

# FIRE INSPECTIONS FOR MULTI-FAMILY RESIDENTIAL OCCUPANCIES

MOLLY FOLEY

# WHO DO WE INSPECT?

- 790 OCCUPANCIES
- 231 ARE MULTI-FAMILY
- MULTI-FAMILY = 3 OR MORE UNITS
- WHAT ABOUT 1 & 2 FAMILY HOMES?

# WHAT GIVES US THE RIGHT TO INSPECT?

- NATIONAL FIRE PROTECTION AGENCY (NFPA 1) 1.7.6.1 – THE AHJ (AUTHORITY HAVING JURISDICTION SHALL BE AUTHORIZED TO INSPECT, AT ALL REASONABLE TIMES, ANY BUILDING OR PREMISES FOR DANGEROUS OR HAZARDOUS CONDITIONS OR MATERIALS AS SET FORTH IN THIS CODE.
- CITY ORDINANCE CHAPTER 8.20.010 – ADOPTS STATE ADMINISTRATIVE CODE

## WHERE DO WE INSPECT?

- EXTERIOR OF BUILDING
- COMMON AREAS SUCH AS HALLWAYS, BASEMENTS  
MECHANICAL ROOMS, STORAGE AREAS.
- INDIVIDUAL DWELLING UNITS ARE NOT INSPECTED BY THE  
FIRE DEPARTMENT.

## WHEN DO WE INSPECT?

- ANNUALLY AND FOLLOW-UP
- CITY ORDINANCE 8.20.080 - ...CONDUCTED AT LEAST ONCE PER CALENDAR YEAR OR MORE OFTEN AS IS ORDERED BY THE FIRE CHIEF, PROVIDED, HOWEVER, THAT THE INTERVAL BETWEEN EACH SUCH INSPECTION SHALL NOT EXCEED 15 MONTHS.

## WHY DO WE INSPECT?

- LIFE SAFETY
- PROPERTY PRESERVATION
- REACTIVE – DEATH, INJURY OR MAJOR LOSS
- INSURANCE SERVICES OFFICE (ISO) RATING
- THINGS CHANGE

# HOW DO WE INSPECT?

- PREP
- CONTACT TO SET UP AN APPOINTMENT OR GET PERMISSION
- CHECK PAST RECORDS FOR OUTSTANDING VIOLATIONS
- THE ANATOMY OF A FIRE INSPECTION:

Notes: 4 units

Location Mailing Information:  
Greenbriar Association



4

**Building Information:** [\[Edit Building\]](#)

Structure Type: Enclosed building  
 Building Status: In normal use  
 Mix Use Property:  
 Property Use: Multifamily dwelling  
 Stories Above Grade: 2  
 Stories Below Grade: 1  
 Main Floor Total Square Feet: 4500  
 Key Box: front door - west side  
 Fire Alarm Panel: none  
 FDC: none  
 PIV: none  
 Standpipe: none  
 Gas Shut Off: East side/ only one Unit #4  
 Electrical Box: East side entryway  
 Roof Access: none  
 Sprinkler Riser: none  
 Fire Alarm Annunciator Panel: none

**Automatic Extinguishing System:**

Presence: None Present  
 Automatic Extinguishing System:

**Detection Information:**

Presence: Present  
 Power Supply: Battery only  
 Detection Type: + Smoke (1) Location: common hallways

**Building Notes:**  
 This building has 4 units Individually owned. 2 upstairs, 2 downstairs with a common hallway and crawlspace under the whole building.

**Preplan Description**

**Special Instructions**

**Additional Building Information**

Category	Type	Location	Description
No Additional Building Information Has Been Added			

**Location Contacts: 1** [\[Edit Contact Order\]](#) [\[Add Location Contact\]](#)

Contact Order	Name	Position	Business Owner	Building Owner	Work Phone	Cell Phone
1	Weberg, Jason	Association President				

**Previous Fire Incidents: 0**

**Location Inspections: 8** [\[Add Inspection\]](#)

Inspection Type	Occupancy Name	Inspector	Scheduled	Completed	Passed	Open/Total Violations
City Annual Fire Prevention Inspection - 20	Greenbriar Association - 216	Foley, Molly	04/27/2018	04/27/2018	Yes	0 / 0
Returned Inspection Letter - Violations Corrected - 0	Greenbriar Association - 216	Foley, Molly	01/02/2018	01/02/2018	No	1 / 1
City Annual Fire Prevention Inspection - 20	Greenbriar Association - 216	Foley, Molly	12/10/2017	12/10/2017	Yes	1 / 1
City Annual Fire Prevention Inspection - 20	Greenbriar Association - 216	Foley, Molly	10/09/2016	10/09/2016	Yes	0 / 0

**Maintenance** [\[Edit Maintenance\]](#)

Last Inspected Date	Description	Inspection Range
	Sprinkler System: Fire Alarm System: Kitchen Hood Suppression: Kitchen Hood: Extinguishers: Other Suppression: Fire Pumps:	none battery operated 10 year detectors 2018 none none 10/01/2017 12 Months

[\[Populate this Occupant's maintenance information from their Location's \(Greenbriar Association\) maintenance information\]](#)

**Tasks** [\[Add Task\]](#)

No task records returned...

**Occupant Information:** [\[Edit Occupant\]](#)

Address: 216 S Winter ST FEIN: 4  
 Parcel Number: Occupancy Start Date: 01/01/1980  
 City/State/Zip: River Falls, WI 54022 Occupancy End Date:  
 Longitude/Latitude: -92.634909200 - 44.857566500 Notes:  
 Phone: Property Tax ID: 47-276-01072-0630  
 Organization: Priority Facility: No  
 Building Class Code:

**Occupant Mailing Information:**

Address: Parcel Number:  
 City/State/Zip:

**Occupancy Load:** [\[Add Occupancy Load\]](#)

No occupancy load records returned...

**Occupant Contacts: 1** [\[Add Contact\]](#)

Contact Order	Name	Position	Business Owner	Building Owner	Work Phone	Cell Phone
1	Weberg, Jason	Association President				

**Occupant Inspections: 6** [\[Add Inspection\]](#)

Inspection Type	Inspector	Scheduled	Completed	Open/Total Violations	Inspection Passed
City Annual Fire Prevention Inspection - 20	Foley, Molly	04/27/2018	04/27/2018	0 / 0	Yes
Returned Inspection Letter - Violations Corrected - 0	Foley, Molly	01/02/2018	01/02/2018	1 / 1	No
City Annual Fire Prevention Inspection - 20	Foley, Molly	12/10/2017	12/10/2017	1 / 1	Yes
City Annual Fire Prevention Inspection - 20	Foley, Molly	10/09/2016	10/09/2016	0 / 0	Yes
City Annual Fire Prevention Inspection - 20	Foley, Molly	08/15/2013	08/15/2013	0 / 0	Yes
Annual - Fire Prevention Inspection	Foley, Molly	08/20/2012	08/20/2012	0 / 0	Yes

**Maintenance** [\[Edit Maintenance\]](#)

Last Inspected Date	Description	Inspection Range
	Sprinkler System: Fire Alarm System: Kitchen Hood Suppression: Kitchen Hood: Extinguishers: Other Suppression: Fire Pumps:	none battery operated 10 year detectors 2018 none none 10/01/2017 12 Months

[\[Populate this Occupant's maintenance information from their Location's \(Greenbriar Association\) maintenance information\]](#)

**Tasks** [\[Add Task\]](#)

No task records returned...

IS THE ADDRESS VISIBLE?



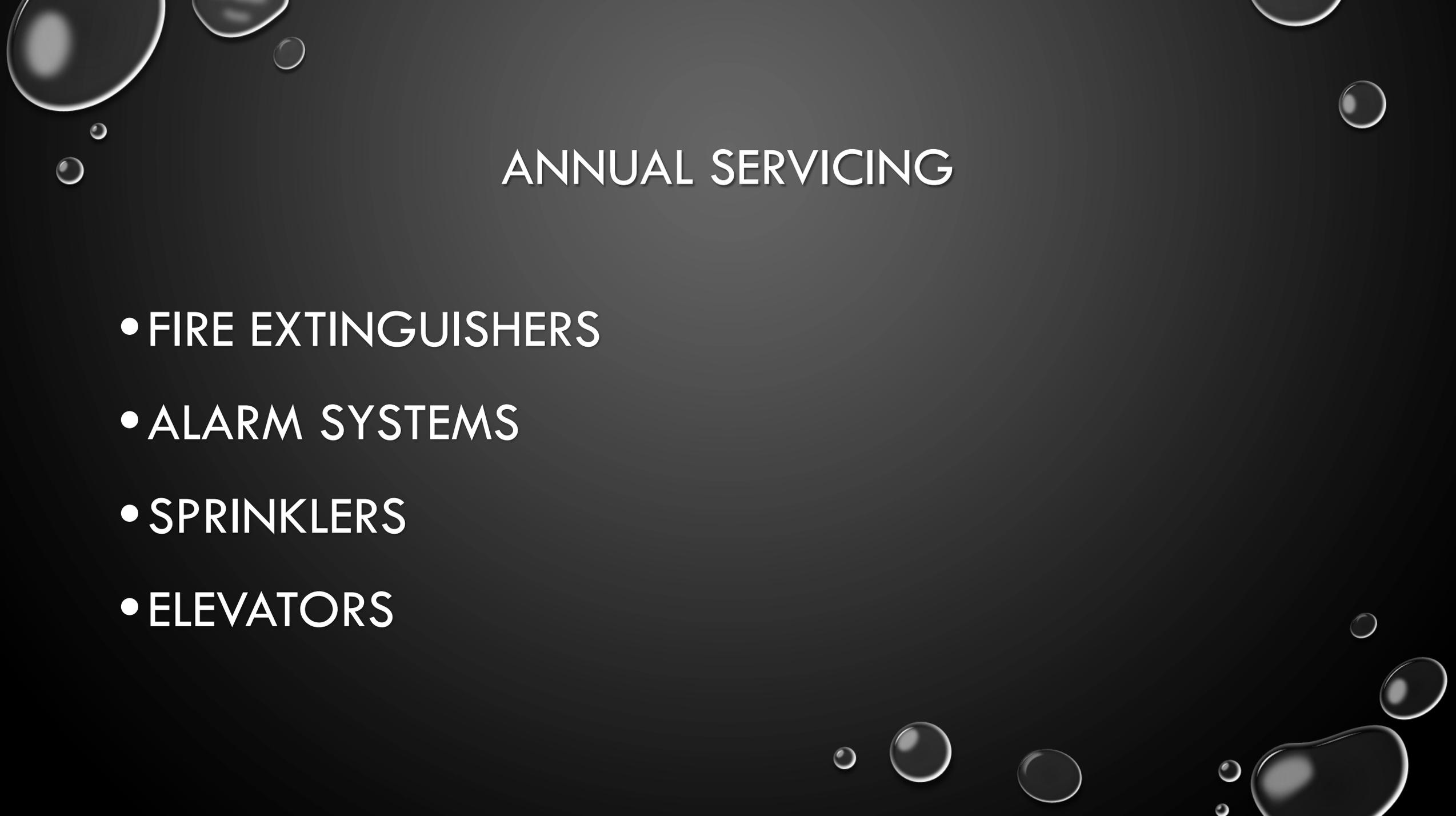


IS THE ADDRESS  
VISIBLE?



# IS THERE A LOCKBOX?

- CITY ORDINANCE 8.20.060
  - ONE MASTER KEY OR OTHER DEVICE TO ALLOW ACCESS TO ALL AREAS.
  - THREE DAYS TO PROVIDE NEW MASTER KEY IF LOCKS ARE CHANGED
  - DURING REGULAR FIRE INSPECTIONS THE KEY OR OTHER DEVICE STORED IN A KEY BOX MAY BE ACCESSED TO ENSURE ACCESS TO ALL AREAS OF A STRUCTURE.



# ANNUAL SERVICING

- FIRE EXTINGUISHERS
- ALARM SYSTEMS
- SPRINKLERS
- ELEVATORS

# FIRE EXTINGUISHERS

APRIL	<b>INSPECTION RECORD</b> <b>INVALID ONE YEAR FROM MONTH AND YEAR PUNCHED</b>	WATER PRES.		
MAY		FOAM/AFFF		
JUNE		SODA ACID		
JULY		SERIAL NO.	ABC DRY CHEMICAL	
AUG.		LICENSE NO.	WATER CART.	
SEPT.		SERVICED BY	PUMP/ SUPER KEM	
OCT.		<b>FIRE EXTINGUISHER SALES SURVEY SERVICE</b>	LOADED STREAM	
NOV.			STAND. DRY CHEMICAL	
DEC.			PURPLE K	
1985			SYSTEM	
1986				
1987				
1988				
1989				
1990				

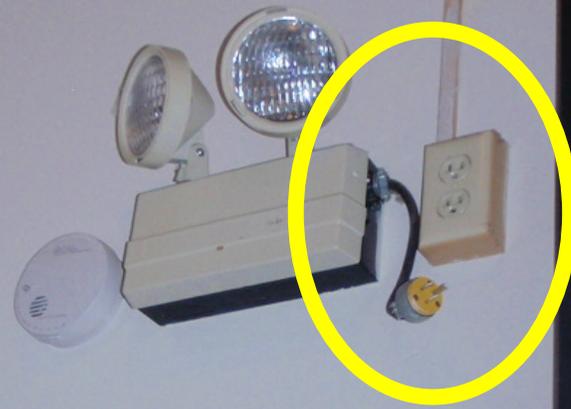
# SPRINKLERS



# EXIT AND EMERGENCY LIGHTS



# EXIT AND EMERGENCY LIGHTS





# PATH OF EGRESS



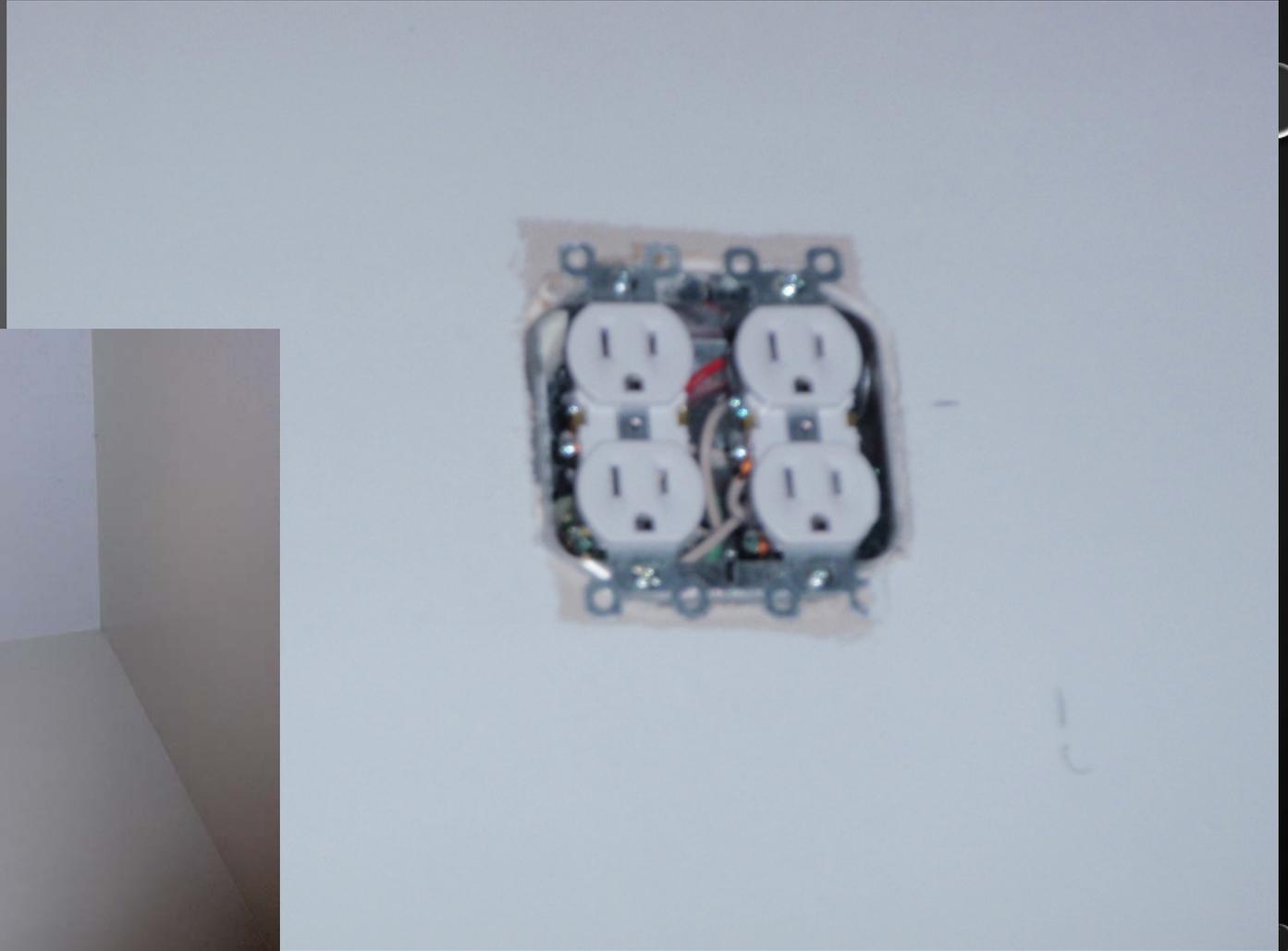
PATH OF  
EGRESS



# PATH OF EGRESS



# SMOKE OR FIRE BARRIER



**FIRE OR  
SMOKE  
BARRIER**



## GRILLS & FIRE PITS

- CITY ORDINANCE 8.20.040 OUTDOOR COOKING APPARATUS AND OPEN FIRES USED FOR COOKING ARE ALLOWED. THESE ARE, HOWEVER, LIMITED TO CHARCOAL AND GAS GRILLS, FREESTANDING FIREPLACES (CLAY OR METAL) OR FIRE PITS. USE OF OUTDOOR COOKING APPARATUSES ON MULTI-RESIDENTIAL DWELLING DECKS IS PROHIBITED.

GRILLS  
& FIRE  
PITS



# GRILLS & FIRE PITS



# GRILLS & FIRE PITS



# GRILLS & FIRE PITS



# DRYER VENTS AND VENTING



DRYER  
VENTS AND  
VENTING



DRYER  
VENTS  
AND  
VENTING



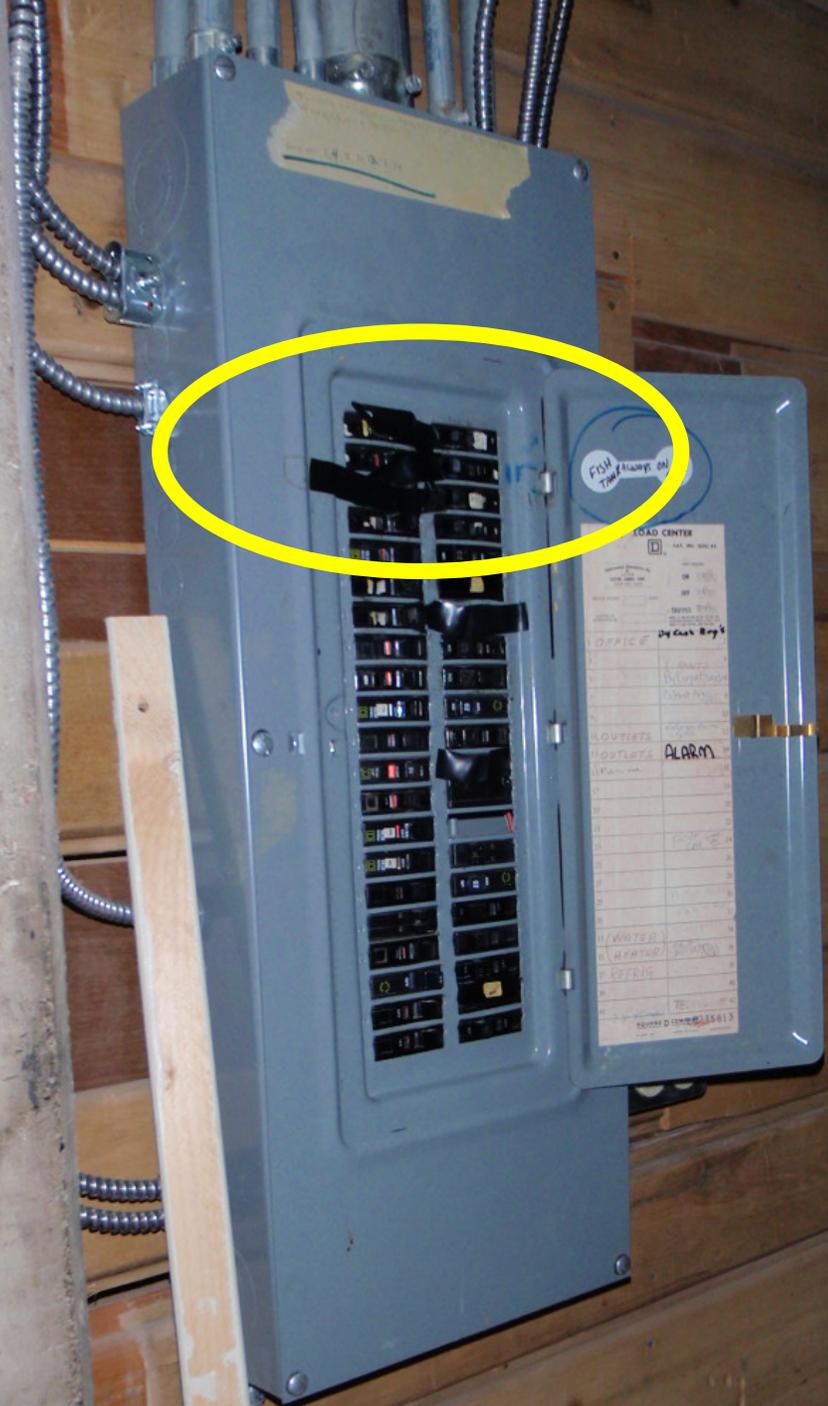
EXTENSION  
CORDS OR  
MULTI-PLUGS



EXTENSION  
CORDS OR  
MULTI-PLUGS



# ELECTRICAL



CANDLES



# FIRE DOORS

PLEASE  
KEEP  
THIS  
DOOR  
CLOSED

FOR THE SECURITY  
OF ALL, PLEASE  
CLOSE THIS DOOR



# DUMPSTERS



PROTECTION  
OF UTILITIES  
HYDRANTS,  
GAS OR  
ELECTRIC  
METERS



# MECHANICAL ROOMS





# FIRE HYDRANTS



# SMOKING





## OTHER HAZARDS



RECAP:  
SET UP INSPECTION  
COMPLETE  
SEND REPORT  
YOU CORRECT  
RETURN LETTER

## Correction Reply

This communication is in response to a request for further information from the River Falls Fire Department. The intent of these orders is to 1) Confirm the information 2) make you as the owner aware of the problem and 3) to start enforcement action to achieve compliance with Wisconsin Administrative Code(s). This correspondence and order then serves as formal notice that the above listed property in the City of River Falls is in violation of Safety & Professional Services 314/NFPA 1. Even though a compliance date has been issued for the noted violations this does not relieve the owner of the responsibility for any fire damage, injuries, deaths, third party lawsuits etc. which these code violations might cause. Oversights and omissions not cited do not constitute code compliance. If you are unable to come to compliance for any reason a written request is required stating the reason for the extension and exact time frame the violations are to be corrected. This request does not guarantee that an extension shall be granted.

**\*\*Please check the appropriate box and return before the compliance date\*\***

All violations have been corrected

An extension to the compliance date is requested until \_\_\_\_\_

Reason: \_\_\_\_\_  
\_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Phone #: \_\_\_\_\_

### Mail or Fax to:

River Falls Fire Department  
Attn: Fire Inspector McLagan  
115 N 2nd Street  
River Falls, WI 54022  
mmclagan@rfcity.org  
Cell (715) 338-4621 Fax (715) 425-0916

## Fire Prevention Checklist for Multi-family Occupancies

- Visible address numbers on building
- Lockbox – updated keys
- Monthly maintenance
  - Extinguishers **Last serviced:** \_\_\_\_\_
  - Alarms **Last serviced:** \_\_\_\_\_
  - Sprinklers **Last serviced:** \_\_\_\_\_
  - Elevators **Last serviced:** \_\_\_\_\_
  - Exit lights
  - Emergency lights
  - Paths of Egress
- Annual servicing
  - Extinguishers
  - Alarms
  - Sprinklers
  - Elevators
  - Dryer vents cleaned
- Exit lights and Emergency lights
- Path of egress not obstructed
- Smoke and fire barriers intact.
- Grills & Fire Pits – Not on decks. At least 10' away from building.
- Dryer vents and venting – kinks, holes, lint.
- Extension cords – temporary use only
- Electrical – frayed wires, open circuits, wires through walls, broken switch/outlet, exposed wires
- Candles – no open flames
- Fire Doors – do not block or wedge open. Doors should open easily.
- Mechanical rooms – no storage. Door closed.
- Vegetation – remove from areas of egress and near services (gas, electric)
- Dumpsters or garbage cans – not stored near building.
- Fire hydrant – keep clear of snow and growth.
- Smoking allowed? Need proper container.
- General housekeeping.
- Other hazards

Basic checklist to be  
used by the property  
owner.

This is NOT all  
inclusive.