

Apartment Complex Fire Safety Packet

Jefferson Parish Eastbank Consolidated Fire Department

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Jefferson, Louisiana 70123

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Jefferson Parish Municipal Codes

Chapter 13 - FIRE PREVENTION AND PROTECTION; EMERGENCY SERVICES AND COMMUNICATION; AND HAZARDOUS MATERIALS

ARTICLE II. - FIRE PREVENTION CODE^[2]

Sec. 13-21. - Adoption of the State Uniform Fire Prevention Code.

The State Uniform Fire Prevention Code, known as NFPA1, as amended pursuant to La. Rev. Stat. 40:1578.7(E), is hereby adopted by reference as the Fire Prevention Code for the Parish of Jefferson.

(Code 1961, § 7-24; Ord. No. 16504, § 1, 7-10-85; Ord. No. 17605, § 1, 10-12-88; Ord. No. 17688, § 1, 2-15-89; Ord. No. 18521, § 1, 5-20-92; Ord. No. 20940, § 1, 4-26-00; Ord. No. 23690, § 1, 11-4-09)

State Law reference— Authority to adopt technical codes by reference, R.S. 33:1368.

(1)

Fire hydrant means a public utility device installed by the Jefferson Parish Department of Public Works on public or private property which provides a water supply for the local fire department.

(2)

Obstacles means anything placed or allowed to remain adjacent to a fire hydrant, including, but not limited to, garbage, trash, refuse, fences, shrubs, trees, flowers, vines, mail boxes, vehicles, watercraft, trailers, structures, or other movable or immovable objects.

(b)

Prohibitions. The following acts are prohibited with regards to fire hydrants:

(1)

It shall be unlawful for anyone to place any obstacle within a five-foot radius of any fire hydrant within the parish as measured from the top center of the hydrant, except as herein provided.

(2)

It shall further be unlawful for any person who owns or manages property adjoining the berm on which a fire hydrant may be located to knowingly allow any obstacles to remain with a five-foot radius of the fire hydrant.

(3)

Further it shall be unlawful for anyone to paint, alter the original appearance of, or deface in any manner any fire hydrant within the parish, except as provided herein.

(4)

It shall further be unlawful for anyone to obstruct any fire hydrant from view, or access from a public street, or from emergency access.

(c)

Exemptions. The following are exempt from the provisions of this section:

(1)

Nothing herein shall prohibit the department of public works, or its designees, from performing normal maintenance or otherwise performing necessary repairs to any fire hydrant.

(2)

Protective post(s) as deemed necessary by the department of public works or the fire department or any volunteer fire department under contract with the parish to provide fire protection services shall be exempt from the provisions of this section only if express written consent is granted by the fire department which provides fire protection services for the area involved and such department approves the design and location of the protective post(s). The appropriate fire department shall be notified prior to and after the post(s) is (are) installed, and the department or its designee shall inspect the site prior to and immediately after installation to ensure proper compliance with this section.

(3)

Nothing herein shall prohibit the planting and cultivation of small flowering plants (but not including shrubbery of any kind) within five (5) feet of fire hydrants, provided that such plants are maintained at a height not exceeding the height of the hose connections on such hydrant and such plants are approved by the fire department providing fire protection services to the area in which such hydrant is located. The various fire departments in the parish, or any of their agents or employees, shall not be liable for any damage caused to such plants as a result of the use, maintenance or testing of any hydrant.

(d)

Enforcement. In addition to the penalties and enforcement prescribed by sections 1-10 and 1-11 of this Code of Ordinances, each fire department of the parish shall have the authority to require the removal of any obstructions not in compliance with this section in the area in which such fire department provides fire protection services.

(Ord. No. 18339, § 1, 8-7-91)

Sec. 13-23. - Fire lanes for large commercial developments and multiple-family residential properties.

(a)

Definitions.

(1)

A "*fire lane*" is defined for the purposes of this section to mean any area appurtenant to entrances or exits of a building deemed necessary by the Jefferson Parish Fire Prevention Bureau or the qualified local fire district, to remain free and clear of parked vehicles for access to such building in case of fire or other emergency and designated as such, and may, in the discretion of the Jefferson Parish Fire Prevention Bureau or the qualified local fire district, include sidewalks, driveways, portions of parking lots, or any other area adjacent to or near the entrances or exits of any building.

(2)

A "*shopping center*" is defined for the purposes of this section to mean a group of commercial business establishments, planned, developed, owned and managed as a unit, with off-street parking provided on the property, and related in location, size, and types of shops to the trade area that the unit serves.

(3)

A "multiple-family residential dwelling" is defined for the purposes of this section to mean a structure or development site with more than twenty-four (24) dwelling units.

(b)

Designation, location and maintenance of fire lanes. The Jefferson Parish Fire Prevention Bureau or the qualified local fire district is hereby authorized to designate fire lanes on the property for large commercial developments and multiple-family residential dwellings, appurtenant to multiple-family residential dwellings or the entrances or exits to stores or groups of stores, where, such areas must be kept free of parked vehicles and other obstructions to provide ready access to such stores, groups of stores, or multiple-family residential dwellings, in case of fire or other emergencies. The designation by the Jefferson Parish Fire Prevention Bureau or the qualified local fire district of such fire lanes shall never be held to make the parish responsible for maintenance of such fire lanes on private property, but the owner of such property shall continue to be responsible for the maintenance of such area.

(c)

Approval of fire lanes on plot plan. Plot plans proposed for large commercial developments and multiple-family residential construction shall hereafter be submitted to the Jefferson Parish Fire Prevention Bureau or the qualified local fire district for review and approval of the fire lanes and/or fire department access provided therefore prior to the issuance of a building permit thereon.

(d)

Signs designating fire lanes. Upon the designation of a fire lane pursuant to this section, the Jefferson Parish Fire Prevention Bureau or the qualified local fire district shall give notice of such designation to the owner of such large commercial development or multiple-family residential dwelling, directing the owner to cause signs to be posted at the expense of the owner, at either extremity of such fire lane, lettered "Fire Lane - No Parking At Any Time." Such signs shall be of a standard size and color, of standard lettering and mounting, such standards of size, coloring and lettering to conform to patterns, drawings or samples of same to be obtained from the department of roads and bridges of the parish and such standards of mounting, including but not limited to the height above the grade at which such sign is to be mounted, to be ordered by the Jefferson Parish Fire Prevention Bureau.

(e)

Summons and special commissioned police officers. In lieu, of having an unauthorized vehicle removed from a fire lane and impounded in accordance with the provisions of section 36-144, a summons or notice to appear may be issued for a vehicle parked in violation of this section. Any summons or notice to appear in answer to a charge of parking in violation of this section shall be issued on the official form thereof prescribed by the sheriff or Jefferson Parish Fire Prevention Bureau or the qualified local fire district. The sheriff shall have the authority and exclusive right to designate, from time to time, special commissions on the owners of the property herein involved, or their agents or employees, to issue the summons or notice of violation herein provided for. Such summons may additionally be issued by any member of the sheriff's office or Jefferson Parish Fire Prevention Bureau or the qualified local fire district otherwise empowered to issue tickets for parking violations.

(f)

Parking in fire lanes where signs are provided deemed unlawful. It is hereby declared to be unlawful to park any vehicle other than an authorized emergency vehicle of the parish in any fire lane as defined in subsection (a) where the signs provided for herein have been erected; however, if the signs provided for herein are not in proper position and sufficiently legible to be seen by an ordinarily observant person, it shall be a defense to any alleged violation hereof.

(g)

Alteration, defacing, etc., of signs unlawful. It is hereby declared to be unlawful for any person, without lawful authority, to attempt or to in fact alter, deface, injure, knock down, or remove any sign designating a fire lane which has been erected under the terms of this section.

(h)

Penalties. Any person who violates any provision of this section shall be punished as set forth in section 1-10 of this Code.

(Code 1961, § 7-25; Ord. No. 16602, § VI, 9-11-85; Ord. No. 16778, § I, 2-5-86; Ord. No. 23671, § 3, 10-14-09; Ord. No. 24567, § 2, 8-28-13)

NFPA 72 2015 Edition

Chapter 29

Single and Multiple-Station Alarms and Household Fire Alarm Systems

29.1.2*

Smoke and heat alarms shall be installed in all occupancies where required by other governing laws, codes, and standards.

A.29.1.2

An example of the applicable code within the NFPA set of codes and standards is NFPA 101, Life Safety Code. Other codes such as local building codes are other examples to be considered.

The requirements of Chapter 29 are intended to apply to installations in the following new and existing locations:

1. One- and two-family dwelling units
2. Sleeping rooms of lodging and rooming houses
3. Individual dwelling units of apartment buildings
4. Guest rooms, sleeping rooms, and living areas within guest suites of hotels and dormitories
5. Day-care homes
6. Residential board and care facilities
7. Other locations where applicable laws, codes, or standards specify a requirement for the installation of smoke alarms.

29.2 Purpose

Fire-warning equipment for residential occupancies shall provide a reliable means to notify the occupants of the presence of a threatening fire and the need to escape to a place of safety before such escape might be impeded by untenable conditions in the normal path of egress.

NFPA 101 LIFE SAFETY CODE 2015 Edition

31.3.4.5 Smoke Alarms.

31.3.4.5.1*

In buildings other than those equipped throughout with an existing, complete automatic smoke detection system, smoke alarms shall be installed in accordance with 9.6.2.10, as modified by 31.3.4.5.2, outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements.

31.3.4.5.3

In buildings other than those equipped throughout with an existing, complete automatic smoke detection system or a complete, supervised automatic sprinkler system in accordance with 31.3.5, smoke detectors shall be installed in every sleeping area in accordance with 9.6.2.10, as modified by 31.3.4.5.4.

NFPA 1 2015 Edition

10.2 Owner/Occupant Responsibilities

10.2.1

The owner, operator, or occupant shall be responsible for compliance with this *Code*.

10.2.3

The AHJ shall be permitted to require the owner, operator, or occupant to provide tests or test reports, without expense to the AHJ, as proof of compliance with the intent of this *Code*.

10.2.4

The owner, operator, or occupant of a building that is deemed unsafe by the AHJ shall abate, through corrective action approved by the AHJ, the condition causing the building to be unsafe either by repair, rehabilitation, demolition, or other corrective action approved by the AHJ.

10.2.5

The owner, operator, or occupant, or any person in control of a building or premises shall keep records of all maintenance, inspections, and testing of fire protection systems, fire alarm systems, smoke control systems, emergency evacuation and relocation drills, emergency action plans, emergency power, elevators, and other equipment as required by the AHJ.

10.2.6

All records required to be kept shall be maintained until their useful life has been served, as required by law, or as required by the AHJ.

10.6 Reporting of Fires and Other Emergencies

10.6.1.1

The person discovering any unwanted fire, regardless of magnitude, shall immediately notify the fire department.

10.10 Open Flames, Candles, Open Fires, and Incinerators.

10.10.2

The AHJ shall have the authority to prohibit any or all open flames, candles, and open, recreational, and cooking fires or other sources of ignition, or establish special regulations on the use of any form of fire or smoking material where circumstances make such conditions hazardous.

10.10.3 Outdoor Fires

10.10.3.2

Permanent barbecues, portable barbecues, outdoor fireplaces, or grills shall not be used for the disposal of rubbish, trash, or combustible waste material.

10.10.6 Cooking Equipment.

10.10.6.1

For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.

10.10.6.2

For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.

10.10.6.3*

Listed equipment permanently installed in accordance with its listing, applicable codes, and manufacturer's instructions shall be permitted.

10.10.8 Incinerators and Fireplaces

10.10.8.1

Incinerators, outdoor fireplaces, permanent barbecues, and grills shall not be built, installed, or maintained without prior approval of the AHJ.

10.10.8.2

Incinerators, outdoor fireplaces, permanent barbecues, and grills shall be maintained in good repair and in a safe condition at all times.

10.10.8.3

Openings in incinerators, outdoor fireplaces, permanent barbecues, and grills shall be provided with an approved spark arrester, screen, or door.

11.1.3 Multiplug Adapters

11.1.3.1

Multiplug adapters, such as multiplug extension cords, cube adapters, strip plugs, and other devices, shall be listed and used in accordance with their listing.

11.1.3.2

Multiplug adapters shall not be used as a substitute for permanent wiring or receptacles.

11.1.5 Extension Cords

11.1.5.1

Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.

11.1.5.2*

The ampacity of the extension cords shall not be less than the rated capacity of the portable appliance supplied by the cord.

11.1.5.3

The extension cords shall be maintained in good condition without splices, deterioration, or damage.

11.1.5.4

Extension cords shall be grounded when servicing grounded portable appliances.

11.1.5.5

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.

11.1.5.6

Extension cords shall not be used as a substitute for permanent wiring.

12.3.3* Maintenance of Fire-Resistive Construction

12.3.3.1

Required fire-resistive construction, including fire barriers, fire walls, exterior walls due to location on property, fire-resistive requirements based on type of construction, draft-stop partitions, and roof coverings, shall be maintained and shall be properly repaired, restored, or replaced where damaged, altered, breached, penetrated, removed, or improperly installed.

12.3.3.2

Where required, fire-rated gypsum wallboard walls or ceilings that are damaged to the extent that through openings exist, the damaged gypsum wallboard shall be replaced or returned to the required level of fire resistance using a listed repair system or using materials and methods equivalent to the original construction.

4.4.3 Means of Egress

4.4.3.1.1

In every occupied building or structure, means of egress from all parts of the building shall be maintained free and unobstructed.

4.4.3.1.2

No lock or fastening shall be permitted that prevents free escape from the inside of any building other than in health care occupancies and detention and correctional occupancies where staff are continually on duty and effective provisions are made to remove occupants in case of fire or other emergency.

4.4.3.1.3

Means of egress shall be accessible to the extent necessary to ensure reasonable safety for occupants having impaired mobility.

14.4 Means of Egress Reliability. (LANDSCAPING IMPEDIMENTS)

14.4.1* Maintenance.

Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency. [101: 7.1.10.1]

10.18.4 Means of Egress.

Combustible material shall not be stored in exits.

4.4.3.2.3 Lighting

Illumination of means of egress shall be provided.

13.6 Portable Fire Extinguishers

13.6.1.3.2*

Each fire extinguisher shall be marked with the following:

- (1) Identification of the listing and labeling organization
- (2) Product category indicating the type of extinguisher
- (3) Extinguisher classification as indicated in Section 5.3 of NFPA 10
- (4) Performance and fire test standards that the extinguisher meets or exceeds [10:4.1.2]

Jefferson Parish Eastbank Consolidated Fire Department requires each apartment to have a minimum of one portable fire extinguisher with a rating of not less than 2-A:10-B:C, (typically represented by a 5 pound Class ABC) that is inspected annually by a licensed Louisiana fire extinguishing company IF they are not mounted on the outside of the apartments on the walls in the walkways. Fire extinguishers SHALL be placed every 75 ft. travel distance.

13.6.3.1.3 Placement.

13.6.3.1.3.1 Fire extinguishers shall be conspicuously located where they are readily accessible and immediately available in the event of fire. [10:6.1.3.1]

13.6.3.1.3.2 Fire extinguishers shall be located along normal paths of travel, including exits from areas. [10:6.1.3.2]

13.6.3.1.3.3 Visual Obstructions.

13.6.3.1.3.3.1 Fire extinguishers shall not be obstructed or obscured from view. [10:6.1.3.3.1]

13.6.3.1.3.3.2* In large rooms and in certain locations where visual obstructions cannot be completely avoided, means shall be provided to indicate the extinguisher location.

[10:6.1.3.3.2]

13.6.3.1.3.3.3 Where signs are used to indicate fire extinguisher location, the signs shall comply with the following:

- (1) They shall be located in close proximity to the extinguisher.
- (2) They shall be visible from the normal path of travel.

4.5.8 Maintenance, Inspection, and Testing

4.5.8.1

Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this *Code*, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ. [101: 4.6.12.1]

4.5.8.2

No existing life safety feature shall be removed or reduced where such feature is a requirement for new construction

4.5.8.6

Any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature requiring periodic testing, inspection, or operation to ensure its maintenance shall be tested, inspected, or operated as specified elsewhere in this *Code* or as directed by the AHJ. [101: 4.6.12.4]

4.5.8.7

Maintenance, inspection, and testing shall be performed under the supervision of a responsible person who shall ensure that testing, inspection, and maintenance are made at specified intervals in accordance with applicable NFPA standards or as directed by the AHJ. [101: 4.6.12.5]

18.5.7 Clear Space Around Hydrants

18.5.7.1

A 36 in. (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

18.5.7.2

A clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2½ in. (64 mm).

18.5.8 Protection

Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way.

Chapter 19 Combustible Waste and Refuse

19.2.1.4 Rubbish Within Dumpsters

Dumpsters and containers with an individual capacity of 1.5 yd³ [40.5 ft³ (1.15 m³)] or more shall not be stored in buildings or placed within 10 ft (3 m) of combustible walls, openings, or combustible roof eave lines.

11.5.1.11 Clothes Dryers

11.5.1.11.1

Clothes dryers shall be cleaned to maintain the lint trap and keep the mechanical and heating components free from excessive accumulations of lint.

10.7 Tampering with Fire Safety Equipment

10.7.1

Persons shall not render any portable or fixed fire extinguishing system or device or any fire-warning system or device inoperative or inaccessible.

18.2.3.5 Marking of Fire Apparatus Access Road

18.2.3.5.1

Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both.

18.2.3.5.2

A marked fire apparatus access road shall also be known as a fire lane.

18.2.4* Obstruction and Control of Fire Department Access Road

18.2.4.1 General

18.2.4.1.1

The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

18.2.4.1.2

Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.

A.18.2.4

Fire department access roads should be kept clear of obstructions such as parked vehicles, fences and other barriers, dumpsters, and excess vegetation. However, it should be understood that a severe snowstorm can make these roads temporarily inaccessible. In many parts of the country, the annual snowfall is of such magnitude that alternative arrangements such as temporary roads over the snow accumulation could be necessary.

18.2.4.1.2

Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.

18.2.3.4 Specifications.

18.2.3.4.1 Dimensions.

18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).

Chapter 13 Fire Protection Systems

13.1.7

All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

13.1.8

The AHJ shall be notified when any fire protection system is out of service and on restoration of service.