

FIRE CODE ABATEMENT GUIDES

BFPC Section 11.07 (a)- All means of egress including designated doors, windows, aisles, passageways, corridors, fire escapes, and stairways which are part of the way of exit travel to a public way shall be kept unobstructed either by persons or things and shall be ready for use while such buildings are occupied.

BFPC Section 14.13- Owners of fire extinguishing systems and the occupants of premises protected by such systems shall exercise diligence in maintaining such systems in operative condition and it should be unlawful for any owner, occupant, or other person to reduce the effectiveness of the protection provided by the fire extinguishing system. *(Note: this code is most often used to correct blocking of automatic sprinklers and safety showers).*

BFPC 20.04 (b)- The Head of the Fire Department may require that the substances, their containers, or the buildings, rooms and piping in which they are manufactured, used, stored, and handled, shall be marked with the name of the substances and an indication of their flammability, reactivity, or health hazard, in accordance with applicable law, ordinance, regulations, and approved reference standards. *(Note: this code if most often used to require NFPA diamond).*

BFPC 20.04 (c)- The head of the Fire Department may require the separation, segregation, or isolation of any chemical or material that, in combination with other substances, may bring about a fire or explosion or may liberate a hazardous material. He may require the isolation of the manufacture, use, storage, or handling of any hazardous material from other facilities, dwellings, places of assembly, educational occupancies, institutional occupancies, railroad yards, and public highways when the quantity of chemical or material constitutes a hazard to the public safety.

BFPC 19.04 ©- All rooms and spaces where gasses are stored, handled, or used shall be ventilated as required by approved reference standards. *(Compressed gas cylinders in cold rooms).*

BFPC 19.04 (f)- All areas of buildings or premises where gas is stored, handled, or used shall have a means of egress arranged to prevent occupants from being trapped in attempting to escape from gas or fire. Means of egress shall not be exposed to emergency drainage systems. *(Note: to correct these and similar violations, NFPA Standard 45, chapter 5.4.1 is also referred to. This standard requires a second means of access to an exit from a work area if a hood, gas cylinder, or cryogenic container is located so that it could prevent safe egress).*

CMR 1.06- Orders to Eliminate Dangerous or Hazardous Conditions – 1) Fire Code Violations. Whenever the marshal, the head of the fire department or any person to whom the marshal or head of the fire department has delegated his authority in writing, finds in any building or on any premises a violation of 527 CMR or any condition likely to cause fire or any obstacle to easy ingress or egress from such building, they shall in writing, order the same to be remedied. Notice of the violation shall be served in accordance with the provisions of MGL c. 148-5, including, but not limited to, the following:

- a) Dangerous conditions which are liable to cause or contribute to the spread of fire or explosion on said premises, building or structure or endanger the occupants thereof;
- b) Conditions which interfere with the efficiency and use of the fire protection equipment;
- c) Obstructions to or on fire escapes, stairs, passageways, doors or windows, liable to interfere with the egress of occupants or the operation of the fire department in case of a fire;

CMR 10.03- General Provisions

- 1) Any obstacle which may interfere with the means of egress or escape from any building or other premises, or with the access to any part of said building or premises by the fire department in case of fire, shall be removed from aisles, floors, halls, stairways, and fire escapes. Doors and windows designated as exits shall be kept clear at all times.
- 2) Such aisles, floors, halls, stairways, fire escapes, doors and windows shall be kept in good repair and ready for use, and shall be kept properly lighted as required by 780 CMR.
- 13) Hazards to Means of Egress a) Obstructions. No person shall at any time place an encumbrance of any kind before or upon any fire escape, balcony or ladder intended as a means of escape from fire. The means of egress from each part of the building, including stairways, egress doors, and any panic hardware installed therein, aisles, corridors, passageways and similar elements of the means of egress, shall at all times be maintained in a safe condition and shall be available for immediate use and free of all obstructions.

CMR 21.02- General Requirements – (1) Materials required by 527 CMR 21.00 (*curtains, draperies, decorations, etc.*) shall not be purchased, leased, or rented for use in a particular occupancy unless the intended user has been provided with certification from an approved fire test laboratory that the regulated material conforms with the applicable provisions of 527 CMR 21.00. (*This certification must be provided to FD on request; BFD requires a permit per BFPC 9.02*).

Life Safety Code (NFPA 101) Egress Guides

7.5.2.1 Access to an exit shall not be through kitchens, storerooms other than as provided in Chap. 36 & 37, restrooms, workrooms...

36.2.5.11 If sprinklered, may pass through storerooms, if... not more than 50% of exit access shall be provided through storeroom, direct and continuously maintained in an unobstructed condition, 44”

7.1.10.1 Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergencies.

7.3.2.2 Projections within the means of egress of not more than 4 1/2 “on each side shall be permitted at the height of 38” and below.

7.3.3.2 The required capacity of a corridor shall be the occupant load that utilizes the corridor for exit access divided by the required # of exits to which the corridor connects, but the corridor capacity shall not be less than the required capacity of the exit to which the corridor leads.