

Common Violations in Apartment Occupancies

The following are a few of the most common violations to the Connecticut Fire Safety Code that are found in apartment occupancies. As a property owner or manager, you should be aware of these conditions when you come upon them and correct them as soon as possible in the interest of life safety for your residents. If you should have any questions relating to these violations please call your local Fire Marshal's Office. An inspector will be glad to help with your pro-active approach to resolving these problems ahead of time, rather than after a periodic inspection.

Fire Prevention and Life Safety is Everyone's responsibility.

- ✓ Smoke alarms shall be installed in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. *Follow the manufacturer's installation specifications for proper locations.*
- ✓ Smoke alarms older than ten years must be replaced.
- ✓ Poor record keeping of inspection, testing and maintenance of smoke alarms and other fire protection systems.
- ✓ The means of egress shall be continuously maintained free of all obstructions. This includes furnishings, decorations or other objects. (Including snow and ice)
- ✓ Doors that open onto exit access corridors need to meet a fire resistance rating, be self closing and self latching. They should not be secured in an open position.
- ✓ The means of egress shall be continuously illuminated. Automatic, motion sensor type lighting switches may be used providing certain specifications are met.
- ✓ Emergency lights and illuminated exit signs, if required, must be operational and properly maintained, and tested regularly.
- ✓ Hazardous areas (Furnace rooms, Laundry rooms, Storage areas) shall be protected by a one hour fire resistance separation. Holes in ceilings and walls must be properly repaired.
- ✓ Plastic dryer vent piping should be replaced with metal duct. Piping and dryer units should be cleaned regularly.
- ✓ No gas fired or charcoal grill or other similar device shall be used on balconies or under overhangs.
- ✓ Emergency Instructions shall be provided annually to each dwelling unit.

Please note that the corrections of certain violations may require proper permits and approval from the Building Official or the Code Enforcement Office prior to any construction. In addition, plans for work to be done shall be submitted to this office prior to the commencement of any construction. The prior approval of all plans would avoid unnecessary expense that could result from non-compliant changes.