

*Conducting Fire  
Inspections on  
Existing Structures*

# COURSE OVERVIEW

- Introductions
- Administration
- Adopted Legislation
- Operational Permits
- Inspections and Right of Entry
- Notice of Violation
- Common Problems
- Q&A

# JAMES LUCAS, Certified Code Official, Limerick Township

- 10 Years Department of Navy (NavAir Division)
  - Firefighter/EMT
  - Inspector
- 21 Years West Bradford Township, Chester County
  - Director of Code Enforcement
  - Deputy Emergency Management Coordinator
  - Fire Marshal
- 1 Year Limerick Township, Montgomery County
  - Certified Code Official

# **WILLIAM J. YEAGLEY**, Fire Code Official, Lower Allen Twp.

- **10 Years - City of Lebanon**
  - Property Maintenance/Housing Inspector
  - Assistant Zoning Officer
- **10 Years – North Cornwall Township**
  - Assistant Township Manager
  - Property maintenance/Housing Inspector
  - Zoning Officer
  - Fire Inspector
  - EMA Coordinator
- **11 Years – Lower Allen Township**
  - Fire Code Official
  - Assistant Zoning Officer



WHO ARE YOU AND  
WHY ARE YOU HEAR??

# QUICK POLL

Who has adopted the entire fire code?

Why did you adopt the fire code?

Who's doing the enforcement?

Have you combined enforcement with the IPMC?

Anyone combining with any other ordinances?

# SCOPE

- 101.2 Scope. This code establishes regulations affecting or relating to structures, processes, premises and safeguards regarding:
  - The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices;
  - Conditions hazardous to life, property or public welfare in the occupancy of structures or premises;
  - Fire hazards in the structure or on the premises from occupancy or operation;
  - Matters related to the construction, extension, repair, alteration or removal of fire suppression or alarm systems; and
  - Conditions affecting the safety of fire fighters and emergency responders during emergency operations.

# ADMINISTRATION

- 102.2 Administrative, operational and maintenance provisions. The administrative, operational and maintenance provisions of this code shall apply to:
  - Conditions and operations arising after the adoption of this code.
  - Existing conditions and operations.

# ADMINISTRATION

- The adoption of the entire fire code has no bearing on the Pa UCC. The IBC references certain sections of the Fire Code.
- Adopting the Fire Code is for existing structures and uses.
- Pa UCC stops after the C/O is issued.

# Section 105 - Permits

- 105.1.1 Permits required.

Permits required by this code shall be obtained from the fire code official. Permit fees, if any, shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official.

- 105.1.2 Types of permits. There shall be two types of permits as follows:

- Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Section 105.6 for either:

- 1.1. A prescribed period.
- 1.2. Until renewed or revoked.

- Construction permit. A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Section 105.7. – DOES NOT APPLY – Pa UCC Permit required!!!

# 105.6 Required Operational Permits

- 105.6.1 – Aerosol Products
- 105.6.2 – Amusement Buildings
- 105.6.3 – Aviation Facilities
- 105.6.4 – Carnivals & Fairs
- 105.6.5 – Cellulose Nitrate Films
- 105.6.6 – Combustible Dust-Producing Operations
- 105.6.7 – Combustible Fibers
- 105.6.8 – Compressed Gasses
- 105.6.9 – Covered Mall Buildings
- 105.6.10 – Cryogenic Fluids
- 105.6.11 – Cutting & Welding
- 105.6.12 – Dry Cleaning Plants
- 105.6.13 – Exhibits & Trade Shows
- 105.6.14 – Explosives

## 105.6 Required Operational Permits - Continued

- 105.6.15 – Fire Hydrants & Valves
- 105.6.16 – Flammable & Combustible Liquids
- 105.6.17 – Floor Finishing
- 105.6.18 – Fruit & Crop Ripening
- 105.6.19 – Fumigation & Thermal Insecticidal Fogging
- 105.6.20 – Hazardous Materials
- 105.6.21 – HPM Facilities
- 105.6.22 – High-Piled Storage
- 105.6.23 – Hot Work Operations
- 105.6.24 – Industrial Ovens
- 105.6.25 – Lumber Yards & Woodworking Plants
- 105.6.26 – Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings
- 105.6.27 – LP-Gas
- 105.6.28 – Magnesium



# 105.6 Required Operational Permits - Continued

- 105.6.29 – Miscellaneous Combustible Storage
- 105.6.30 – Open Burning
- 105.6.31 – Open Flames & Torches
- 105.6.32 – Open Flames & Candles
- 105.6.33 – Organic Coatings
- 105.6.34 – Places of Assembly
- 105.6.35 – Private Fire Hydrants
- 105.6.36 – Pyrotechnic Special Effects Material
- 105.6.37 – Pyroxylin Plastics
- 105.6.38 – Refrigeration Equipment
- 105.6.39 – Repair Garages & Motor Fuel Dispensing Facilities
- 105.6.40 – Rooftop Heliports
- 105.6.41 – Spraying or Dipping
- 105.6.42 – Storage of Scrap Tires & Tire Byproducts
- 105.6.43 – Temporary Membrane Structures & Tents
- 105.6.44 – Suppression and/or Detection Systems

# Section 106 Inspections

- **106.1 Inspection authority** The fire code official is authorized to enter and examine any building, structure, marine vessel, vehicle or premises in accordance with Section 104.3 for the purpose of enforcing this code.
- **106.2 Inspections.** The fire code official is authorized to conduct such inspections as are deemed necessary to determine the extent of compliance with the provisions of this code and to approve reports of inspection by approved agencies or individuals.
  - All reports of such inspections shall be prepared and submitted in writing for review and approval.
  - Inspection reports shall be certified by a responsible officer of such approved agency or by the responsible individual.
  - The fire code official is authorized to engage such expert opinion as deemed necessary to report upon unusual, detailed or complex technical issues subject to the approval of the governing body.

# Self Inspections

Do they work?

Who is using this system??

# Code Enforcement Inspections VS. Fire Prevention Inspections/Pre- Fire Survey

What's the difference?

Who is responsible for the inspections?

# Annual Inspections

## Things to think about

- How are they scheduled?
- Who does the scheduling?
- Allowable time to schedule inspection after letter is sent?
- What equipment will be needed?

## Questions you may asked

- How long will this take?
- What paperwork should they have ready for us?
- What happens if I fail to have the inspection completed?
- What happens if I have violations?



## *Department of Community Development*

September XX, 2015

Any Business  
2222 Any Street  
Camp Hill, Pa 17011

R.E.: Fire Prevention Inspection Notice

Dear Business Owner,

Our records indicate that your facility/business is due for an Annual Fire Prevention Inspection. If possible, we would like to schedule the inspection by \_\_\_\_\_.

This inspection is required by the Township Fire Code each year.

To schedule this very important inspection, please contact William J. Yeagley 717.975.7575 ext. 1107 or [wyegley@latwp.org](mailto:wyegley@latwp.org).

Please have the following applicable items available for review at the time of inspection:

- Maintenance, Testing and Inspection Records for Fire Sprinkler and Standpipe Systems
- Maintenance, Testing and Inspection Records for Fire Pumps
- Maintenance, Testing and Inspection Records for Exit Signs and Emergency Lighting
- Monthly Evacuation and/or Fire Drill Records
- Maintenance, Testing and Inspection Records for Kitchen Hood System
- Maintenance, Testing and Inspection Records for Fire Extinguishers
- Information and SDS Sheets for all Hazardous Materials

Please feel free to contact us if you have any questions regarding our Fire Prevention Inspection Program, or you need additional information.

Yours in fire safety,

A handwritten signature in black ink, appearing to read 'W. Yeagley', is written over a white rectangular background.

William J. Yeagley  
Fire Inspector



September XX, 2015

ABC 123  
Anytown Street  
Camp Hill, Pa 17011

R.E.: 1234 Anytown Street, Camp Hill Pa 17011, Lower Allen Township

Dear Property/Business Owner,

Annual Fire Safety Inspections and pre-fire planning activities have become accepted as standard practices in the United States as a cost effective and proactive manner to reduce fire related threats and hazards.

Lower Allen Township conducts Annual Fire Safety Inspections of business, commercial, industrial and multi-family residential properties. The main goal of the fire inspection program is to promote and encourage a community safe from fire. During these inspections, items such as construction, occupancy, built-in and portable fire protection equipment, and other fire safety related issues are all reviewed. Your Annual Fire Safety Inspection, which is required by Codified Ordinance Chapter 70, "Building Construction and Safety Standards" and Chapter 103, "Fire Prevention", is also one of the lowest-cost resources available to protect your property and the health and lives of your employees and those who visit your business or occupy your premises.

Our records indicate that the above referenced property has not received an Annual Fire Prevention Inspection for some time. Please contact the Lower Allen Township Community Development Department with 10 days from receipt of this legal notice to schedule your required inspection.

Failure to comply with the above request may result in legal action being taken to insure compliance. Associated fines may be as high as \$1,000.00 per day.

Respectfully,

A handwritten signature in black ink, appearing to read 'W. Yeagley', is placed above the printed name of the Codes Inspector.

William J. Yeagley  
Codes Inspector

# Notice of Violations

- 109.2 Notice of Violation
  - 109.2.1 Service
  - 109.2.2 Compliance with orders and notices
  - 109.2.3 Prosecution of violations
- 108 Board of Appeals



# Field Correction Notice

***Lower Allen Township***

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

***2233 Gettysburg Road***

***Camp Hill, Pa 17011***

***Fire Code Inspection Field Correction Notice***

**Please correct the following violations within the stated time frames. Please contact the Township at 717.975.7575 when all items are corrected.**

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**Address:** \_\_\_\_\_ **Inspector:** \_\_\_\_\_

Lower Allen Township  
Department of Community Development  
2233 Gettysburg Road  
Camp Hill, PA 17011  
(717) 975-7575 ext.1107

Fire Prevention Incident Report

Tue Sep 15, 2015

Camp Hill, PA 17011

An inspection of your facility on Wed Dec 12, 2012 revealed the violations listed below.

ORDER TO COMPLY: Since these conditions are contrary to Township Fire Code, you must correct them upon receipt of this notice. An inspection to determine compliance with this Notice must be conducted within 30 days. Please contact our office to schedule a Reinspection to verify compliance.

If you fail to comply with this notice within 30 days of the date of this notice, you may be liable for the penalties provided by law for such violations.

Violation Code	Article	Division	Page
OPPERMIT Operational permit required for this occupancy	105.6	IFC	5
An operational permit is required for this occupancy.			

Repaired 02/21/2013

EGRESS OBSTRUCTION Means of egress obstruction	1030	IFC	153
1028.2 Reliability. 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 when the areas served by such exits are occupied. - INSPECTOR COMMENTS - At the time of inspection the following code violations were noted: The rear exist was blocked by overstock - 2 of the front exits were not maintained with proper access - Several exit signs were not functional - The electrical panels were not accessible.			

Repaired 02/19/2013

EXIT SIGN ILLUMINATION Exit sign illumination	1011.5.2	IFC	133
1011.5.3 Power source. Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator.			

Repaired 02/19/2013

# What's next??

## If compliance is not obtained, then what??

- 2<sup>nd</sup> notice
- Additional Site visits
- Citations
- Revoking C/O
- Prohibit Occupancy
- Padlock Building
- Notify Public Safety

# Education Through Compliance Process

- Positive attitude
- Take time to talk about violations found
- Give handout materials
- Email website links
- Community outreach

# How did Covid affect your operation?

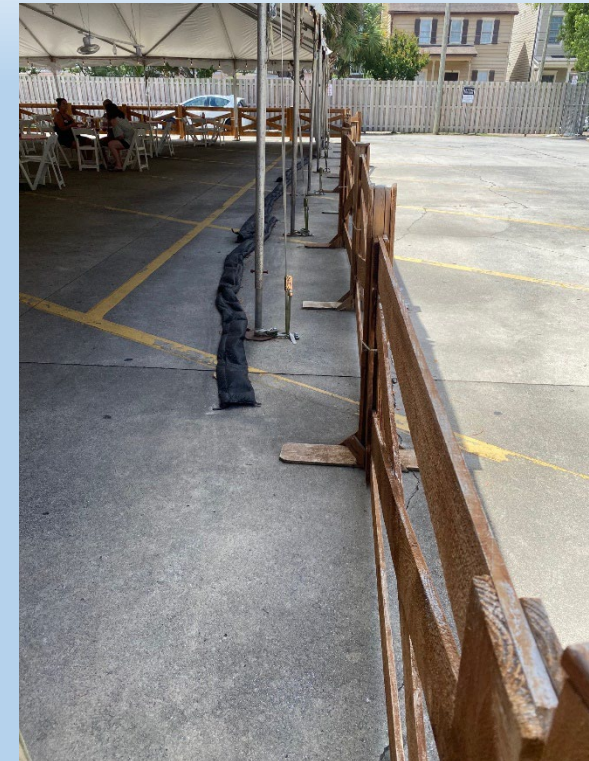
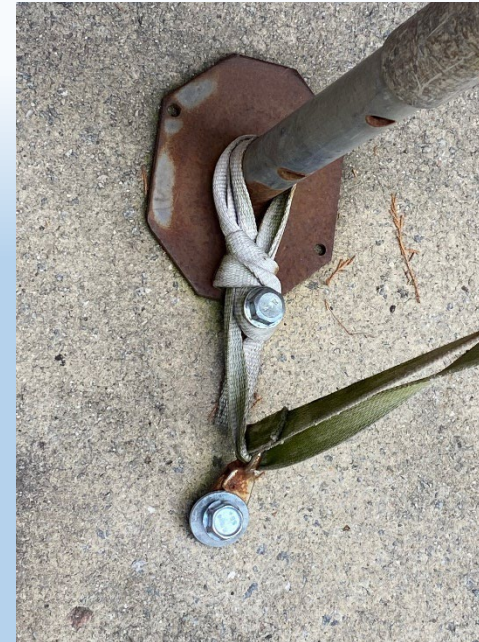
- Who was enforcing the States regulations?
- What authority did you have?
- Who may this determination?
- Outside seating?
  - Tents and other structures
  - Tables and chairs – sidewalks, parking lots or streets
- Limited occupancy – Red, Yellow, Green percentages
- Un-permitted structures, roofs, uses

# Limited Access





# Outside Seating





# Un-Permitted Roofs

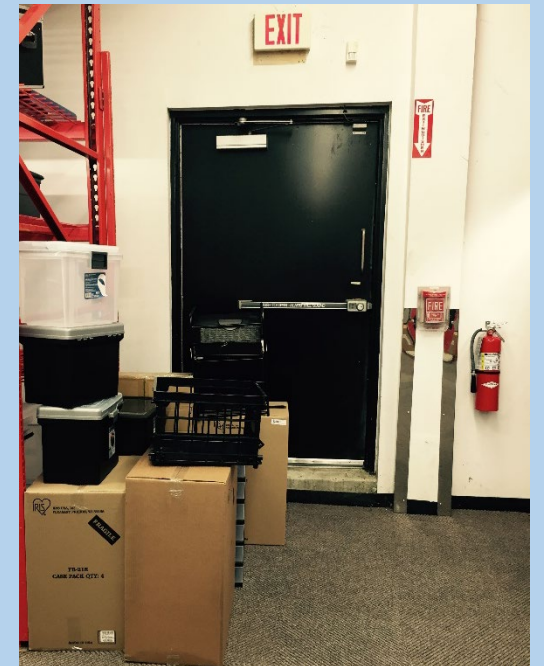
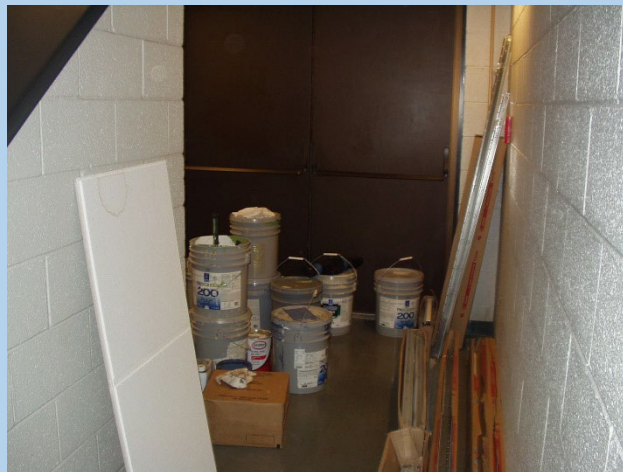
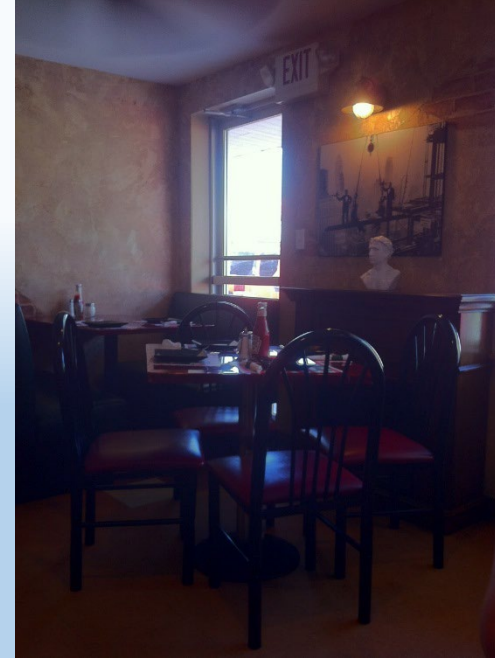




# Common Fire Code Violations

- Blocked Means of Egress
- Storage
- Electrical
- Extension Cords
- Decorations
- Detection Systems
- Suppression Systems
- Building Maintenance
- Locking Devices
- Fire Extinguishers
- Exterior Property Areas
- Un-Permitted Construction
- Site Access
- Over Occupancy

# Common Problems – Blocked Mean of Egress



# Common Problems – Blocked Mean of Egress



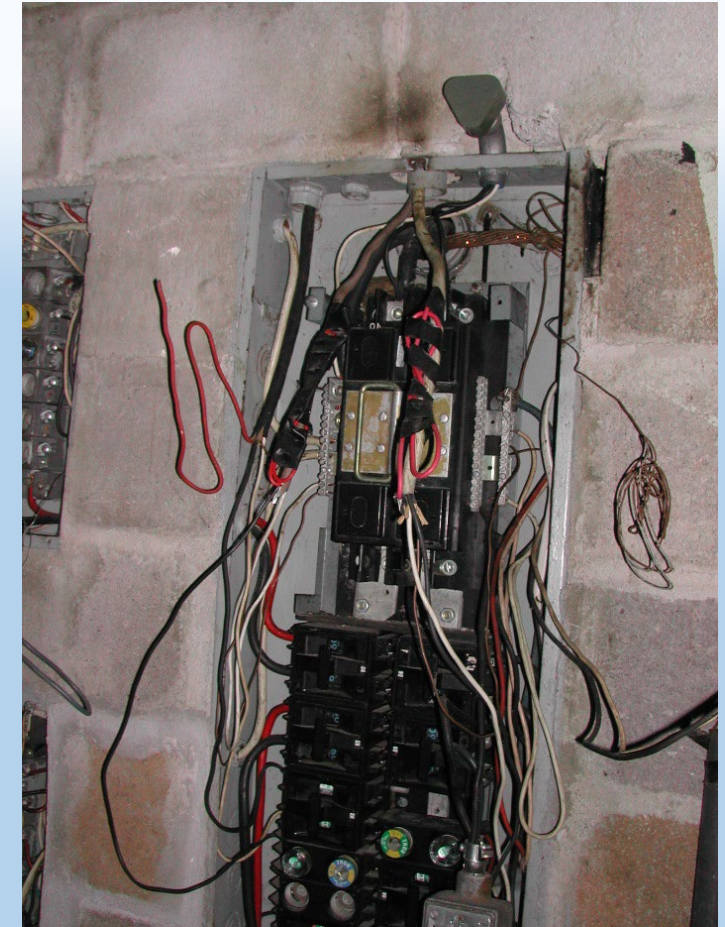
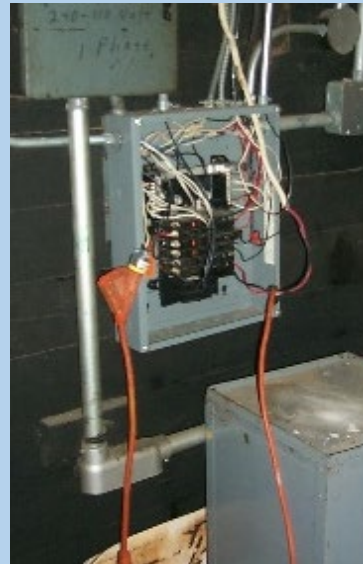
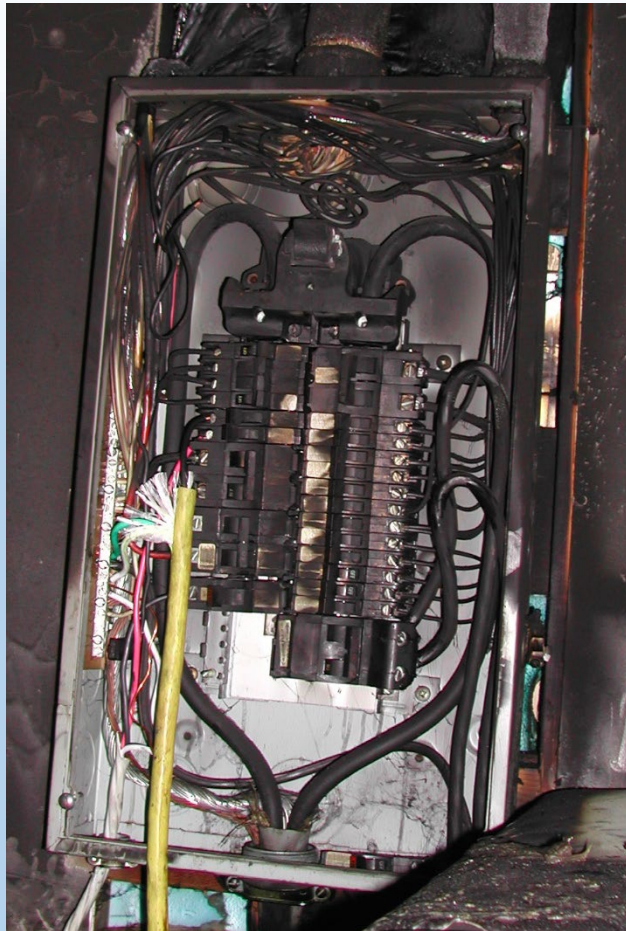


# Common Problems – Improper Storage





# Common Problems – Electrical

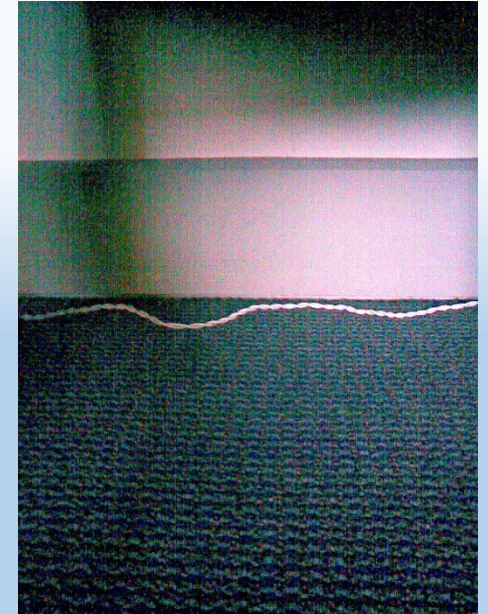


# Common Problems – Electrical





# Common Problems – Extension Cords



# Common Problems – Decorations





# Common Problems – Detection Systems



# Common Problems – Suppression Systems

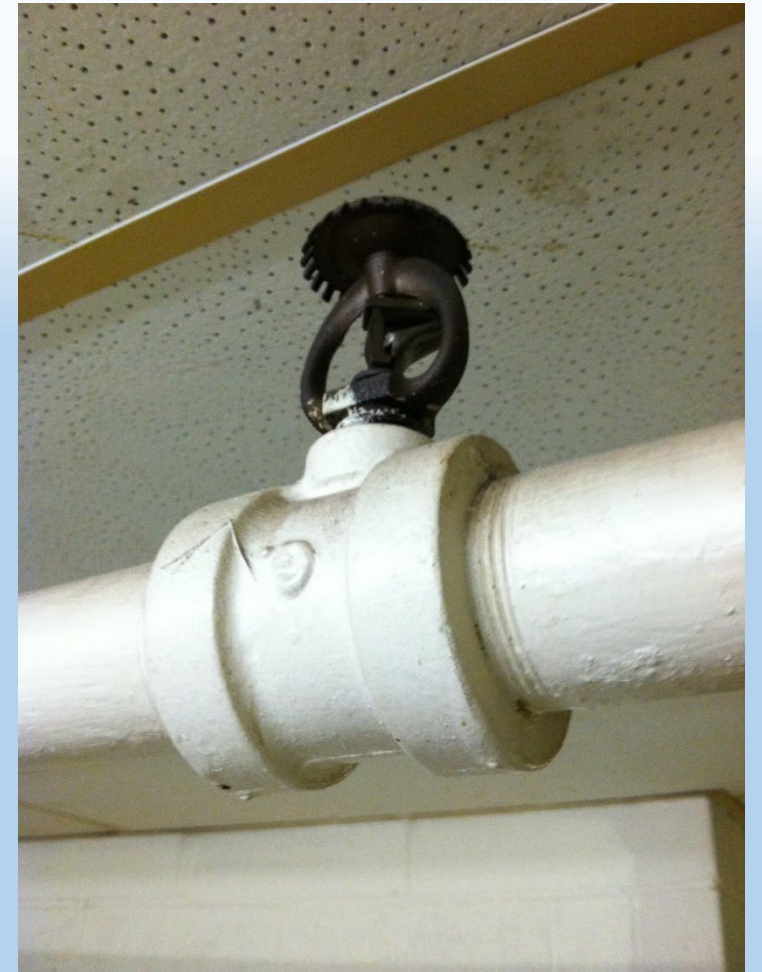




# Common Problems – Suppression Systems



# Common Problems – Suppression Systems





# Common Problems – Building Maintenance



# Common Problems – Improper Locking Devices



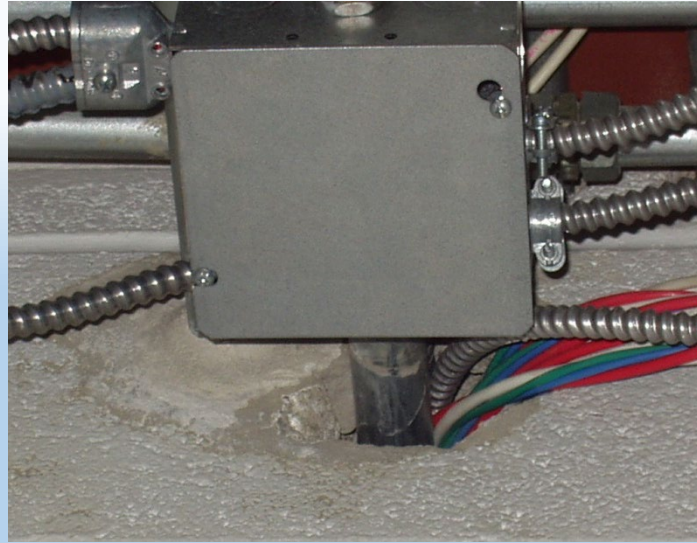


# Common Problems – Extinguisher Locations



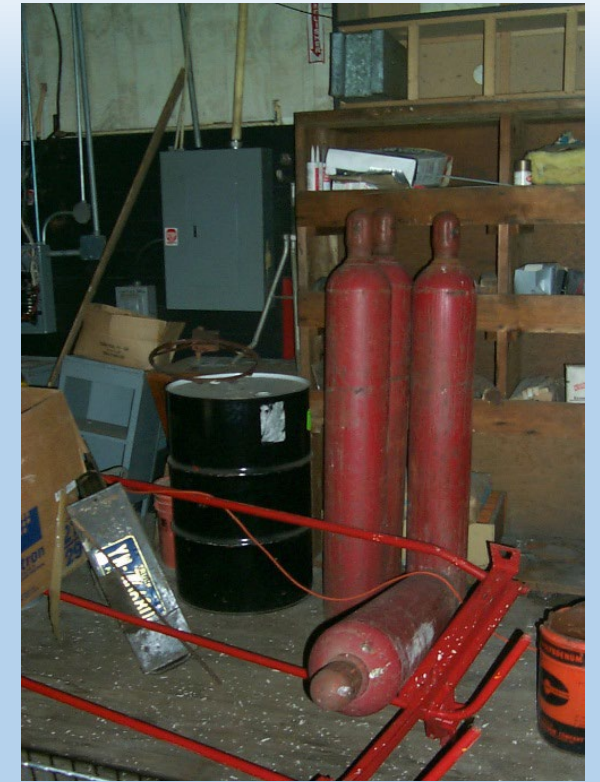


# Common Problems – Penetrations





# Common Problems – Proper Storage



# Common Problems – Structural Deterioration





# Common Problems – Exterior Property Areas



# Common Problems – Exterior Property Areas





# Common Problems – Illegal Construction



# Common Problems – Site Access





# Common Problems – Site Access



# Common Problems – Agriculture Building Conversions





# Public Education

Questions and comments?