



Brattleboro Fire Department Inspection check sheet

This is just a partial list of items we will be inspecting

1. Detectors

Ac/Dc / or 10-year lithium ion smoke detectors must be inside every sleeping area and outside each sleeping area in the immediate vicinity of the bedrooms. There shall also be a smoke detector on each level of a dwelling. Photoelectric smoke detectors are the only type of smoke alarms allowed to be used in these applications.

Ac/Dc carbon monoxide detectors must be placed outside each sleeping area. An additional carbon monoxide alarm (detector) shall be installed in any bedroom that contains a fuel-burning appliance.

The law allows the use of combination photoelectric smoke and carbon monoxide alarms.

2. Doors

Doors that open onto exit access corridors shall have not less than a 20-minute fire protection rating and shall be constructed to resist the passage of smoke. You may use 5/8 sheetrock or 3/4 plywood to meet ratings on existing doors that do not meet the requirement. Doors that open onto exit access corridors shall be self-closing and self-latching.

3. Handrails

Existing stairs and ramps outside or within dwelling units and guest rooms shall have continuous handrails. The handrails are permitted to be on one side of the stair.

Existing required handrails shall be not less than 30 in. and not more than 38 in. above the surface of the tread, measured vertically to the top of the rail from the leading edge of the tread.

Handrails shall include one of the following features

(1) A circular cross section with an outside diameter of not less than **1¼ in.** and not more than **2 in.**

(2) A shape that is other than circular with a perimeter dimension of not less than **4 in.**, but not more than **6¼ in.**, and with the largest cross-sectional dimension not more than **2¼ in.** provided that graspable edges are rounded. Handrail brackets or balusters attached to the bottom surface of the handrail shall not be considered to be obstructions to grasp ability.

4. Guards

Guards shall be provided at the open sides of means of egress that exceed 30 in. above the floor or grade below. Guards shall be not less than 42 in. high, except where existing guards on existing stairs shall be permitted to be not less than 30 in. high. All

guards shall have intermediate rails or an ornamental pattern such that a sphere 4 in. in diameter is not able to pass through any opening up to a height of 34 in.

5. Means of Escape Requirements

In dwellings or dwelling units of two rooms or more, every sleeping room and every living area shall have not less than one primary means of escape and one secondary means of escape. Any dwelling unit shall be permitted to have a single primary exit, provided that one of the following criteria is met:

- (1) The dwelling unit has an exit door opening directly to the street or yard at ground level.
- (2) The dwelling unit has direct access to an outside stair and serves not more than two units, both located on the same floor.
- (3) The dwelling unit has direct access to an interior stair that serves only that unit and is separated from all other portions of the building by fire barriers having not less than a 1-hour fire resistance rating with no opening therein.

6. Secondary Means of Escape

The secondary means of escape from every sleeping area, other than existing approved means of escape, shall be one of the means specified in (A) through (C).

- (A) It shall be a door, stairway, passage, or hall providing a way of unobstructed travel to the outside of the dwelling at street or ground level that is independent of and remote from the primary means of escape.
- (B) It shall be a passage through an adjacent non-lockable space, independent of and remote from the primary means of escape, to any approved means of escape.
- (C) It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.0 sq. ft. (5.7 sq. ft. for new windows). The width shall be not less than 20 in., and the height shall be not less than 24 in. The bottom of the opening shall be not more than 44 in. above the floor. Such means of escape shall be acceptable where one of the following criteria are met:
 - (1) The window is within 20 ft. of grade.
 - (2) The window is directly accessible to fire department rescue apparatus as approved by Authority Having Jurisdiction.
 - (3) The window or door opens onto an exterior balcony.
 - (4) Windows that have sill height below the adjacent ground level must be provided with a window well that meets current code.

7. Building Services

All electrical appliances, fixtures, equipment, or wiring shall be installed and maintained in accordance with NFPA 70, National Electrical Code®. Permanent wiring shall be installed and maintained in accordance with NFPA 70, National Electrical Code®. Multiplug adapters, such as multi plug extension cords, cube adapters, strip plugs, and other devices, shall be listed and used in accordance with their listing.

Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to

environmental or physical damage. Temporary electrical power and lighting installations shall be permitted for a period not to exceed 90 days for holiday decorative lighting and similar purposes.

8. Fire Extinguishers

Install a 5-pound ABC fire extinguishers shall be conspicuously located where they will be readily accessible and immediately available in the event of fire. Preferably, they shall be located along normal paths of travel, including exits from areas.

9. GFCI Outlets

Outlet/receptacles within kitchens, bathrooms and rooms with water sources shall be GFCI except an outlet where a refrigerator is plugged in.

10. Bathroom ventilation

All bathrooms shall have direct ventilation to the outside of the dwelling. This may include ventilation fan or window.

11. Heating Units

All heating units shall be inspected by a licensed technician within a twenty-four-month period. Every heating unit should have a sprinkler head directly over it.

12. Lead Law

Any dwelling constructed prior to 1978 shall have proof of annual performance of essential maintenance practices.

13. Premises Identification

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.

14. Barbecue Grills

Propane cylinders shall be stored outside at least 20 feet from building openings such as windows and doors.

For other than one- and two-family dwellings, no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within **10 ft** (3 m) of any structure. Listed electric ranges, grills, or similar electrical apparatus shall be permitted. [NFPA 1: Sec10.11.7]

Open fires and cooking fires shall be constantly attended by a competent person until such fire is extinguished. This person shall have a garden hose connected to the water supply or other fire-extinguishing equipment readily available.