

REDONDO BEACH FIRE DEPARTMENT

PROPERTY OWNER SELF-INSPECTION CHECK LIST FOR COMMERCIAL AND MULTI-UNIT RESIDENTIAL

STRUCTURES

Fire prevention is not just the responsibility of the Fire Department but that of the property owner as well. The Fire Department will inspect your commercial and/or multi-unit residential structure annually. The primary purpose of this inspection is to:

- Insure fire safety of your business or residential structure for your customers and tenants.
- Educate fire department personnel in how your business or residential fire suppression system may operate during a fire.
- Allow the public access to fire department personnel for any questions regarding fire safety and overall fire prevention.

The Redondo Beach Fire Department is here to support its business community so they may prosper in a safe environment and minimize any loss through fire life safety.

GENERAL:

■ No flammable/combustible liquids or other hazardous materials are utilized within an occupancy. Exceptions: cleaning supplies and only five gallons of fuel in an approved container for maintenance use.

■ Address numbers are clearly visible and legible from the street or road fronting the property. The numbers must be a minimum of three inches with a contrasting background.

■ A Type 2A-10BC fire extinguisher is mounted on the wall, within 75 feet of walking distance from any location within the occupancy. The extinguisher top must be mounted not lower than 3 feet and not higher than 5 feet from the floor.

■ Fire extinguishers are in operable condition and have been serviced and tagged within the last year.

■ Extension cords are not to be used in lieu of permanent wiring. Power strip outlets may be used only as surge protectors. Look for the Underwriters Laboratories (UL) tested seal on the device.

■ Extension cords cannot be attached to structures and cannot extend through walls, ceilings, floors, under doors, under carpets, across floors. They should also not be subjected to environmental or physical hazards.

■ Maintain 36 inches of clearance in front of and around electrical panels.

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EXITS:

- Exit pathways, corridors, aisles, stairwells and doors can not be obstructed.
- The unlatching or opening of any exit door must not require more than one movement.
- Exit doors are operable from the inside without the use of a key or any special knowledge or effort. They are not locked, chained or bolted, barred or otherwise rendered unusable.
- Key locking hardware may be used on the main exit when it consists of a single door or a pair of doors if they are readily visible with a sign stating "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" affixed over the door.
- Exit signage and illumination exits must be in proper working order.
- Emergency battery operated lighting must be tested and in proper working order.

HOUSEKEEPING AND STORAGE:

- Oily rags and similar materials must be disposed of into a self-closing air-tight metal container.
- Combustible rubbish must be removed from the occupancy at least once each business day.
- Storage must be kept a minimum of 24 inches below the ceiling in a "non-sprinklered" building.
- Storage must be kept a minimum of 18 inches below the ceiling in a "sprinklered" building.
- Boiler, mechanical and electrical rooms must be free of combustible materials.
- Water heaters must be elevated to at least 18 inches off of the floor when installed inside a building.
- Storage in a building over 12 feet high does not exceed 500 square feet of area.

FIRE PROTECTION SYSTEMS:

- Fire alarm systems must be in operable condition and have been serviced and tagged within one year of the date of inspection. The cabinet lock must match the Redondo Beach Fire Department standard lock. (Provided by RBFD).
- The cabinet or room that contains the fire alarm panel must be marked by signage stating: "FIRE ALARM PANEL."

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- The automatic sprinkler system must have been tested, certified and tagged within five years of the date of inspection.
- The hood extinguishing system must have been serviced within the last six months of the date of inspection. A tag documenting the service must be attached to the manual activation handle.
- A Type 40-BC fire extinguisher must be provided within 30 feet of the cooking equipment if there is a hood extinguishing system.

Contact the Redondo Beach Fire Department at (310) 318-0663 ext, #4338, Monday - Friday, 8:00 a.m. to 5:00 p.m. for more information on commercial and multi-unit residential structures or for any questions regarding fire safety.

