

FORT OGLETHORPE FIRE & RESCUE
201 FORREST ROAD
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Apartment Owner or Manager Instructions

As an apartment owner or manager fire safety and the safety of the occupants must be a top priority. Certainly, individual tenants must share this responsibility, however safety starts with you. As you are aware tenant safety begins in the design phase, tenant separation walls were designed for this, along with multi station smoke detection and required fire extinguishers.

All of the aforementioned require maintenances are just part of the safety aspect of the apartment complex. You should ensure no one be allowed to penetrate a tenant separation wall without properly protecting this penetration.

Smoke alarms shall be inspected following the manufacturer recommendations and documentation shall be kept in file for your inspections.

In addition to the manufacturer recommendations the State of Georgia require the following; you shall provide tests and visually inspect every month for each detector and replace them as follows.

As of January 1 2015, all existing apartments complexes built before July 1 1987 have to meet these requirements:

All smoke alarms are required to be changed out to smoke alarms with a sealed 10-year battery.

Existing battery-powered smoke alarms that are permitted by this Code shall be permitted to remain in use provided the following criteria are met. They shall be replaced if:

1. The device is no older than 10 years of the manufactures date,
2. If there is no date on the devise it is considered to be over 10 years old,
3. The facility does not demonstrate to the authority having jurisdiction that the testing and maintenance program will ensure reliability of power to the smoke alarms.

As of January 1 2015, all existing apartments complexes built after July 1 1987 have to meet these requirements:

All smoke alarms are required to be changed out to smoke alarms supplied with 110-volt power with a sealed 10-year battery.

Existing smoke alarms that are permitted by this Code shall be permitted to remain in use provided the following criteria are met. They shall be replaced if:

1. The device is replaced for any reason,
2. The device is no older than 10 years of the manufactures date,
3. If there is no date on the devise it is considered to be over 10 years old,

4. The facility does not demonstrate to the authority having jurisdiction that the testing and maintenance program will ensure reliability of power to the smoke alarms.

Fire extinguishers are required in all apartments with a minimum size of 2A10BC and should be inspected every 3 months by you to insure it is charged and free from obstructions. Documentation shall be kept in file for your inspections. All fire extinguishers shall be inspected and tagged annually by a third-party company approved by the State of Georgia.

In addition, grills (charcoal or liquefied petroleum (LP) gas or liquid fueled burners) are not permitted to be kindled or maintained on balconies or within 10 feet of combustible decks, patios, or porches on ground floors. This is for the protection of lives and property. This should be included in your lease agreement so there is no question from your tenants.

The intent is to eliminate the kindling of a grill on balconies or within 10 feet of combustible patios on ground floors. In addition, the intent of the verbiage, "maintained" relates to maintaining a kindled fire for a charcoal grill or maintaining a fuel source such as a LP cylinder.

The grill itself is not considered the hazard. Rather, the kindled fire and fuel source are the hazards. As an example, if a charcoal grill is placed upon a balcony it would not be considered hazardous until it is kindled with its fuel source. If a liquid fueled burner or liquefied petroleum gas burner was placed on a balcony, it would not be considered hazardous if the fuel source is removed from the grill and stored properly at least 10 foot away from the apartment complex. The grill itself, without the fuel source, could be kept on the balcony without violating this particular state minimum fire standard.

Good documentation is essential; you or your company should maintain these records for review during our regular inspections. My office will be conducting annual inspections of your business office and any vacant apartments at the time of the inspection. Thank you in advance for your cooperation.

Sincerely



Glenn P. Davis
Fire Marshal