

STATE FIRE MARSHAL

Fire Safety Code Regulations Concerning Boarding Homes Effective April 27, 1954

ARTICLE IX

SEC. 172-1-176. GENERAL

The regulations contained in this article shall apply to all boarding homes as defined in Sec. 172-1-5, except such places as are expressly exempt in accordance with the provisions of this Code.

SEC. 172-1-177. CONSTRUCTION

Every boarding home hereafter constructed and every addition hereafter made to a boarding home shall be of noncombustible construction throughout, having a fire-resistant rating of not less than one hour if more than one story in height above the basement.

SEC. 172-1-178. SPRINKLER SYSTEMS AND USE OF COMBUSTIBLE BUILDINGS

In combustible buildings presently used as boarding homes, the first and second stories may be used as such; and the third story only in buildings completely protected by an approved system of automatic sprinklers. No building may hereafter be converted to a boarding home if it is more than three stories in height above the basement and of combustible construction. An unoccupied area immediately below the roof shall not be considered as a story in the application of this section.

SEC. 172-1-179. OTHER OCCUPANCIES

Boarding home buildings shall not contain an occupancy which is not within the immediate control of the boarding home management, and/or which is not incident to the administrative convenience or necessity, or pertinent to public health.

SEC. 172-1-180. ROOFS

Roofs of boarding homes shall be covered with roofing which is not readily flammable.

SEC. 172-1-181. MAXIMUM POSSIBLE OCCUPANCY

The number of boarders housed in each room shall not exceed the rate of one person for each 75 square feet

therein. The total boarder occupancy for each story as determined in this manner shall be termed as the maximum possible occupancy.

SEC. 172-1-182. EGRESS FACILITIES REQUIRED

a. Each story of every building used as a boarding home shall have at least two approved means of egress from each story. Each boarder-occupied room shall have at least one doorway opening directly to the outside or to a corridor leading directly, or by stairway, to the outside. Exits shall be located remote from each other, providing the best practicable means of egress for all occupants in the event fire renders one exit impassable.

b. In all buildings, at least one passageway from each story shall lead directly to the outdoors or through an enclosed stairway or enclosed passageway or a combination of such stairway and passageway shall lead to the outside. Where necessary, one such stairway or passageway may be allowed to lead into an open space or lobby which has ample egress openings to the outside.

SEC. 172-1-183. EGRESS PASSAGEWAYS

a. Corridors and passageways from boarder-occupied rooms leading to egress stairways and then to the outside shall not be less than 48 inches in width in new buildings or additions to existing buildings and not less than 32 inches in existing buildings.

b. Corridors and passageways considered as approved means of egress shall be at least 78 inches in height.

c. Access to all interior and outside stairways, to fire-escapes and other exits considered as approved means of egress, shall be unobstructed and shall not be through a bathroom or a room used for any other purpose that may obstruct free passage, nor shall access be veiled from open view by ornamentation, curtains or other appurtenances.

SEC. 172-1-184. TRANSOMS

Transoms and other similar openings in corridors and passageways shall not be allowed in new construction. Existing transoms and like openings in corridors and passageways shall be permanently sealed and made fire-resistant equal to the related door or sidewall construction.

SEC. 172-1-185. VERTICAL OPENINGS

In all existing buildings, interior stairways constituting approved egress passageways shall be enclosed or segregated from other portions of the building by materials with a fire-resistant rating of not less than 30 minutes. All other vertical openings throughout such buildings shall be enclosed by materials with a fire-resistant rating of not less than 30 minutes.

SEC. 172-1-186. STAIRWAYS

a. Stairways in approved egress passages in existing buildings shall be not less than 30 inches in width, and in new buildings and additions to existing buildings such stairways shall be not less than 44 inches in width.

b. All stairways in egress passages shall have suitable handrails on both sides.

c. Existing stairways in required egress passages shall be provided with landings at least 30 inches in depth between the nosing of the top or bottom riser and the door openings. New stairways shall have landings at least 44 inches in depth. Intermediate landings shall be not less than the width of the stairway.

d. Stair treads in inside required egress stairways in existing buildings shall be not less than 8 inches in width exclusive of nosing, and risers shall not exceed $8\frac{1}{2}$ inches in height. In new buildings such stair treads shall not be less than $9\frac{1}{2}$ inches in width, exclusive of nosing, and risers shall not exceed $7\frac{3}{4}$ inches in height. Treads and risers shall be of uniform width and height in each individual stairway run.

e. No arrangement of treads known as "winders" shall be allowed in approved egress stairways.

f. Ramps may be substituted for stairs in new and existing buildings, and the grade shall not exceed one foot in 10 feet of run.

SEC. 172-1-187. DOORS AND DOORWAYS

a. All doorways which are an approved means of egress shall be at floor level in new structures, and as near thereto as practicable in existing structures.

b. All egress doors to the outside or into stairways or passages leading to the outside shall open out in the direction of egress travel, but this regulation shall not be construed as requiring doors from boarder-occupied rooms to open into corridors. There shall be no obstruction at any time to the opening or closing of egress doors.

c. All egress doors in existing buildings shall be at least 30 inches in width. Egress doors in new buildings serving stairways 44 inches in width or over shall be not less than 36 inches in width.

d. Egress doors into stairway enclosures and all doors serving stairways and other vertical openings shall be equipped with self-closing devices designed, installed and maintained to automatically close such doors when not in use. All interior egress doors providing access to corridors and stairway enclosures shall be not less than 30-minute fire-resistant. In new buildings such doors may be of solid wood planking or built up with solid core construction not

less than $1\frac{3}{4}$ inches thick. Wired glass $\frac{1}{4}$ of an inch thick in the single pane, or smaller panes totaling not over 6 square feet may be used in such doors.

e. All egress doors shall be equipped with hardware which will insure opening of such doors by a single motion, such as the turning of a knob or pressure of a latch with normal strength, or equipped with panic hardware which will release when pressure is applied to the releasing device in the direction of exit travel.

f. No such door shall be equipped with a lock, latch, bolt or other fastening device which will allow for locking such door against opening from within or which will require a second operation or motion to open such door for egress purposes. No door to a boarder-occupied room shall be equipped with a locking device.

g. No sliding door, vertical lift door, revolving door or folding partition shall be used as a closure for a required means of egress.

SEC. 172-1-188. FIRE-STOPPING

Exterior walls of frame construction and interior stud partitions shall be fire-stopped by a 2 inch thick timber or plate or masonry filling completely closing any possible vertical opening at the ceiling of the basement.

SEC. 172-1-189. CLOSETS AND STOREROOMS

All closets or compartments which are used for the storage of cleaning or polishing compounds or implements shall be fire-resistant for at least 30 minutes from within such closet or compartment including the door thereof, which door shall be equipped with a self-closing device, or shall be equipped with proper and adequate automatic fire extinguishing equipment or automatic fire detectors.

SEC. 172-1-190. INCINERATORS

Incinerators within buildings shall be loaded and fired from a vestibule or compartment segregated from the rest of the building by noncombustible construction having a fire-resistant rating of not less than two hours, having a Class B fire door equipped with a suitable closing device. Ventilating openings shall be provided direct to the outside from such enclosures equivalent to not less than twice the area of the flue of the incinerator.

SEC. 172-1-191. EXIT SIGNS

a. Signs bearing the word "EXIT" shall be placed at each approved egress doorway and shall be so installed as to be legible at all times from the direction of travel thereto. Where such doorways and signs are not readily discernible from boarder-occupied rooms, an adequate number of additional signs shall be provided bearing the term "EXIT" and an arrow pointing in the direction of exit travel.

b. Exit signs shall bear letters at least $4\frac{1}{2}$ inches in height with strokes not less than $\frac{3}{4}$ of an inch in width.

SEC. 172-1-192. ILLUMINATION OF EXIT PASSAGES

Adequate lighting shall be provided at all times for the lighting of corridors, stairways, passageways, ramps and fire-escapes.

SEC. 172-1-193. EMERGENCY LIGHTING

a. An automatic, independent, secondary source of power for illumination shall be provided for the reasonable lighting of all corridors, passageways, stairways, ramps, fire-escapes and other means of egress direct to the outside from boarding homes housing 25 or more boarders. This secondary lighting system shall be termed herein as emergency lighting.

b. Acceptable types of emergency lighting systems are:

TYPE A—A self-contained unit with attached heads, powered by dry cell batteries, wired to circuits supplying energy for normal lighting in the areas being protected.

TYPE B—A self-contained unit with a storage battery of 12 volts or less with an automatic charger, attached heads and wired to circuits supplying energy for normal lighting in the areas being protected.

TYPE C—A self-contained unit of storage batteries of 24, 36 or 48 volts operating completely with relays and automatic charger for remote lighting.

TYPE D—A centrally located storage battery of 120 volts, complete with automatic transfer switch.

TYPE E—An automatically started engine generator set of the correct capacity for generating the energy required for the full emergency illuminating load.

c. Wiring of all emergency lighting systems shall be so arranged as to throw on the emergency lighting automatically which protects all corridors, passageways, stairways, ramps, fire-escapes and all other means of egress direct to the outside when the artificial lighting for any such areas fails.

d. All wiring for emergency lighting shall be in separate raceways independent of all other wiring and shall comply in every respect with proper and accepted standards.

e. All emergency lighting systems shall be designed and maintained to provide not less than 30 minutes of reasonable illumination at all locations required to be lighted under this section. Equipment for such power shall in-

clude a volt meter or hydrometer, and a switch so arranged and located as to be reasonably convenient and reliable for the testing of available power.

f. *Battery systems of over 50 volts*—In such systems the battery and charging equipment shall be housed in a separate room of noncombustible construction, adequately vented directly to the out-of-doors, and secure against unauthorized entry.

g. *Motor generator sets*—Motor generator sets shall be housed in a separate masonry enclosure of two-hour fire-resistant construction with a Class B type door secured against unauthorized entry. Frames of doors shall be kalamein, steel buck or structural steel. The door sill shall be 6 inches above the floor. The room shall be adequately ventilated direct to the out-of-doors, and the exhaust from the motor shall be installed in accordance with accepted safe practices.

SEC. 172-1-194. FIRE ALARMS

a. A fire alarm system shall be provided with suitable alarm sounding devices of such character and so located as to be audible throughout the corridors of each story occupied in the boarding home. Adequate alarm sending devices shall be suitably located in each story convenient for operation by the occupants.

b. Approved automatic fire detectors shall be located in all kitchens and boiler rooms to operate the building alarm system from a temperature not higher than 165 degrees Fahrenheit in kitchens and not more than 212 degrees Fahrenheit in boiler rooms. Automatic fire detectors will not be required in buildings protected by a sprinkler system.

c. A telephone or other suitable alarm sounding device shall be provided as a means of communicating an alarm of fire to the Fire Department. Pay station telephones will not be approved for this purpose.

SEC. 172-1-195. DECORATIVE AND ACOUSTICAL MATERIALS

All combustible decorative and accoustical material, including curtains located in corridors, passageways, stairways, lobbies and other rooms or spaces for general boarder or public use shall be rendered and maintained flame-resistant.

SEC. 172-1-196. WALL AND CEILING SURFACES

The wall and ceiling surfaces of all corridors, egress passages and stairway enclosures shall be of such material and so treated that they will not be readily flammable and will not carry or communicate fire.

SEC. 172-1-197. HAZARDOUS OCCUPANCIES

No motor vehicle or other device which may originate or communicate fire shall be stored within boarding homes.

SEC. 172-1-198. FIRE EXTINGUISHERS

All boarding homes shall be provided with proper type fire extinguishing equipment adequate for the conditions involved and suitably located.

SEC. 172-1-199. SPACE HEATERS

Space heaters or above-the-floor devices for the direct heating of the space in and adjacent to that in which the device is located shall not be used. (See Sec. 172-1-61.)

SEC. 172-1-200. HEATING EQUIPMENT

a. Central heating plants, steam boilers, and oil-fired water heaters shall be segregated from all other occupancies by walls, ceilings and floors having a fire-resistant rating of not less than 30 minutes in existing combustible buildings, and which shall provide a reasonably smoke-tight enclosure. In new construction and in noncombustible buildings, such enclosure shall be of noncombustible construction having a fire-resistant rating of not less than two hours.

b. Such enclosures for heating equipment shall be provided with adequate vents direct to the outside sufficient for proper combustion and exhaust. Ventilating openings shall be provided having a total area equal to not less than twice the flue outlet of the heating plant. Such opening shall be maintained in an open position with fixed louvers.

c. Heater rooms shall only contain equipment for heating, water supply and switchboard and shall not be used for any other purpose.

d. Interior doors to heater rooms in combustible buildings shall be of not less than 30 minute fire-resistant construction and shall be equipped with a positive self-closing device. In new construction, the heater room doors shall be Class B type doors swinging into the heater room and equipped with a positive self-closing device. Such doors shall have no hold-open device and shall be kept closed at all times.

e. The furnaces, boilers and other fired units shall be vented by means of reasonably gas-tight smoke pipes or breechings connected properly to a chimney constructed of brick, solid block masonry or reinforced concrete with suitable flue lining properly erected and maintained in a safe condition.

f. Oil burners—See Sec. 172-1-60.

SEC. 172-1-201. HOUSEKEEPING

All boarding home premises and other occupancies within buildings containing boarding homes shall be kept clean and in a tidy condition and free from accumulation of combustible debris or other waste material.

SEC. 172-1-202. ATTENDANTS REQUIRED

a. Each boarding home housing 25 or less boarders shall have at least one attendant in residence at all times. One additional attendant shall be in residence at all times for more than 25 and not more than 50 and one additional attendant for each 25 or part in excess thereof.

b. Attendants as required herein shall be at least 18 years of age and capable of performing the required duties of evacuation. No person other than the management or a person under management control shall be considered as an attendant.

SEC. 172-1-203. EVACUATION PLAN AND DRILLS

Each boarding home management shall formulate a plan and be responsible for the protection of all boarders in the event of fire and their evacuation to areas of refuge or from the building when necessary. All employees shall be instructed and kept informed respecting their duties under the plan.

Be it known that the within and foregoing rules and regulations are made and promulgated by the undersigned, pursuant to Section 3665 of the 1949 Revision of the General Statutes, as amendments of the rules and regulations of his Department, pertaining to The Fire Safety Code.

In Witness Whereof, I have hereunto set my hand and seal this 25th day of March 1954.

JOHN C. KELLY,
Commissioner

Received and filed in triplicate, this 26th day of March 1954, in accordance with Section 281 of the General Statutes, Revision of 1949, Charles B. Keats, Secretary of the State; By: Louis J. Tapogna.
Approved: William L. Beers, Attorney-General, April 13, 1954.