

THE FIVE W'S OF FIRE & LIFE SAFETY SYSTEMS MAINTENANCE

- WHAT DO YOU NEED TO KNOW?
- WHAT DO YOU NEED TO TEST?
 - HOW CAN YOU FIND
A TRUSTED SUPPLIER PARTNER?

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Johnson Controls Fire Protection

Two years with Johnson Controls

Basic Fire Sprinkler Systems Training at Grinnell Research Center.

20 Years Construction Project Management, Design, and Sales.

12 Years in Data Network Design and Project Management.

3 Years Commercial Plumbing Sales for Large Projects.

Project Manager negotiating, delivering, and designing projects, systems, Data Centers & Networks to Boston City Hall, US West, several VA installations, several large law firms; Corporate headquarters including Merrill-Lynch, Reynolds Tobacco, Johnson & Johnson, the VA, several Military Installations, & Wang Manufacturing.

WHY

RISK MANAGEMENT

SAFETY OF PEOPLE - Injury or Death

YOUR TEAM

YOUR CUSTOMERS

YOUR VISITORS

UNINVITED GUESTS

LOSS PREVENTION - Damage or Destruction

BUILDING

PROPERTY

EQUIPMENT

INVENTORY

NEIGHBORING PROPERTY & SAFETY

WHO

- ▶ WHO IS RESPONSIBLE?
 - ▶ THE HIGHEST MEMBER ON THE ORGANIZATION CHART (OF THE LOCATION)
 - ▶ AT THE PRESENT TIME
 - ▶ AND, NOT PRESENT
- ▶ WHO ARE YOU RESPONSIBLE TO?
 - ▶ AHJ - Authority Having Jurisdiction
 - ▶ Fire Marshal - NFPA & IFC
 - ▶ Insurance Company
 - ▶ Bonding Agency
 - ▶ Corporate Safety Officer
- ▶ WHO ARE YOU RESPONSIBLE FOR?
 - ▶ EVERY PERSON WHO ENTERS ANY SPACE, AT ANY TIME

WHERE

OUTSIDE - Entire Perimeter

INVENTORY

BACKFLOWS

HYDRANTS

VEHICLES

FORKLIFTS

TRUCKS

COMPANY OWNED VEHICLES

INSIDE

EGRESS = DOORS

CLOSETS

RESTROOMS

STORAGE

OFFICES

WORK SPACES

WAREHOUSE

INVENTORY

"UnUsed Space"

▶ *WHAT*

▶ *Do you Need to Know?*

▶ *Do you need to Test?*

▶ EGRESS - DOORS, EXIT SIGNS and EMERGENCY LIGHTS

▶ BACKFLOWS & FIRE HYDRANTS

▶ FIRE ALARM SYSTEMS

▶ FIRE PUMP & SPRINKLER SYSTEMS

▶ FIRE SUPPRESSION SYSTEMS

WHEN (Page 1)

Test, Inspected, and Maintained? (TIM)

Daily - Visual

Alarm Panels - Normal

Exit & Emergency Lights

Doors - Accessible & Easy

Backflows, Pipes, Valves, Hydrants - Leaks

Weekly - Visual

Sprinkler Gauges

Functional

Fire Pump 10/30 minutes

WHEN (Page 2)

Test, Inspected, and Maintained? (TIM)

Monthly - Visual

Fire Extinguishers

Sprinkler Gauges

Functional

Exit & Emergency Lights

Backflows, Pipes, Valves, Hydrants

Quarterly - Functional

Mechanical Water Flow Devices

Fire Sprinkler Valves

Fire Department Connections

WHEN (Page 3)

Test, Inspected, and Maintained? (TIM)

Semi-Annually - Functional

Kitchen Hood Suppression Systems

Special Hazard Systems - Halon, FM-200

Fire Hose Mains & Nozzles

Annually - Functional

Exit & Emergency Lights - 30/90 minutes

Fire Extinguishers

Fire Alarm Systems

- All Field Devices

- Voice Command Systems

Fire Sprinkler Systems

WHEN (Page 4)

Test, Inspected, and Maintained? (TIM)

2 Year *Smoke Detectors - Sensitivity*

3 Year *Dry System - Full Flow*

5 Year *Replace Sprinkler Gauges
Sprinkler Obstruction Test*

6 Year *Fire Extinguisher Valves*

10 Year *Kitchen Hood & Special Hazard Regulators*

12 Year *Fire Extinguisher Hydrostatic*

WHEN (Page 5)

Test, Inspected, and Maintained? (TIM)

10 Year Dry Sprinkler Heads - 10%

20 Year Quick Response Fire Sprinkler Heads - 10%

50 Year Standard Fire Sprinkler Heads - 10%

+10 Year Fire Sprinkler Heads - 10%

CABQ Fire Marshal

Gene Gallegos

724 Silver SW

City of Albuquerque Fire Code (Ordinance 0-2017-020)

International Fire Code 2015 edition

NFPA 101 Life Safety Code 2015 edition

* with some local amendments.

<https://www.cabq.gov/fire/our-department/fire-marshals-office>

BernCo Fire Marshal

Keith Clark

6840 Second St. NW

Bernalillo County Fire Code (Ordinance 2012-)

International Fire Code 2009 edition

* with some local amendments.

<https://www.bernco.gov/Fire/fire-prevention.aspx>

Rio Rancho Fire Marshal

Jonathan Garcia

1526 Stephanie Road

International Fire Code 2015 edition

* with some local amendments.

<https://www.rrnm.gov/673/Fire-and-Rescue>

State of New Mexico Fire Marshal

Raymond Torres - Code Enforcement

1120 Paseo De Peralta, Santa Fe

International Fire Code 2015 edition

NFPA 10 Fire Extinguisher Code 2015

<http://nmprc.state.nm.us/state-firemarshal/code-enforcement/index.html>

How Can You Find a Trusted Supplier Partner?

List of Companies (158) that have obtained a Certificate of Fitness (2019)
From the State of New Mexico Fire Marshal:

http://nmprc.state.nm.us/state-firemarshal/code-enforcement/docs/2019-2020-C%20of%20F-List_2.pdf

39 are Out-of-State (usually installation only)

78 of the remaining are Single Discipline (usually installation only)

41 Statewide multi-discipline (usually installation and repair, not inspection)

6 Cover all disciplines

What Fire Codes Should I Look Toward???

NFPA - National Fire Protection Association

- 10 Fire Extinguishers
- 17 Dry Chemical Systems
- 17A Wet Chemical Systems
- 25 Test & Inspect Water Sprinkler Systems
- 70 Exit & Emergency Lighting
- 72 Fire Alarm Systems
- 101 Life Safety

What should you do if you have an Impaired Fire System?

- * Alarm
- * Trouble
- * Supervisory

QUESTIONS??