FALL 2015 QUARTERLY REVIEW

BUILDING PLAN REVIEW | FIRE SAFETY PLAN REVIEW | CONSULTING SERVICES

IN THIS ISSUE

OUR GOAL IS TO COMPLETE ALL PLAN REVIEWS WITHIN 10 BUSINESS DAYS

PRESIDENT'S MESSAGE

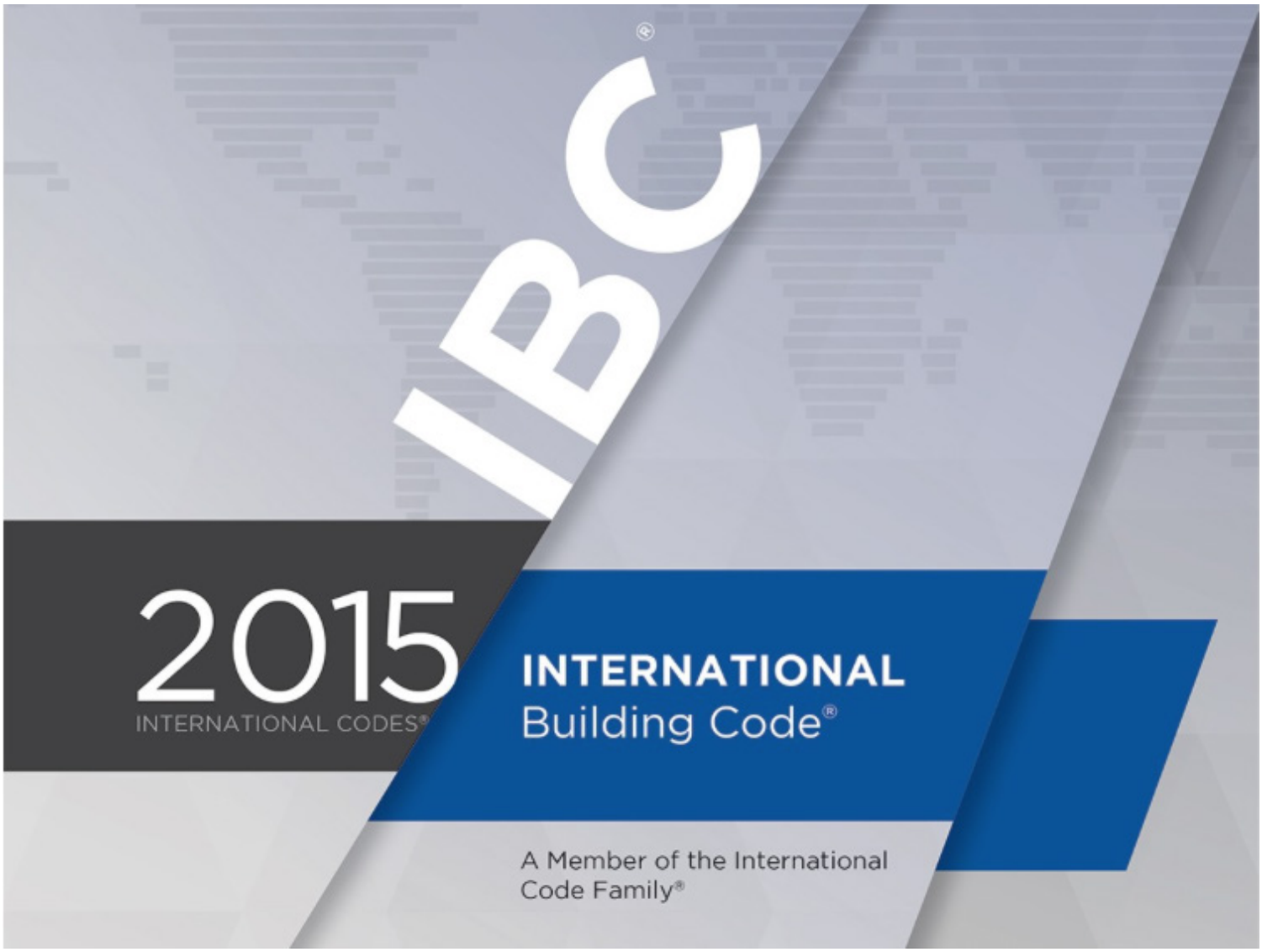
FSCI is hard at work training and developing staff, seminars and services to take care of our municipal clients around the country. While FSCI continues to provide third-party plan reviews and inspections, the company has seen an increased demand for consulting and seminars. For example, FSCI has taught the most seminars in its history and is expanding consulting services beyond the US, and into Canada and Mexico.

This year, FSCI celebrated 30 years of service to our Michigan clients which includes a regional office in Pleasant Ridge, Michigan. In 1986, FSCI began working with the City of Rochester Hills performing third-party plan review and inspection services. Our relationship has grown to include hazardous materials consulting services. Fire Safety Consultants, Inc. is by far the largest and most well respected third-party plan review and inspection company in Michigan.

Since hiring Augusto (Totie) Leonardo in January, he has successfully applied his architectural skills to provide building plan reviews. Working alongside the team of Warren, Steve, Gary, and Raoul, Totie's varied skill set has allowed FSCI to expand into electronic third-party plan reviews, making it easier to review and transmit plans.

After 10 years with FSCI, Michigan office Administrative Assistant Trisha Kulesza has decided to change careers. Trisha always provided great support and she will be greatly missed. As we said goodbye to Trisha, please welcome Lisa Tyner who will be the new Michigan office Administrative Assistant.

On behalf of FSCI, I would like to thank our clients and contractors who helped make this a great year. Thank you for counting on us as your third-party fire and building reviewer, special project consultants, and seminar instructors. We will continue growing and supporting you as we move into a new year.



WHAT MAKES A PERFECT BUILDING PLAN REVIEW SUBMITTAL?

What constitutes the perfect submittal of building plans that guarantees permit issuance every time? That is the million dollar question; a question that has a different answer depending on who is reviewing plans and project specifications. It would be a perfect world if every plan examiner was working off of the same plan review play book, but that is never going to happen. The ability of the plan examiner, or plan examiners when different disciplines (building, electrical, mechanical, plumbing, etc.) are involved in the review plays a big part in the approval process. Whether the reviewer is extremely knowledgeable, or is very inexperienced, the review outcome may still be a rejection or an approval, both for different reasons. Codes, standards and ordinances differ from state to state, and jurisdiction to jurisdiction, which can lead to a lack of understanding of code requirements; or, an inability to interpret requirements as the writers of the codes and standards had intended. Fact: Getting plans approved can be very frustrating.

So, what can be done to obtain an approved plan submittal on the first attempt or at least with a single resubmittal? Let's look at some common building plan submittal mistakes, as they relate to the building code. The list that follows includes the most-commonly found errors in building plans that we see at Fire Safety Consultants which ultimately can lead to a set of plans not being approved.

- Incorrect code editions used
- Plans are not sealed by the appropriate design professional based on state or local regulations
- Civil plans not received for new construction or building additions
- Clearly indicated use groups and construction types not called out
- Mixed-use, if applicable, separation requirements not adhered to

- Lack of proper separation of incidental and non-accessory areas
- Specific occupancy use requirements not met
- Building exceeds the allowable height, area and stories permitted by the code
- Buildings in close proximity to property lines and other buildings are not provided with the proper fire resistance rated walls and opening protection
- Improper classification and construction of wall assemblies (i.e. fire walls, fire barriers, fire partitions, smoke barriers and partitions)
- Lack of adequate separation of tenant spaces, where required
- Lack of draft and firestopping
- No interior finish schedule or incorrect interior wall, floor and ceiling finishes
- Failure to provide proper fire protection systems where required (i.e. automatic sprinklers, automatic and manual fire alarm systems, and suppression monitoring, alternate extinguishing systems)
- Lack of occupancy load calculations or incorrect values used for building spaces
- Lack of, or insufficient, exit and emergency lights
- Insufficient quantity of exits provided and remoteness not met when multiple exits are required
- Common path of travel, travel distance and dead-end corridor maximums exceeded
- Locks, latches and other door hardware provisions not, or incorrectly, provided
- Stairs and ramps not designed correctly
- Handrails and guardrails not designed correctly
- Light and ventilation requirements of the code are not being met
- Incorrect values provided for structural design of the building including wind loads, live and dead loads, snow loads
- No special inspection provisions identified where applicable
- Footing and foundation design doesn't match recommendations in the soils investigation report; or, no soils investigation report provided
- Lack of, or improper, safety glazing
- Incorrect provisions provided for elevators and similar equipment
- Existing building requirements not being adhered to during alterations, renovations, use changes, or building additions

In the future, look for additional and more detailed articles related to other plan submittal issues with other code disciplines.

Warren E. Olsen, CFPS, CBCO has nearly 40 years in fire protection and is the Vice President of Building and Life Safety at FSCI. He teaches fire alarm classes for FSCI and for the NFPA. He is the current chairperson of NFPA 72, Chapter 26, Supervising Station Alarm Systems.

SEMINAR INFORMATION

Stay up to date on the latest Fire, Building and Life Safety code changes and equipment by attending one of our seminars. FSCI is teaching seminars throughout the United States, led by our experienced staff of Matt Davis, Keith Frangiamore, Brent Gooden, George Michehl & Warren Olsen.

Whether you are a Contractor, Architect, Technician, Engineer or an Authority Having Jurisdiction, each seminar is full of practical insights and first-hand experiences to help you comply with applicable codes and standards. FSCI can also provide custom seminars at your location. Be sure to check out our schedule of upcoming seminars on our website. Contact us to learn more by emailing info@firesafetyfsci.com or by calling our office at (847) 697-1300.

Upcoming Seminars:

December 4, 2015 – Auburn Hills, MI – Fire Alarm Inspection, Testing & Maintenance – Warren Olsen

December 8, 2015 – Mays Landing, NJ – Basic Fire Alarm Plan Preview – Warren Olsen

December 15, 2015 – Hasbrouck Heights, NJ – Alternative Suppresion Systems – Matt Davis

EMPLOYEE SPOTLIGHT

Who is Fred Hoegler?

Name: Fred Hoegler

Position at FSCI: Vice President Fire Protection Plan Review and Field Services

Previous positions at FSCI: Fire Protection Division Manager

Years with FSCI: 7 years

Fred Hoegler came to FSCI following more than 29 years in the fire service. Fred's last assignment was as a Deputy Fire Chief with the Palatine (Illinois) Fire Department. His assignments along his career included progressing through the ranks of firefighter, firefighter/paramedic, lieutenant, shift captain and training captain. Additionally, Fred spent more than 10 years in fire prevention.

Fred's duties at FSCI include supervising 5 full-time fire protection plan examiner(s) and 7 part-time field inspectors. Supervising duties include making sure there is continuity between the plan examiners and the reviews that they conduct; and, assuring that the field inspectors are consistent in their procedures and inspection methods when carrying out their inspections of fire protection systems. Fred also closely interacts with all of FSCI's more than 200 municipal government clients when they have code comments or questions.

Fred is NICET II in Fire Alarms and Sprinkler Systems, and is a Fire Prevention Officer 1 and an Inspector III.

Fred enjoys working on projects around the home and getting away for an occasional vacation.

LITTLE KNOWN FACTS

NFPA 17A – 2009 Edition - Overlapping Protection Coverage Option 2

Section 5.1.3 permits the installation of a listed wet chemical fire extinguishing system to meet the requirements for the satisfactory protection of a kitchen exhaust hood, duct and related surface equipment. To highlight one manufacturer's use of overlapping protection coverage, option 2, specifically Ansul R-102, this protection is commonly used for kitchen hood fire suppression system installations. This type of protection allows for appliances to be protected by specific nozzles spaced uniformly at uniform elevations under a common hood(s). Overlapping protection of appliances is continuous for the full length of the hood or divided when group(s) of protected appliances are separated by counters or appliances not requiring protection. Utilizing this type of protection allows business owners to change the appliance line-up, if desired, and still obtain the proper coverage necessary as per the requirements of NFPA 17A.
Rosie Simarano – Fire Protection Consultant

UL Warns of Counterfeit UL Mark on Rolling Fire Doors (Release 15PN-26)

The following is a notification that UL is aware that counterfeit UL Marks have been applied to rolling fire doors in Southern California. These doors have not been evaluated by UL to the appropriate Standards for Safety and it is unknown if these doors comply with any safety requirements.
Link to notification: http://ul.com/newsroom/publicnotices/ul-warns-of-counterfeit-ul-mark-on-rolling-fire-doors-release-15pn-26/

NFPA 13D – 2013 Edition – Attic Sprinklers

In regards to sprinklers in attics for 13D sprinkler systems, Section 8.3.5 reads, "Sprinklers shall not be required in attics with or without storage, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to and containing only dwelling unit ventilation equipment, floor/ceiling spaces, elevator shafts, crawl spaces, and other concealed spaces that are not used for intended for living purposes." This section has been clarified to explain that the need for sprinklers in an attic is not determined by whether or not there will be storage in a space, but rather whether the space will be intended for living purposes. Exceptions are included for spaces with fuel-fired equipment; however, within this section there is a noted distinction between the requirements for NFPA 13 and NFPA 13D.
Paul Sullivan, Fire Protection Consultant

WE'RE LISTENING!

Tell us what you are interested in learning about!
Email us at: info@firesafetyfsci.com