Multi-Family Occupancies: Tragedy Leads to Success

Marius Laursen, Fire Marshal

Mitchell Fire & EMS
OBJECTIVES
Objectives

• Where We Started
• How We Did It
• Success Story
• Hopes and Dreams
• The Road Ahead
A Tragedy Occurs
NOTICE OF INSPECTION

Dear Property Owner:

Your property(s) have been chosen to be inspected on January 9th, 2016 at 10:00 AM. The Fire Marshal will be conducting building and apartment inspections at your complex on the date and time listed above. He will be inspecting all of the common areas in your building and a random amount of individual apartments to assure all fire safety and rental housing codes are compliant. It is our goal to visit each rental property annually and to inspect all apartments every four years. If you have any questions in regards to your assigned date and time please contact the Fire Marshal at the number or email listed below.

The occupant does not need to be present for these inspections but please assure we have access to all rooms of your apartment. Below is a list of commonly found unit violations that you can review and make any necessary corrections prior to these inspections.

Individual Apartments - Common Violations Found

- Contents, loose sticks, or debris placed on or under combustible surfaces
- Too much storage throughout the apartment or on balcony which creates access and fire hazards
- Hallways, sliding glass doors, bathroom windows or doorways compromised by furniture or storage. (These areas are means of egress and need to be accessible)
- Combustibles stored in a true close to flames, hot water or space heater. (Keep 36” tech separation)
- Items stored in apartment hallways, just outside tenants outside doors such as doormats, shoes, sofas, plants and holiday displays. No items can be stored in these hallways
- Improper items used for ashtrays, recommend using a tall metal (Keep 36” tech separation)
- Deliberately disconnecting or tampering with smoke detectors. (This is against the law and is punishable by a misdemeanor in this type of occupancy)
- Smoke detector batteries needing replacement
- Extension cords used for permanent use. (Replace with protected power strip)
- Electrical hazards - (Outgrown electrical practices, using attached to similar outlets - electrical outlets, broom or mixing electrical switch/heart covers - Split fuses missing bottom - etc. …)
- Items hung or in welding fire sprinkler heads

Office hours are Monday through Friday from 8:00 A.M. to 5:00 P.M. Office phone: 605-995-8400
Email address: mariusl@mitchelldps.com

Sincerely,

Marius Laursen, Fire Marshal

Please note if the above indicated codes are not corrected within thirty (30) days you are in violation per the following code section(s): Section 5-1-7 Multi-Family Rental Units, 2012 International Fire Code. Once corrections are complete you must call 605-995-8400 to confirm.

Date

PROPERTY OWNER / MGMT/TENANT

CITY OF MITCHELL
FIRE MARSHAL
MARIUS LAURSEN - (605) 995-8400

INSPECTION FOR
TIME REQUESTED
DATE
PERMIT
ADDRESS

OWNER / MGMT/TENANT

No Violations Found – Property meets code as required by permit, no correction needed

Violation(s) Found – See Violations listed below

Smoke Detector(s)
Not working/ Malfunctioning / Needs Batteries / Needs to be replaced
(City Code Section 9-1-7 Multi-Family Rental Units)

Storage – Ignition Sources [Clearance]
36” Clearance from all Ignition Sources, hot water heater, furnace etc.
(2012 IFC – 8-5-4 Extension Ignition Sources)

Extension Cords / Multi-Plug Adapters
Not allowed for permanent use, must be removed
(2012 IFC 405.2 Extension Cords, 405.4 Multi-Plug)

Fire Rated Wall / Ceiling or Attic Compromised
Keep 36” tech separation of combustibles inside fire rated wall or attic
(2012 IFC, Section 703.7 Premises Separation)

Missing Electrical Covers
Electrical light Switch Cover, electrical outlet cover missing
(2012 IFC, 405.4 Unapproved conditions)

Emergency Escape & Rescue Opening – Escape Windows
Minimum openable area 32” square feet, clear opening 20”
(2012 IFC, Section 908.7)

Carbon Monoxide Detector(s)
Must be installed within 10’ of all sleeping areas.
(2012 IFC, 908.7 Carbon Monoxide Alarm)

Emergency Escape & Rescue Opening – steps/ladders
Separate escape path from other than ground level (Secondary escape)
(City Code Section 9-1-7 Multi-Family Rental Units)

Electrical Hazards
(PIC 3-2012 Section 405-4 Unapproved Conditions)

Garage Service Door
Doors must not be obstructed
(2012 IFC, 703.2.3 Service Doors)

Premise Identification (Address Numbers)
Visible from street, minimum 4” high, 0.5” wide
(2012 IFC, 102.1 Premise Identification)

Comments:

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How We Did It
IMPACT EVALUATION
MODEL PERFORMANCE IN COMMUNITY RISK REDUCTION
RECOMMENDATIONS
Educate

Educate

Educate