

High Rise Facility Maintenance Inspection Guideline

Construction (Section 1)

- * Building construction type and fire-resistive rating conforms throughout and is maintained in good repair.
- * Fire proofing of structural members is maintained.
- * Proper interior and ceiling finish rating is provided.
- * Fire doors are of proper rating and operate satisfactorily.
- * Vertical shaft enclosures are in good repair and fire assemblies at openings are properly maintained.

EXITS (Section 2)

- * Proper corridor construction and opening protection are provided and maintained, Dead-end corridors do not exceed 20 feet.
- * There is access to at least 2 separate means of egress from each floor.
- * All means of egress are clear, unobstructed, and free of storage. Exit ways and exit signs are properly illuminated and maintained.
- * Corridors are not used as part of the air distribution system.

MECHANICAL & ELECTRICAL (Section 3)

- * Fire dampers, smoke detectors and similar devices are adequate, properly maintained and tested.
- * All heating, cooling and ventilation equipment is maintained satisfactorily. There are no visible defects.
- * Ventilation for the removal of products of combustion from the building is provided and properly and properly maintained.
- * Building air circulation systems (when provided) are equipped with override switches in acceptable location to allow for manual control.
- * Electrical wiring, fixtures, and appliances are properly installed and operate in a safe manner.

HOUSEKEEPING (Section 4)

- * Kitchen range hoods, vents, fans, ducts, and filters are maintained in proper condition and free of grease.
- * All areas are free of unusual amounts of storage.

FIRE EXTINGUISHING EQUIPMENT (Section 5)

- * All first-aid fire fighting equipment is properly located and maintained.
- * All fire extinguishing system are properly maintained and serviced.
- * Water supply controls are locked and/or supervised and unobstructed.
- * Sprinklers are unobstructed and free of paint and/or corrosion.
- * Building alterations have not obstructed sprinklers or created unprotected spaces.

FIRE ALARM & WARNING SYSTEM (Section 6)

- * Fire alarm/warning systems are maintained in an operable condition and tested not less than on a quarterly basis.
- * Manual activation stations are properly located, readily visible and unobstructed.

- * Occupant voice notification system, when required, is maintained and tested periodically.
- * Fire Department communication system is maintained and tested periodically.
- * An acceptable method is provided for notifying the fire department of a fire or other emergency. The method is maintained in operable condition and tested periodically.

MISCELLANEOUS (Section 7)

- * Sensing devices at elevators are maintained and tested.
- * Elevator lobbies are separated from the corridor and the remainder of the building.
- * Elevators are equipped with fire department recall.
- * An emergency pre-fire plan has been established, is acceptable to the fire department and is posted in appropriate places.
- * High-rise Buildings which used primarily for living, apartments, condominiums, ect. see additional **R-1** Requirements