of Construction / Age
- Railroad Flats
- History
 - Erwin Place – New Britain
 - 10 Civilian Fatalities

Apartments-Existing

- Options – Part IV of CSFSC
 - 1 Without fire suppression or detection
 - 2 Complete detection and notification
 - 3 Partial sprinklers in selected areas
 - 4 Complete sprinklers throughout

Multiple Occupancies

- Definitions
 - Stores
 - Bodegas
 - Liquor
 - Restaurants
 - Mom & Pop
 - Neighborhood
 - Business
 - Home type businesses

Multiple Occupancies

- Issues
 - Exiting
 - Common
 - Separated
 - Through non residential occupancy (never)
 - Separation
 - Floors / Ceilings (1 hour)
 - Walls (1 hour)
 - Sprinklers (complete)
 - Detection (complete)

Means of Egress/Escape

- Exits
 - One or Two
- Enclosure – six planes
 - Top and Bottom

Means of Egress/Escape

- Two open exits common corridor

Means of Egress/Escape

- Exit and Vertical Opening Doors
 - 1 hour FRR (8.3.4.2)
 - Existing ¾ hour FRR (8.3.4.3) +
 - 20 minute FRR, ¾ hardwood frames, or
 - 1 ¾ thick, solid core +
 - + partial automatic sprinkler or partial fire detection opposite center of and inside door and occupant notification (8.3.4.3.1)
 - Existing 1 ¾ thick, solid boded wood core or steel clad wood, or solid core steel (8.3.4.4)
 - Self closing
 - Positive latching

Means of Egress/Escape

- Corridor Doors
 - 20 minute FRR (31.3.6.2)
 - Smoke resistant (Option 3 or 4) (31.3.6.3)
 - Self closing (31.3.6.4)
 - Positive latching (31.3.6.4)
 - No transoms, louvers or transfer grilles (31.3.6.7)

Means of Egress/Escape

- Locks
 - Motion Requirements (7.2.1.5.9)
 - Apartment Entrance Doors
 - Building Entrance Doors

Corridors

- Wall Doors
- Transoms
- Illumination Panels
 - Allows daylight into an interior room

Means of Egress/Escape

- Stairs
 - Interior

Means of Egress/Escape

- Stairs
 - Winders

Means of Egress/Escape

- Stairs
 - Outside

Means of Egress/Escape

- Stairs
 - Unoccupied attics and basements

Means of Egress/Escape

- Stairs
 - Headroom

Means of Egress/Escape

- Stairs
 - Guards

Means of Egress/Escape

- Two open exits common corridor

Means of Egress/Escape

- Single Exit Requirements (31.2.4.2)
 - Direct exit door
 - Outside stair
 - Dedicated interior stair with 1 hour fire resistance rated enclosure

Means of Egress/Escape

- Single Exit Requirements (31.2.4.3)
 - 4 stories or less
 - Approved, supervised automatic sprinkler system
 - 1 hour FRR enclosure
 - Not more than 1 half story below LED (no full basements usually)
 - ½ hour FRR exit access corridors
 - 35 foot max travel distance (Apt door to exit)

Means of Egress/Escape

- Single Exit Requirements (31.2.4.4)
 - 3 stories or less
 - 1 hour FRR enclosure
 - Not more than 1 half story below LED (no full basements usually)
 - ½ hour FRR exit access corridors
 - 50 foot max travel distance (Apt door to exit)
 - ½ hour FRR separation between dwelling units (horizontally & vertically)

Means of Egress/Escape

- Single Exit Requirements (31.2.4.5)
 - 4 dwelling units per floor
 - Smokeproof enclosure or
 - Outside stair
 - 20 foot max travel distance (Apt door to exit)

Means of Egress/Escape

- Vertical Openings – Shafts
 - Light & Ventilation
 - Utility (plumbing chases)

Means of Egress/Escape

- Vertical Openings – Shafts
 - Enclosed porches
 - Exit
 - Vertical Opening

Means of Egress/Escape

- Enclosed Porches
 - Front
 - Rear
 - Openings
 - Windows
 - Doors
 - Basements
 - Storage
 - Living spaces
 - OSFM Guidance

Means of Egress/Escape

Fire Escapes

Multiple Family

- Storage
 - Remove/Abate
 - Modify with Fire Alarm System
- Hazardous Areas
 - Boiler Size
 - Laundry Area
 - Hazardous Storage
 - Domestic Heaters/Furnace Boilers

Interior Finishes

- Wainscotting
 - Burden of proof
 - Thickness
 - Mounting to wall
 - Examination

Means of Egress/Escape

- Escape Windows
 - Dimensions
 - NFPA / IBC
 - Connecticut
 - Sill Height
 - Burglar bars

Escape Windows

- Chapter 24
- Size
 - History (5.7)
 - Connecticut Interp (3.3)

Escape Windows

- Requirements
- Single exits – Attics / Basements
- Security Grilles
- Basement Apartments
 - Platform to reach sill

Multiple Family

- Storage
 - Remove/Abate
 - 29-306
 - Concepts
 - Rapid Fire
 - Blocks egress
 - Hazardous (relative to what?)
 - Modify with Fire Alarm System
 - Substitute for enclosure
 - Substitute for sprinklers
 - Substitute for clean up

Multiple Family

- Hazardous Areas
 - Boiler Size (400,000 BTU)
 - Laundry Area (>100 ft²)
 - Hazardous Storage (statutes)
 - Domestic Heaters/Furnace Boilers (clearance to combustibles)

Means of Egress/Escape

- Unoccupied spaces
 - Attics
 - Basements
 - Closets

Means of Egress/Escape

- Stairs
 - Guards
 - Handrails
 - Winders

Fire Alarm System

- Modification
- Smoke Alarms
- Sprinklers
 - Furnace Room
 - Number of Heads
 - Density
 - Domestic Water

Appliances

- Ventilation
- Balloon Framing

Fire Alarm System

- Modifications
 - Smoke Alarms
 - Fire Alarms
 - Sprinklers
 - Furnace Room
 - Number of Heads
 - Density
 - Domestic Water

Cumulative Legality

- Single Exits
- Sprinklers
- Escape Windows
- Multiple Modifications
 - Common safeguards
 - Concept approaches
 - Design professionals
- Compliance as an option

Other Agencies

- Health
- Building
- Housing
- Zoning