

Fire Extinguisher Requirements for Apartment Facilities

Residential Buildings

Apartment property managers have two options for providing portable fire extinguishers in residential buildings, as follows:

Option 1 Provide commercial extinguishers in breezeways and common areas of residential buildings. When this option is utilized, extinguishers will not be required for each apartment unit.

Option 2 Provide a residential or commercial extinguisher in each apartment unit. When this option is utilized, extinguishers will not be required in breezeways.

Clubhouse Buildings

Clubhouse Buildings must be provided with commercial fire extinguishers.

Detached Garage Buildings

Detached garage buildings must each be provided with one or more commercial fire extinguishers. Extinguishers must be mounted in cabinets on exterior walls of garage buildings.

Maintenance Buildings

At least one commercial fire extinguisher must be provided in each maintenance and/or storage building.



RESIDENTIAL
extinguishers must be inspected and tagged annually by apartment staff.

COMMERCIAL
extinguishers must be inspected and tagged annually by a licensed Fire Protection Contractor.

COMMERCIAL (RECHARGEABLE) EXTINGUISHERS

- For the purpose of this Manual, a commercial extinguisher is defined as a rechargeable unit provided with a minimum rating of 2A:10BC.
- Commercial extinguishers shall be visible, accessible and located so that no point in the building is more than 75 feet from an extinguisher (as measured by path of travel).
- Commercial extinguishers shall be mounted on the wall or installed in an approved extinguisher cabinet. For existing extinguishers, the top of the extinguisher shall be no more than 60 inches above finished floor level. For new installations, the top of an extinguisher shall be no more than 48 inches above the finished floor level.
- Commercial extinguishers must be provided with a current inspection tag installed by a licensed Fire Protection Contractor.
- Commercial extinguishers **must be serviced or replaced** if the extinguisher has been discharged, if the tamper seal is missing, or if the pull-pin is missing.

RESIDENTIAL (DISPOSABLE) EXTINGUISHERS

- For the purpose of this Manual, a residential extinguisher is defined as a non-rechargeable unit provided with a minimum rating of 1A:10BC. This type of extinguisher is usually purchased at a hardware or other mercantile store.
- Non-rechargeable extinguishers installed in residential units must be in an approved location, such as under the kitchen sink.
- Non-rechargeable extinguishers will **not** require an inspection tag from a licensed Fire Protection Contractor.
- Non-rechargeable extinguishers must be visually inspected on an annual basis by an employee of the complex.
- A tag must be attached to the extinguisher indicating the date inspected and the name of the person performing the inspection.
- Non-rechargeable extinguishers **must be replaced** if the extinguisher has been discharged, the tamper seal is missing, or the pull-pin is missing.