MAINTENANCE – A BUSINESS OPPORTUNITY?

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• NFPA 101-2012 – Fundamental Requirements

  4.5.8 Maintenance. Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be maintained, unless the Code exempts such maintenance.
MAINTENANCE IS IMPORTANT

• NFPA 101-2012
  
  4.6.12.1 Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistant construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistant construction, or other feature shall thereafter be continuously maintained. **Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the authority having jurisdiction.**
703.1 Maintenance. The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced when damaged, altered, breached or penetrated.
## TOP 6 MOST CITED TJC STANDARDS IN FIRST ½ 2011

<table>
<thead>
<tr>
<th>#</th>
<th>Percentage</th>
<th>Code</th>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>57%</td>
<td>LS.02.01.10</td>
<td>EP 9 &amp; 5</td>
<td>Penetrations &amp; Rated Doors</td>
</tr>
<tr>
<td>2.</td>
<td>57%</td>
<td>LS.02.01.20</td>
<td>EP 13</td>
<td>Corridor Clutter</td>
</tr>
<tr>
<td>3.</td>
<td>42%</td>
<td>EC.02.03.05</td>
<td>All EP’s Fire Safety Testing</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>39%</td>
<td>LS.02.01.30</td>
<td>EP 2</td>
<td>Hazardous Areas</td>
</tr>
<tr>
<td>5.</td>
<td>22%</td>
<td>EC.02.06.01</td>
<td>EP 1</td>
<td>Patient Safety</td>
</tr>
<tr>
<td>6.</td>
<td>19%</td>
<td>EC.02.03.01</td>
<td>EP 1</td>
<td>Fire Safety</td>
</tr>
</tbody>
</table>
TOP 6 MOST CITED TJC STANDARDS IN FIRST ½ 2011

• 57% LS.02.01.10 EP 9 & 5 Penetrations & Rated Doors
  ▪ Source
    o Design?
    o Installation?
    o New penetrations?
    o In-service conditions?
  ▪ Severity of deficiency
    o How many?
    o How severe?
INSPECTION, TESTING, AND MAINTENANCE OF FIRE PROTECTION SYSTEMS
Firestop damaged around plumbing due to excess water leakage
WHAT CAN BE DONE TO KEEP THIS FROM HAPPENING ON YOUR PROJECT?
WHO IS RESPONSIBLE?

• The Owner
WHO IS RESPONSIBLE?
• Code requirements for maintenance in place
  ▪ IFC requires annual visual inspection
  ▪ NFPA requires maintenance per NFPA requirements
    o What NFPA requirements???
• In the absence of a standard
  ▪ What should the Owner do?
    o Is a 57% deficiency rate acceptable?
  ▪ Do you/can you provide a checklist to the owner?
    o Assist BOMA with compliance strategies for this code requirement
      ❖ Education
      ❖ Checklist for inspection
• Owner’s responsibility
  - Who is qualified to perform the inspections?
  - Owner may delegate responsibility in writing
    - Service role of the installing contractor??