The current Top 10 Life Safety Code Citations

#1 – K62 Sprinkler System Maintenance: This covers the testing and maintenance of automatic sprinkler systems. Testing and maintenance of fire alarm system should be conducted at the proper frequency in accordance with NFPA 25. Sprinkler system testing should be conducted by qualified individuals and properly documented. REMEMBER: Different components have different test and inspection frequencies.

The most common issues: Sprinkler heads (damaged, painted, mixed heads, obstructed); Missed or overdue inspections (calibration of gauges, 5 year); Lack of replacement parts/tools (heads and wrenches); Gauges past due for calibration; and Storage placement.

#2 – K147 Electrical Wiring and Equipment: This tag covers ensuring electrical wiring is in accordance with NFPA 70, National Electrical Code.

The most common issues: improper use of power strips (overloading, suspending; frayed wiring ect), unlocked electrical panels; unlabeled electrical panels; uncovered holes in breaker box; missing covers over outlets and switches; and broken electrical receptacles.

#3 – K29 Hazardous Areas: This tag pertains to keeping areas like soiled linen, trash rooms, repair shops protected by fire resistant construction.

The most common issues: the lack of self-closing doors; blockage of self-closing doors (throw away those door stop wedges), using a room for storage that was not designed to store hazardous items and the storage of linen carts in corridors.

#4 – K18 Corridor Doors: Doors in corridor opening must prevent smoke. The most common issues are obstructions to door closures, door gaps and malfunctioning door closures (doors do not close).

#5 – K144 Generator Inspections & Tests: Inspection of generators weekly and exercise under load for 30 minutes per month in accordance with NFPA 99.

The most common issues: missed inspections and testing, lack of documentation and improperly performed inspections and test.

#6 – K 38 Access to Exits: Exits must be clear of obstructions and accessible at all times. The most common issue is storage in exit corridors and enclosures, delayed egress locks and camouflage doors.

#7 – K25 Smoke Barriers: Smoke barriers must have a 30 minute fire resistant rating for existing construction and a 1 hour fire resistant rating for new construction.

The most common issue is unprotected penetrations. HINT: Get in the habit of fire caulking ALL penetrations found no matter of its location.

#8 – K50 Fire Drills: Fire drills need to be conducted at a minimum of once per shift per quarter with random variables.

The most common issues: following the same routine every quarter, missing documentation, lack of random scenarios (location, situation, initiation devices, timing, dates performed and including the weekend-only staff). HINT: Randomize all components of the fire drill. Pull random scenarios out of a bowl.

#9 – K52 Fire Alarm System Testing: Testing the fire alarm system in accordance with NFPA 72.

The most common issues: missed test, lack of documentation and lack of quarterly test of off-premises transmission equipment.

#10 – K56 Sprinkler Installation: Sprinklers must be installed throughout the facility in accordance with NFPA 13. (LTC facilities→ this includes sprinklers are required in all fixed closets).

The most common issues: areas missed (closets, storage areas, attics), improper installing (coverage/spacing); and obstructions.

Hints, Tips and FYI's: Invest in a functional preventive maintenance program that allows you to track the various frequencies for testing, inspections and maintenance items, create a team that conducts mock surveys, perform detailed and concise quarterly audits.