

# Fire Inspector's Guide

## R-Occupancies

### I. EXTINGUISHERS

- A. Portable fire extinguishers shall be installed in Group R-1, R-2, R-2.1, and R-4 occupancies. ....CFC Sec. 906.1
- B. One Class 2-A rated fire extinguisher shall be provided for each 6000 square feet (560 m<sup>2</sup>) of light hazard fuel load or one Class 2-A extinguisher for each 3000 square feet (280 m<sup>2</sup>) of ordinary hazard fuel load. Travel distance shall not exceed 75 feet (25 m). ....T19 Sec. 568
- C. If Class B fuel hazards are present, a Class B rated fire extinguisher shall be provided in accordance with Table 906.3(2) of the CFC. ....T19 Sec. 569
- D. Extinguishers shall be manually inspected at least monthly by the building owner or occupant, or electronically monitored. ....T19 Sec. 574.1
- E. Extinguishers shall be subjected to maintenance annually as described in Title 19 CCR. With exceptions, this type of service does not require internal examination of the extinguisher. ....T19 Sec. 575.1
- F. Fire extinguisher shall not be obstructed or obscured from view. .... T19 Sec. 567

### II. MEANS OF EGRESS

- A. Two exits shall be provided from apartment houses and certain other non-transient R occupancies when the building has more than two stories above grade plane, contains more than 4 dwelling units or when the travel distance in the building exceeds 50 feet (16.4m).  
Exception: In Group R-2 or R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 and the dwelling units are equipped throughout with an automatic sprinkler system. ....CFC Sec. 1021
- B. Two exits shall be provided from hotels and residential care/assisted living facilities when the building has more than one story above grade plane, contains more than 10 occupants, or when travel the distance in the building exceeds 75 feet (25 m). ....CFC Sec. 1021.2
- C. The common path of egress travel shall not exceed 75 feet in R occupancies, except that the common path of egress travel shall be not more than 125 feet in sprinklered R-2 occupancies. ....CFC Sec. 1014.3
- D. Egress doors shall swing in direction of egress travel where serving an occupant load of 50 or more persons. ....CFC Sec. 1008.1.2
- E. Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. ....CFC Sec. 1030.2
- F. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.  
Exception: Dwelling units and sleeping units in R-1, R-2, R-3 and R-4 occupancies. ....CFC Sec. 1006.1

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## R-Occupancies (Continued)

### MEANS OF EGRESS (CONTINUED)

- G. In the event of power supply failure, an emergency electrical system shall automatically illuminate aisles, stairways, corridors and other egress components in areas that require two or more exits. ....CFC Sec. 1006.3
- H. Exit signs shall be provided where two or more exits are required from a room or area. ....CFC Sec 1011.1
- I. Exit signs shall be internally or externally illuminated at all times; signs shall be connected to an emergency power system that provides illumination for not less than 90 minutes in case of primary power loss. ....CFC Sec 1011.5.3
- J. Emergency escape and rescue openings which open directly into a public way, or to a yard or court that opens to a public way, shall be provided for sleeping rooms below the fourth story, including basements.  
Exception: Group R-1 and R-2 of Type I, IIA, IIIA, IV construction and equipped with an automatic fire sprinkler system. ....CFC Sec. 1029.1
- K. Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. ....CFC Sec. 1008.1.8
- L. Delay egress locks are permitted to be installed, provided the locks comply with all provisions of Section 1008.1.8.6 of the California Fire Code. ....CFC Sec. 1008.1.9.7
- M. Doors from individual dwelling units and guest rooms of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool. ....CFC Sec. 1008.1.8.3
- N. Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions to full instant use in the case of fire or other emergency when the areas serviced are occupied. ....CFC Sec. 1030.1
- O. Required corridors shall not be less than 44 inches (1118 mm) in width for required occupant capacity of 50 or more, and 36 inches (914 mm) for a required occupant capacity of less than 50.....CFC Sec. 1017.2
- P. Corridors shall have a fire resistance rating of one hour (exception: single family dwellings) .....CFC Sec. 1017.1

### III. HOUSEKEEPING

- A. Storage of combustible materials in buildings shall be orderly, with storage separated from heating devices by distance or shielding so that ignition cannot occur.....CFC Sec. 315.2
- B. Combustible waste containers larger than 40 gallons (0.15 m<sup>3</sup>) shall be constructed of noncombustible material or approved combustible material and provided with a lid. ....CFC Sec. 304.3.2

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## R-Occupancies (Continued)

### HOUSEKEEPING (CONTINUED)

- C. With exceptions, combustible waste containers larger than 1.5 cubic yards (1.15 m<sup>3</sup>) shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines. ....CFC Sec. 304.3.3
- D. Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container; contents shall be disposed of daily.....T19 Sec. 319(c)
- E. Combustible material shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms.....CFC Sec. 315.2.3
- F. Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or a minimum of 18 inches (45 mm) below sprinkler deflectors in sprinklered areas of buildings. ....CFC Sec. 315.2.1
- G. An operational permit is required for the storage, handling or use of more than 5 gallons (19 L) of flammable liquid indoors or 10 gallons (38 L) of flammable liquid outdoors. ....CFC Sec. 105.6.16
- H. An operations permit is required for storage, handling or use of more than 25 gallons (95 L) of combustible liquid indoors or 60 gallons (227 L) of combustible liquid outdoors. ....CFC Sec. 105.6.16

### IV. ELECTRICAL

- A. Temporary wiring is allowed for a period not to exceed 90 days; such wiring is allowed for longer periods for construction, remodeling or repair of buildings or equipment. ....CFC Sec. 605.9
- B. Extension cords and flexible cords shall not be used as a substitute for permanent wiring. ....CFC Sec. 605.5
- C. Multiplug adaptors, such as cube adaptors, unfused plug strips or other such devices not complying with the California Electrical Code shall be prohibited.....CFC Sec. 605.4
- D. Relocatable power taps shall be permitted if of the grounded type, equipped with overcurrent protection and listed in accordance with UL 1363.....CFC Sec. 605.4.1
- E. Appliance cords and extension cords shall be maintained in good condition without splices, deterioration or damage.....CFC Sec. 605.5.3
- F. Power taps and extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor subject to physical impact. ....CFC Sec. 605.4.3
- G. A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Storage is prohibited within this designated working space.....CFC Sec. 605.3

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## R-Occupancies (Continued)

### V. MISCELLANEOUS

- A. All drapes, hangings, curtains and other decorative material, including Christmas trees that would tend to increase the fire and panic hazard shall be made from a nonflammable material or shall be treated and maintained in a flame retardant condition with a flame-retardant solution approved by the State Fire Marshal.....T19 Sec. 3.08
- B. A manual fire alarm system shall be installed in Group R-1 occupancies.  
Exception:
  - 1. Buildings, not over two stories in height, with certain construction requirements
  - 2. Buildings equipped throughout with an approved sprinkler system, and provided with at least one manual fire alarm box. ....CFC Sec. 907.2.8.1
- C. An automatic fire alarm system shall be installed throughout all interior corridors serving sleeping units in R-1 occupancies.  
Exception: buildings with no interior corridors servings sleeping units, and where each sleeping unit has a means of egress door opening directly to an exterior exit access.  
.....CFC Sec. 907.2.8.2
- D. A manual and automatic fire alarm system shall be installed Group R-2.1 occupancies.  
Exception: Buildings housing non-ambulatory clients on the first story only and which are protected throughout by the following:
  - 1. An approved and supervised automatic sprinkler system which upon activation will initiate the fire alarm system.
  - 2. A manual fire alarm system.
  - 3. Smoke alarms are installed. ....CFC Sec. 907.2.9.3
- E. Single station or multiple-station smoke alarms shall be installed and maintained in Groups R-1, R-2, R-3 and R-4 occupancies in sleeping areas, in every room in the path of the means of egress from the sleeping area, and on each story within the building. ....CFC Sec. 907.2.10.1
- F. Fire alarm systems shall be tested and maintained in working condition in accordance with Chapter 10 of NFPA 72. ....CFC Sec. 907.9
- G. Fire sprinkler and standpipe systems shall be inspected, tested and maintained in accordance with Chapter 5 of Title 19. ....T19 Sec. 904
- H. An operational permit is required for the storage, handling or use of more than 5 gallons (19 L) of flammable liquids indoor or 10 gallons (38 L) of flammable liquids outdoor.  
.....CFC Sec.105.6.16
- J. An approved fire apparatus access road not less than 20 feet (6.6 m) wide shall be provided for access to within 150 feet (49 m) of all portions of the building. ....CFC Sec. 503.1.1
- K. Fire access roads shall not be obstructed in any manner, including the parking of vehicles.  
.....CFC Sec. 503.4

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## R-Occupancies (Continued)

### MISCELLANEOUS (CONTINUED)

- L. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. ....CFC Sec. 507.5.4
- M. New and existing buildings shall have approved address numbers placed in a position to be plainly legible from the street or road fronting the property. ....CFC Sec. 505.1
- N. Material Safety Data Sheets for all hazardous materials shall be either readily available on the premises as a paper copy, or where approved, shall be permitted to be readily retrievable through electronic access. ....CFC Sec. 407.2
- O. Exterior doors and their function cannot be eliminated without approval. If approved, and door retains the appearance as functional, door shall be posted on the exterior "THIS DOOR BLOCKED". ....CFC Sec. 504.2