



R-2 - Apartments, Dormitories, Boarding houses, Convents, Vacation rentals (permanent): Violation descriptions	Associated Code/s 2025
Inspection Contact	
On site contact present during inspection.	CFC [A] 109.2.1
Exterior of Building	
Provide and install address numbers that meet code requirement. Minimum of 4 inches tall with ½ inch minimum stroke, shall contrast with their background and shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Visible from both direction of traffic. Where required by fire code official, address numbers shall be provided in additional locations to facilitate emergency response.	CFC 505.1
Addressing for commercial properties require 6-inch tall, 3/4 width stroke. Larger numbers, suite and rear door identification, etc. may be required by fire code official to facilitate emergency response.	CFC 505.1
Knox box required. Where access to or within a structure or an area is restricted because of secured opening or where access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. An approved lock shall be installed on gates or similar barriers where equipped by the fire code official. Keys and locks shall be maintained at all times.	CFC 506.1, 506.1.1,506.1.2
The operator of the building shall inform the fire code official and provide new keys where a lock is changed or rekeyed. Key to such lock shall be secured in the Knox key box.	CFC 506.2
Maintain good housekeeping. Remove accumulation of waste material on exterior of building including combustible rubbish/vegetation.	CFC 304.1
Combustible materials should not be stored under stairs.	CFC CFC 315.3.2, CFC 1032.1
Weeds, grass, vines or other growth capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises.	CFC 304.1.3
Every building or portion of a building governed by these regulations shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire. Consult Title 19 Chapter 1 Article 3 for provisions to be made for the proper storage and disposal of waste materials and rubbish.	CFC 301.1, 304.3
Storage of materials in buildings shall be orderly and stacks shall be stable. Combustible materials shall be separated from heaters or heating devices by distance or shielding.	CFC 315.3, 305.1
Clearance between ignition sources, such as luminaires, heaters, flame-producing devices and combustible materials, shall be maintained in an approved manner.	CFC 305.1
Materials susceptibel to spontaneous ignition such as oily rags shall be store in a listed disposal container. Such container shall be removed and disposed of daily.	CFC 304.3.1
Dumpsters and garbage cans must be at least 5 feet from building with lids closed at all times.	CFC 304.3.4
Gas meters and piping accessible for immediate shutdown and protected from damage by vehicles.	CFC 605.8, 312.1
Gas meters shall be identified by corresponding apartment numbers.	CFC 509.1.1

Signages required for Utility identification. Signs shall be made of durable and permanent materials. Installed in easily visible locations and maintained. Gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves.	CFC 509.1.1
The California Fire Code prohibits the use of charcoal or open flame cooking devices on balconies or within 10 feet of combustible construction unless the building and the balcony are protected by automatic sprinkler system.	CFC 4104.2
Balconies should be kept clear of combustibles and storage so it can be used as an alternate exit.	CFC [BE] 1031.2, 1032.2.2.1
Fire escapes, stairways and balconies shall be kept clear and unobstructed at all time and shall be maintained in good working order. Security enclosures, fences or screening for fire escape stairways shall be constructed such that they do not impede egress to the public way. Means shall be provided for emergency personnel to access the fire escape stair from the exterior of the enclosure.	CFC 1032.2, 1032.2.1, 1032.2.2, 1032.2.2.1
5 year inspection report for fire escape stairways and balconies shall be examined for structural adequacy and safety by a registered design professional. An inspection report shall be submitted to the fire code official.	CFC 1032.2.2.2
Interior of Building	
Rubbish and linen chutes require self-closing doors with fire sprinklers.	CFC 704.3
The lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer shall be maintained in accordance with the manufacturer's operating instructions to prevent the accumulation of lint or debris that prevents the exhaust of air and products of combustion.	CFC 610.1.2
Storage shall be 2 feet or more below the ceiling in nonsprinklered buildings. Not less than 18 inches below sprinkler deflectors in sprinklered ceilings.	CFC 315.3.1
No combustible storage in boiler rooms, mechanical rooms, electrical equipment rooms, fire sprinkler or fire command centers.	CFC 315.3.3
Housekeeping maintained and in good condition for exterior and interior of buildings including yards.	CFC 301.1, 304.3
In places of assembly, occupant load signs must be posted	CFC [BE] 1004.9
Maintain good housekeeping in laundry rooms. Frequently remove lint from the clothes dryer duct, remove combustibles from behind and around washer and dryers.	CFC 610.1.2, 301.1, 304.3
Inside clubhouse and recreational areas: All cooking areas, hood and ducts should be kept free of grease accumulation.	CFC 301.1, 606.3.3, 606.3.3.2
Fresh air returns for the heating and ventilation systems are kept clean and open to prevent carbon monoxide poisoning.	CFC 909.22, 2203.5
Never allow BBQ grills to be used indoors to prevent fire and carbon monoxide poisoning hazards.	CFC [A] 115.4, [A]113.2
Windows open easily so they could be used as an alternate exit in the event of fire.	CFC [BE] 1031.2
Carbon Monoxide and Smoke Alarms	
Every apartment shall have working smoke and carbon monoxide alarm checked monthly by the resident. (Annually by the management with records).NFPA 72 Table 14.4.3.2.	CFC 915.6, 907.2.11
Smoke and carbon monoxide alarms in common areas should be checked monthly by the apartment management for proper operation. (A monthly check off sheet shall be kept for smoke detector checks in common areas).	CFC 907.2.11, 915.6,

Smoke alarms are required.	CFC 907.2.11
Smoke alarms installed in each bedroom, in the hallway outside of each sleeping area, and on each floor.	CFC 907.2.11.2
Smoke alarms shall be electrically interconnected so as to cause all smoke alarms to sound a distinctive alarm signal upon actuation of any single smoke alarm.	CFC 907.2.11.5
Smoke alarm primary power source from building wiring with battery backup.	CFC 907.2.11.6
Carbon Monoxide detectors are required and shall be listed in accordance with UL 2034 and shall be installed and maintained in accordance with NFPA 720 and the manufacturers instructions. Provide carbon monoxide detector per level, in each sleeping unit, outside the hallway of sleeping rooms, in rooms and spaces served by a fuel-burning, forced-air furnace.	CFC 915.1, 915.1.1, 915.2, 915.2.1, 915.2.2, 915.2.4, 915.2.5, 915.4
Carbon Monoxide detectors shall be installed in spaces that share a common border the attached garage.	CFC 915.2.5
Carbon monoxide alarms shall be interconnected.	CFC 915.4.4
Electrical	
Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the code official responsible for enforcement of the California Electrical Code. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.	CFC 603.2, 603.2.1
Discontinue use of extension cords in lieu of permanent wiring (never allow tenants to run extension cords from one apartment to another, to supply power to an apartment without electricity).	CFC 603.6
Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.	CFC 603.6
Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.	CFC 603.5
The ampacity of the extension cords shall be not less than the rated ampacity of the portable appliance supplied by the cord.	CFC 603.6.2
Relocatable power tap, extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.	CFC 603.6, 603.5.2, 603.5.3
Relocatable power taps shall be directly connected to a permanently installed receptacle.	CFC 603.5.2
Relocatable power taps shall be listed and labeled in accordance with UL 1363. Current taps shall be listed and labeled in accordance with UL 498A.	CFC 603.5.1
Approved covers shall be provided for all switch and electrical outlet boxes. Open junction boxes and open-wiring splices shall be prohibited.	CFC 603.2.2
Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panel board shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident.	CFC 603.4.1, 603.4.2

Maintain 30-inch clearance in front of and around electrical control panels. No storage of any materials shall be located within the designated working space.	CFC 603.4
Never use an extension cord to supply a space heater, portable electric space heaters shall be plugged directly into an approved receptacle.	CFC 4102.1.2, 4102.1.3
Where a circuit breaker is the disconnecting means an approved breaker locking device shall be installed NFPA 10.6.5, 10.6.5.4.	NFPA 10.6.5, NFPA 10.6.5.4, CFC 603.4.2
Exiting	
In addition to the general means of egress requirements of Chapter 10 there shall be a minimum of two exits.	CFC 1006.1, 1006.2.1, 435.8.2.1
Two exits required if occupant load exceeds 10 apartments and condominiums.	CFC [BE] 1006.2.1
Two exits required from all basements and above the second floor.	CFC [BE] 1006.2, 1006.2.1
Exits shall be three feet wide by six feet eight inches high and provide a 32-inch clear opening.	CBC 1010.1.1
Dead-end corridors may not exceed 20 feet.	CFC [BE] 1030.9.5
Maximum travel distance to exit is no more than 200 feet in non-sprinkled buildings or 250 feet in sprinkled buildings.	CFC [BE] 1009.6.1, [BE] 1017.2
Exit doors, stairs, exit pathways, access, exits and exit discharges shall be continuously maintained and free from obstructions.	CFC 1010.1.1, CFC [BE] 1003.6, 1032.2, 1032.3
Unobstructed means of egress - The means of egress shall be maintained free from obstructions including beds, chairs, equipment, concessions, combustible materials, and storage.	CFC 1032.1
Means of egress continuity shall not be interrupted by a building element other than a means of egress. Obstructions shall not be placed in the minimum width or required capacity of means of egress.	CFC [BE] 1003.6, 1032.1
Where required exit and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel.	CFC [BE] 1013.1
A means of exit shall not pass through more than one intervening room. A means of egress shall not pass through kitchens, storerooms, closets, garages or spaces used for similar purposes.	CBC 435.8.3.4, CFC 1016.2
If provided - delayed egress components comply with the fire code.	CFC [BE] 1010.2.13
Delayed egress shall be permitted if buildings are equipped throughout with automatic sprinkler system and an approved automatic smoke or heat detection system.	CFC [BE] 1010.2.12, [BE] 1010.2.12.1
Bars, grills, or grates placed over an emergency escape and rescue opening shall be releasable or removable from the inside without key, tool, special knowledge or effort.	CFC [BE] 1031.2.1
Closet doors that latch in the closed position shall be openable from inside the closet.	CFC [BE] 1010.2.5
Fire door assemblies and Chutes shall be self-closing and self-latching. And shall be labeled by an approved agency permanently affixed to the door or frame.	CBC 716.2.6, 716.2.6.1, 716.2.6.2, 716.2.6.3, 716.2.6.4, 716.2.9, 716.2.9.1
Landings at doors shall have a width not less than the width of the stairway or the door, whichever is greater.	CFC [BE] 1010.1.5
Exit Doors	

Means of egress doors shall be maintained in such a manner as to be distinguishable from the adjacent construction and finishes such that the doors are easily recognizable as doors. Furnishings, decorations, mirrors, hangings, draperies shall not obstruct access or visibility of exits.	CFC 1032.6
Unlatching of any door shall require not more than one motion in a single linear or rotational direction to release all latching and all locking devices. Manual bolts are not permitted.	CFC [BE] 1010.2.1
Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.	CFC 1010.2, CFC 1010.2.4
Hardware height. Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches minimum and 48 inches maximum above the finished floor.	CFC [BE] 1010.2.3
Rooms with electrical equipment exit or exit access doors shall be equipped with panic hardware listed with UL 305.2, or fire exit hardware listed UL 10C and UL 305.3.	CFC [BE] 1010.2.8.2, [BE] 1006.2.2.4
Allowable gaps between fire doors : Wood clearance under bottom of door max 3/4-inch, between door and frame 1/8-inch, meeting edges for pair of doors 1/8-inch. Steel doors have similar requirements with tolerances. Shall meet requirements in CFC Section 716 and NFPA 80 A.6.3.1.7.4.	CFC 701.5, 704.1, 705.2, NFPA 80
If occupant load is over 50, door must swing out to the direction on egress.	CFC [BE] 1009.2.2
Fire door assemblies and Chutes shall have installed fire door hardware and closers, be self-closing and self-latching. And shall be labeled by an approved agency permanently affixed to the door or frame.	CBC 716.2.6, 716.2.6.1, 716.2.6.2, 716.2.6.3, 716.2.6.4, 716.2.9
Exit Signs & Emergency Lighting	
Emergency lighting shall be maintained and inspected in accordance with Sections 1032.10.1 and 1032.10.2. Shall be tested monthly and recorded in log.	CFC 1032.10.1, 1032.10.1, 1032.10.2
Where required exit and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel.	CFC 1013.1
Illuminated exit signs and emergency lights operate properly when tested.	CFC [BE] 1008.2.1, 1032.10
Exit signs installed at each exit door and maintained to operate properly.	CFC 1032.1, 1032.4
Floor level exit signs required. Occupancies required: A, E, I, R-2.1, R. Bottom of sign not less than 6 inches from floor level not more than 8 inches and shall indicate path of exit travel. Sign shall be on the door or adjacent to the door with the closest edge of sign within 4 inches of the door frame.	CFC 1013.7, 1013.8
Exit signs shall be internally or externally illuminated and shall be illuminated at all times.	CFC [BE] 1013.3, [BE] 1013.6.3
The means of egress, including the exit discharge, shall be illuminated at all times if the building space served by means of egress is occupied.	CFC [BE] 1008.2
Emergency lighting provided in all required locations: exit access, path of travel to exit discharge, exit stairway, landings, vestibules, aisles, electrical equipment rooms, fire pump rooms, generator rooms, public restrooms greater than 300 square feet, areas leading to public way.	CFC [BE] 1008.1, [BE] 1008.2, [BE] 1008.2.1, [BE] 1008.2.3, [BE] 1008.3
Emergency lighting power supply shall be provided by the premises' electrical supply.	CFC [BE] 1008.2.4

Decorations, furnishing, equipment or adjacent signage that impairs the visibility of exit signs, creates confusion or prevents identification of the exit shall not be allowed.	CFC [BE] 1032.4
Fences & Gates	
Fences and gates therein equipped with locks, provided safe dispersal areas are located not less than 50 feet from the buildings. Dispersal areas shall be sized to provide an area of not less than 3 square feet per occupant. Gates shall not be installed across corridors or passageways leading to such dispersal areas unless they comply with egress requirements.	CFC 435.8.8
Gates serving the means of egress system shall be readily openable from the egress side without the use of a key or special knowledge or effort and shall comply with the requirements of this Section 1010. Gates used as a component in a means of egress shall conform to the applicable requirements for doors.	CFC [BE] 1010.1, [BE] 1010.2
Fire escapes, stairways and balconies shall be kept clear and unobstructed at all time and shall be maintained in good working order. Security enclosures, fences or screening for fire escape stairways shall be constructed such that they do not impede egress to the public way. Means shall be provided for emergency personnel to access the fire escape stair from the exterior of the enclosure.	CFC 1032.2, 1032.2.1, 1032.2.2, 1032.2.2.1
5 year inspection report for fire escape stairways and balconies shall be examined for structural adequacy and safety by a registered design professional. An inspection report shall be submitted to the fire code official.	CFC 1032.2.2.2
Fire Access & Features	
Access to all fire protection equipment is unobstructed. Storage, trash and other materials shall not prevent such access.	CFC 509.2
Approved fire apparatus access roads shall be provided for every facility building or portion of a building hereafter constructed or moved into or within the jurisdiction.	CFC 503.1, 503.1.1
An all weather fire apparatus access road not less than 20 feet wide shall be provided for access to within 150 feet of all portions of the building. Buildings over 150 of fire access shall require turning radius. All requirements shall meet Section 503 and CFC Appendix D.	CFC 503.1, 503.1.1, 503.2, 503.2.1, 503.2.3,
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.	CFC 503.2.1
Fire access roads shall be marked with approved signs or markings that state NO PARKING - FIRE LANE. Marking shall be maintained in clean, legible condition and repaired when necessary.	CFC 503.3.
The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations.	CFC 503.2.2
Installation of security gates across fire apparatus access road shall be approved by the fire code official and shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.	CFC 503.6
Unobstructed access to fire hydrants shall be maintained at all times. A 3-foot clear space shall be maintained around the circumference of the fire hydrants.	CFC 507.5.4, 507.5.5
Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with section 312.	CFC 507.5.6, 312.1, 312.2, 312.3,
Fire hydrant systems shall be subject to periodic testing, inspection and maintenance as required.	CFC 507.5.2

Where a fire department connection (FDC) services multiple buildings, structures or locations, a sign shall be provided indicating the building, structures or locations served. If FDC does not serve the entire building, a sign shall be provided indicating the portions of the building served.	CFC 912.5.2
FDC Fire department connection signs: lettering shall be 1 inch in height. For manual standpipe, the sign shall also indicate that the system is manual and that it is either wet or dry.	CFC 912.5.1
Fire department connections shall be located on the street side of buildings or facing approved fire apparatus access roads, fully visible and recognizable from the street.	CFC 912.2.1
On existing buildings, wherever the FDC is not visible to approaching fire apparatus, the FDC shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have letters "FDC" not less than 6 inches high and words in letters not less than 2 inches high or an arrow to indicate the location. Signs shall be subject to the approval of the fire code official.	CFC 912.2.2
Exterior doors and their function cannot be eliminated without approval. If approved, and the door retains the appearance as functional, the door shall have "THIS DOOR BLOCKED" posted.	CFC 504.2
Provide signage for sprinkler riser rooms, electrical rooms, gas utility rooms, other fire protection systems or control elements shall be identified for use of the fire department. Approved signs required to identify the fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.	CFC 509.1
Knox box required. Where access to or within a structure or an area is restricted because of secured opening or where access is necessary for lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. An approved lock shall be installed on gates or similar barriers where equipped by the fire code official. Keys and locks shall be maintained at all times.	CFC 506.1, 506.1.1,506.1.2
The operator of the building shall inform the fire code official and provide new keys where a lock is changed or rekeyed. Key to such lock shall be secured in the knox key box.	CFC 506.2
Fire Alarms and Notification Appliances	
Fire alarm system shall be installed where required and shall be interconnected.	CFC 907.1, 907.2, 907.11.2.4, 907.2.11.3, 907.2.11.4, 907.2.11.5
Fire alarm system inspected, tested annually and maintained in operative condition.	CFC 901.6, 907.8, 907.8.1
Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72	CFC 907.7
A certificate from Underwriters Laboratories (UL) shall be required on all COMMERCIAL fire alarm systems installed after the effective date of this ordinance. UL certification is required to be maintained for commercial fire alarm systems throughout the life of the alarmed building. <i>Section 907.1.6 as amended by Stanislaus County Ordinance to the 2025 California Fire Code.</i>	Stanislaus County Ordinance
Building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall be qualified. Records of inspection, testing and maintenance shall be maintained.	CFC 907.8.4
Visual notification appliances or strobe lights, unobstructed, unobscured and visible at all times.	2025 NFPA 72 A.18.5.5.5, CFC 907.5.2., 907.5.2.3, 907.5.2.3.1

Fire alarm documentation cabinet installed at the system control unit or at another approved location at the protected premises.	NFPA 72 7.7.2.1
Cabinet shall be sized so that it can contain all necessary documentation.	NFPA 72 7.7.2.2
All record documentation shall be stored in a dedicated documentation cabinet.	NFPA 72 7.7.2.3
All required documentations including approved fire alarm plans, signed acceptance testing form, documentation to reflect all system additions or modifications are inside documentation cabinet.	NFPA 72 7.5.5.1 through 7.5.6.6.1
Operating , testing, and maintenance instructions and record of approved fire alarm plans and equipment specs shall be provided at an approved location (documentation box).	CFC 907.7.3
Manual fire alarm boxes accessible, unobstructed, unobscured and visible at all times.	CFC 907.4.2.6
Single and multiple station alarm devices operate properly.	CFC 907.7.1
Smoke detector sensitivity testing completed as required.	CFC 907.8.3
Smoke alarms shall be replaced when it fails to respond to operability test, exceeds 10 years from the date of manufacture marked on unit, smoke alarm date of manufacture cannot be determined.	CFC 907.10.1
An approved sign to identify the FIRE ALARM CONTROL PANEL/ FACP shall be placed on the exterior of the door, constructed of durable materials, permanently installed and readily visible.	CFC 509.1
Clear access to all fire protection system equipment shall be maintained for immediate, safe operation and maintenance. Storage, trash, or other materials shall not obstruct ready access.	CFC 509.2
Where a circuit breaker is the disconnecting means an approved breaker locking device shall be installed.	NFPA 72 10.6.5.4
Circuit disconnecting means shall be permanently identified at the control unit (FACP).	NFPA 72 10.6.5.2.1
Circuit disconnecting means shall be marked to identify the system or equipment that it serves and shall have a red marking.	NFPA 72 10.6.5.2.2, 10.6.5.2.3, CFC 603.4.2
System out of service, Fire Watch required. Notify fire department and fire code official immediately.	CFC 901.7
Fire Barriers / Fire Rate Construction	
Fire barriers (structural members, exterior walls, fire walls, fire partitions, horizontal assemblies, shaft enclosures) installed to resist the passage of smoke, spread of fire shall be maintained.	CFC 701.1, 701.2, 701.3
Hanging displays from acoustical ceiling system that are part of a fire-resistance-rated horizontal assembly shall be prohibited.	CFC 701.2.1
Maintain fire barrier, protection, penetrations on ceilings and walls. Fire caulk or put escutcheon plate on ceiling or walls to maintain fire rating and to reduce smoke travel (smoke barrier).	CFC 701.5, 703.1
Materials and firestop systems used to protect membrane and through penetrations in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained and shall be securely attached to or bonded to the construction being penetrated with no openings visible through or into the cavity of the construction.	CFC 703.1
Repair of Penetrations - Where damaged, materials used to protect membrane- and through-penetrations shall be replaced or restored with materials or systems that meet or exceed the code requirements applicable at the time when the assembly was constructed, remodeled or altered.	CFC 703.2
Maintain protection of joint and voids.	CFC 704.1
Repair of joints and voids where damaged materials used to replace or restore shall meet or exceed the code requirements.	CFC 704.2

Self-closing or automatic closing of opening protectives shall be maintained.	CFC 704.3
Construction projections openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1)	CRC R302.1
Fire resistance windows, doors and openings shall be maintained and inspected in accordance with NFPA 80 and NFPA 105.	CFC 705.1, 705.2
Signages on fire doors shall be permanently displayed on or near each fire door in letters not less than 1 inch high to read as follows: Fire doors designed to be kept normally open: "FIRE DOOR - DO NOT BLOCK.". Fire doors designed to be kept normally closed: "FIRE DOOR - KEEP CLOSED."	CFC 705.2.2
Interior vertical openings including but not limited to stairways elevator hoistways service and utility shafts that connect two or more stories of a building shall be enclosed or protected	CFC 1103.4
Hold open devices and automatic door closers shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.	CFC 705.2.3
Swinging fire doors shall close from the full-open position and latch automatically.	CFC 705.2.4
Rolling fire doors shall be inspected and tested annually. Records of inspections and testing shall be maintained.	CFC 705.2.6
Fire Extinguisher	
Portable fire extinguishers shall be serviced annually.	CFC 906.2
A minimum rated extinguisher of 2A10BC shall be used with a 75-foot maximum travel distance to an extinguisher. CCR, Title 19, Division 1, Section 568, Table 2 and Section 569, Table 3.	CFC 906.1
Fire extinguishers shall be located in conspicuous locations with ready access and immediately available for use. Located along normal paths of travel.	CFC 906.5
Fire extinguishers shall be easily visible, not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.	CFC 906.6
Fire extinguishers not housed in cabinets shall be installed on hangers or securely anchored brackets.	CFC 906.7
Cabinets used to house fire extinguishers shall not be locked. Where extinguishers are installed in closed cabinets that are exposed to elevated temperatures, cabinets shall be provided with screened openings and drains.	CFC 906.8
Fire extinguishers having a gross weight not exceeding 40 pounds shall be installed so that its top is not more than 5 feet above the floor.	CFC 906.9.1
Fire extinguishers having a gross weight exceeding 40 pounds shall be install so that their tops are not more than 3.5 feet above the floor.	CFC 906.9.2
Clearance between the floor and the bottom of installed fire extinguishers shall not be less than 4 inches.	CFC 906.9.2
Class K fire extinguisher located within 30 feet of the cooking operations.	CFC 906.4
Fire Sprinklers	
Fire sprinkler system shall be installed where required.	CFC 903.2, 903.2.11, 903.2.8.3, 903.3.1.2, 903.3.1.3, 903.3.1.2.1, 903.3.1.2.2, 903.3.1.2.3

Fire protection and life safety systems shall be maintained in operative condition at all times, and shall be replaced or repaired where defective.	CFC 901.6
Fire sprinkler standpipes require maintenance every 5 years.	CFC 912.7, 901.6
Sprinkler maintenance report due (Annual or 5 year) as required. Provide inspection and maintenance report/s.	CFC 901.6, 901.6.1, 901.6.3, 901.6.3.1, 903.5
Automatic sprinkler system riser rooms and fire pump rooms shall be maintained at a temperature of not less than 40 degrees Fahrenheit, easily accessible, cleared of obstructions and permanently installed illumination in sprinkler riser and fire pump rooms.	CFC 901.4.7.1, 901.4.7.3, 901.4.7.4, 902.1.3, 902.1.4
Sprinkler riser and pump room shall be identified with marking on access doors. Lettering shall be in contrasting color to background with a minimum height of 2 inches with a minimum stroke of 3/8 inch.	CFC 901.4.7.2, CFC 902.1.2
Storage shall be maintained at least 18 inches below sprinkler heads.	CFC 315.3.1
Storage shall be maintained at least 24 inches below the ceiling in non-sprinkled buildings.	CFC 315.3.1
Sprinklers and sprinkler escutcheon / cover plates are not painted, covered or obstructed.	CFC 903.3.3, NFPA 13 7.2.5.2, NFPA 13 16.2.3.2, NFPA 13 16.2.4.3, NFPA 13 30.3.7, NFPA 13 16.2.3.1,
All sprinkler valves shall be locked in the open position, accessible and unobstructed.	CFC 903.4, 903.4.1,
A sprinkler box with spare heads and wrench is required.	2025 NFPA 13 16.2, 2025 NFPA 13 11.1
Stock of at least 6 spare sprinklers shall be maintained on the premises and shall include all types, orientations and ratings installed. Less than 300 sprinklers - no fewer than six spares, 300 - 1,000 sprinklers no fewer than 12 spares, 1,000 + no fewer than 24 spare sprinkler heads.	NFPA 13 16.2.7.1 *, NFPA 13 16.2.7.2, NFPA 13 16.2.7.5
Spare sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 7.2.4.1.	NFPA 13 16.2.7.3
Maintain fire hose and cabinets, accessible and unobstructed with a 3-foot clearance.	CFC 509.2
Water flow initiating device to activate within 100 seconds of waterflow at the alarm-initiating device.	NFPA 13 7.7.2 *
Fire Watch	
Fire watch required. System out of service. Where a required fire protection system is out of service the fire department or the fire code official shall be notified immediately and where required by the fire code official the building shall be either evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service.	CFC 901.7
Gas, Cylinders, Tanks, Flammable Liquids	
Storage and maintenance of compressed gas containers, cylinders, tanks and systems shall meet requirements in Section 5303.	CFC 5303.1
Liquefied-petroleum-gas fueled cooking devices having gas container with a water capacity greater than 2.5 pounds shall not be located on combustible balconies or within 10 feet of combustible construction with or without an automatic sprinkler system.	CFC 308.4, 5303.7.2

Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. And shall be protected against physical damage and shall be secured against unauthorized entry.	CFC 5303.5, 5303.5.1, 5303.5.2, 5303.5.3
Gas containers, cylinders, tanks and systems shall be marked in accordance with Sections 5303.4.1 through 5303.4.3.	CFC 5303.4, 5303.4.1, 5303.4.2, 5303.4.3
Compressed gas containers shall have valve protection caps, plugs or other protective devices in place at all times unless in service or being filled.	CFC 5303.6., 5303.6.1, 5303.6.2
Compressed gas containers, cylinders, tanks and systems shall be separated from incompatible materials and conditions that pose hazards from each other.	CFC 5303.7, 5303.7.1
Combustible waste, vegetation and similar materials shall be kept not less than 10 feet from compressed gas containers, cylinders, tanks and systems.	CFC 5303.7.2
Compressed gas containers, cylinders and tanks shall not be placed near elevators, unprotected platform ledges or other areas where falling would result. And shall not be placed in areas where they are capable of being damaged by falling objects.	CFC 5303.7.3, 5303.7.5
Compressed gas containers, cylinders and tanks shall not be exposed to artificially created high temperatures exceeding 125 degrees Fahrenheit or sub ambient (low) tempt.	CFC 5303.7.4
Hood & Duct	
Hood inspection and maintenance due. Every 6 months. Provide report.	CFC 606.3, 606.3.3.1, 606.3.3.3, 904.1, 904.5.1,
Current inspection service tag with service provider info required. Prior tags shall be covered or removed.	CFC 606.3.3.3.1
Hood and duct need to be cleaned. Provide cleaning log.	CFC 606.3, 606.3.3, 606.3.3.2, 606.3.3.3
Are the operating instructions for the hood fire extinguishing system posted?	CFC 605.1.5.2
Class K fire extinguisher located within 30 feet of the cooking operations	CFC 906.4
Maintenance and Inspection Records	
Inspection reports prepared and submitted in writing for review and approval.	CFC [A] 109.2
Inspection reports certified by responsible officer of approved agency or responsible individual.	CFC [A] 109.2
Maintenance records and testing schedules for fire alarm and fire detection systems shall be in accordance with CFC Chapter 9 and Chapter 14 of NFPA 72.	CFC 901.6.2, 907.8.4
Maintenance records and testing schedules fire sprinkler systems shall comply with NFPA 25 and CFC Chapter 9.	CFC 901.6, 903.5
Hood extinguishing system: Automatic fire-extinguishing systems shall be serviced at least every 6 months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion.	CFC 904.5
Monthly records of check logs for illuminated exit signs and emergency lights shall be maintained.	CFC1032.10.1
Recordkeeping. A record of periodic inspections, tests, servicing and other operations and maintenance shall be maintained on site. Records shall be made available for inspection by the fire code official, a copy of the records shall be provided to the fire code official on request. The fire code official is authorized to prescribe the form and format of such record keeping.	CFC [A] 110.3
Storage	

Storage shall be in accordance with Sections 315.2 through 315.6. Outdoor pallet storage shall be in accordance with Sections 315.2 and 315.7.	CFC 315.1
Storage of materials in buildings shall be orderly, and stacks shall be stable. Combustible materials shall be separated from heaters or heating devices by distance or shielding.	CFC 315.3
Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered areas of buildings or not less than 18 inches below sprinkler head deflectors in sprinklered areas of buildings.	CFC 315.3.1
Storage of combustible rubbish shall not produce conditions that will create a nuisance or hazard to the public health, safety or welfare.	CFC 304.2
Combustible materials shall not be stored in exits or enclosures for stairways and ramps.	CFC 315.3.2
Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers.	CFC 315.3.3
Attic, under-floor and concealed spaces used for storage of combustible materials shall be protected on the storage side as required for 1-hour fire-resistance-rated construction. Openings shall be protected by assemblies that are self-closing and are of noncombustible construction or solid wood core not less than 1 and 3/4- inches in thickness. Storage shall not be placed on exposed joists.	CFC 315.3.4
Outside storage of combustible materials shall not be located within 10 feet of a lot line.	CFC 315.4
Where buildings are protected by an automatic sprinkler system, the outdoor storage, display and handling of combustible materials under eaves, canopies or other projections or overhangs are prohibited except where automatic sprinklers are installed under such eaves, canopies or other projections or overhangs.	CFC 315.4.1
Storage is prohibited in plenums. Abandoned material in plenums shall be deemed to be storage and shall be removed.	CFC 315.6
Utility Identification	
Signages required for Utility identification. Signs shall be made of durable and permanent materials. Installed in easily visible locations and maintained. Gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves.	CFC 509.1.1
Marking on access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting background. Letters shall have a minimum height of 2 inches with a minimum stroke of 3/8 inch.	CFC 901.4.7.2