

LIFE SAFETY CODE® ASSESSMENT WITH SMOKE & FIRE DOOR ASSEMBLY INSPECTION SERVICES

LIFE SAFETY CODE® ASSESSMENT

The Life Safety Code® Assessment is completed to ensure that the building and its inherent fire protection features will protect the lives of residents and staff during a fire. This program will be evaluated based on the updated standards of the 2012 Edition of the Life Safety Code®. Through our representation on the NFPA 101® Technical Committee on Health Care Occupancies and NFPA Health Care Section Codes & Standards Committee, we are able to utilize our extensive knowledge of the Code, permitted exceptions, and interpretations to complete projects more accurately than anyone else in the industry.



SURVEY

Provide a wall-to-wall, roof-to-basement Life Safety survey to include the following:

- + Field conditions of life safety features including, but not limited to, rated doors, exit signage, means of egress, hazardous areas
- + Full survey of all required smoke and fire rated walls, vertical openings, corridor walls and travel distances.
- + Support the organization in addressing alternative ways to review spaces (suites, etc.) to reduce overall costs while maintaining compliance and best practices.

REPORT OF FINDINGS AND RECOMMENDATIONS

Provide a preliminary life safety deficiency report for management review:

- + Projected costs will use the Means database and other industry best practices, but will be reviewed with the facility to determine final costing strategies for known deficiencies
- + Provide a list of inaccessible areas where we were unable to gain access for inspection during the wall-to-wall life safety survey

OFFICIAL CORRESPONDENCE

Prepare all official correspondence on behalf of the facility related to life safety compliance issues:

- + Includes equivalencies.
- + This does not include the development of any Fire Safety Evaluation System (FSES) that may be an appropriate remediation plan to address deficiencies. An FSES will be considered outside the scope of the contract (priced separately following the Life Safety Assessment completion).

DOOR INSPECTION

RPA will inspect and inventory fire rated door assemblies and smoke barrier door assemblies as required by the 2012 edition of The Life Safety Code® (Section 7.2.1.15.2). Inspection and inventory of fire rated access panels are included as an option only.



CRITERIA

The inspection and testing criteria for fire and smoke door assemblies will be derived from the applicable sections of the Life Safety Code® (2012 Edition), NFPA 80 (2010 Edition) and NFPA 105 (2010 Edition). Components include, but are not limited to:

- ✦ No open holes or breaks exist in surfaces of either the door or frame.
- ✦ The door, frame, hinges, hardware, and noncombustible threshold are secured, aligned, and in working order with no visible signs of damage.
- ✦ Door clearances are not excessive.
- ✦ If a coordinator is installed, the inactive leaf closes before the active leaf.
- ✦ Latching hardware operates and secures the door when it is in the closed position.
- ✦ Meeting edge protection, gasketing and edge seals, where required, are inspected to verify their presence and integrity.

INVENTORY

A complete inventory of inspected fire rated and smoke barrier door assemblies will be provided.

REPORT OF FINDINGS AND RECOMMENDATIONS

Following the survey, a fire/smoke door assembly deficiency report will be provided and include the following:

- ✦ Identified deficiencies and locations.
- ✦ A listing of inaccessible areas where RPA was unable to gain access and inspect smoke and fire door assemblies.
- ✦ Specialty door assemblies such as “WON” doors, fire or smoke shutters and smoke curtains will be included in inventory but not inspected as part of this program (guidance on on-going required inspections for these systems will be provided).

AUTOCAD SERVICES

A fire and smoke door assembly inventory drawing will be provided as one of the project deliverables.

TRAINING

Inspection training will be provided to facility staff in the following manner:

- ✦ Staff will have the opportunity to shadow our inspector during the door inspections.
- ✦ This approach will also educate the facilities/maintenance team on using the information we are providing, via the report, for continuous readiness on the door inspection process.

If you are interested in this service, please include the following information in your inquiry (estimated numbers are acceptable):

- ✦ Facility Square Footage
- ✦ Facility Bed Count
- ✦ Number of Doors in the Barrier Walls
- ✦ Number of Access Panels/Shaft Doors

For more information on how we can help you, please contact us at 860-793-8600, via e-mail at ccasey@phillipsllc.com or visit www.phillipsllc.com.