What Keeps Property Managers & General Contractors Awake At Night

Patrick Shaw
Cushman Wakefield

Corey Zussman
Pepper Construction
Panel Discussion Covering:

Items We See in the Field

What Can be Done to Prevent Issues

What is Being Done on a National Level with Legislation Efforts

Other Concerns
What we See in the Field

Some are Not Pretty
What we See in the Field

Some are Really Not Pretty
What we See in the Field

Some are Absolutely Perfect
What we See in the Field

Some are Absolutely Perfect
What Can be Done to Prevent These Issues

Better Approach Project Management

Scopes of Work need to be Complete & Collaborative
Development of a Total Fire Protection Plan
Compartmentation Detection, Alarms, Suppression & Education

Planned Approach to Correct Discovered Issues

Must have a PLAN to Address!!!
Must include Installation by Qualified Contractors
What Can be Done to Prevent These Issues

Detailed Conversations with Ownership Groups
  - Budgetary Constraints and Building Churn

Utilization of Work Order/Preventative Maintenance Platforms for Routine Inspections/Test
  - In-House and Outside Tests, On-going Maintenance

Upfront Discussions with Local AHJ
  - Routine Tours and Inspections

Educational Opportunities
From a Construction Stand-point:

As a GC, We Should Try To:

- Use Reputable Companies
  - Only One when Possible
- Obtain the Proper Live Load Deflection for
- Proper Head of Wall Installations
- Include Spec Requirement for Fire Stopping
- Pre-installation Meeting Reviewing
  Fire Stopping Conditions and Confirm the Submittals are Complete.
From a Construction Stand-point:

As a GC, We Should Try To:

• Perform a Fire Stopping Mock-up to Review and Confirm Installation Expectations.
• Perform Fire Stopping Inspections Frequently During Installation.

  Verify the Stickers Installed with the System are Correct per the Assembly
  Hire a 3rd party inspectors or we inspect ourselves.
What is Being Done on a National Level with Legislative Efforts

NFPA 101 - 2012 – Continuously Maintained

2015 IFC Section 703 - Maintenance

2018 ICC Codes Changes

• Storage of Combustible Materials
• Rewrite of Chapter 7 – Owner’s Responsibilities for Passive Fire Protection Systems

Further Involvement in Code Review and Planning Efforts
Right to Work

Impact on Markets Going Forward

• Missouri is the 28th State to Adopt
• Perception of Right to Work
• Contract Negotiations for Skilled Trades Starting Early