

# 25 Most Common International Fire Code (IFC) Violations for Businesses



Dear Business Owner,

To better serve you and help you to prevent fire hazards in your business, the following information is provided to you on behalf of the City of Lockhart Fire Rescue. A list of the 25 Most Common International Fire Code (IFC 2018) Violations can assist you in eliminating potential fire hazards in your business and staying in compliance with the fire code. Should you have any questions concerning this information, please do not hesitate to contact me.

Sincerely,

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- 1) **Addressing.** Numbers shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall be a minimum of 6” high, with a contrasting background. (IFC 505.1)
- 2) **Combustibles too Close to the Ceiling.** In buildings with sprinklers, combustibles are to be at least 18” from the ceiling. In buildings without sprinklers, the minimum distance to the ceiling is 24”. Also, do not store combustibles under unprotected stairways. (IFC 315.3.1)
- 3) **Combustibles too Close to Heat Producing Devices.** Keep combustibles a minimum of 30” from a propane or natural gas appliance and 18” from an electrical appliance. Keep combustibles at least six inches from baseboard heaters. Appliances include furnaces and water heaters, and portable heaters. (IFC 305.1)
- 4) **Cooking Hood and Duct Cleaning.** Hoods, grease-removal devices, fans, ducts, and other appurtenances shall be cleaned at intervals necessary to prevent the accumulation of grease. Cleanings shall be recorded, and records shall state the extent, time, and date of cleaning. Records shall be kept on the premises. (IFC 607)
- 5) **Cooking Hood and Duct Extinguishing System.** Dry chemical extinguishing systems shall be inspected and tested for proper operation at a minimum of 12-month intervals. Clean agent systems shall be inspected and tested at 12-month intervals. (IFC 904)
- 6) **Egress Means.** Combustible materials shall not be stored in exits or exit enclosures. (IFC 315.3.2)
- 7) **Electrical Panels.** A working space of not less than 30” in width, 36” in depth, and 78” in height shall be provided in front of electrical service equipment. The working space shall not be less than the width of the panel. Cover holes in electrical panels with blank plastic covers. Do not place tape over circuit breakers (IFC 604.3). Electrical rooms shall be identified. (IFC 604.3.1)
- 8) **Emergency Lights.** The bulb or bulbs must be lit when the test button is pushed. If the light(s) do not work, the battery may need to be replaced. (IFC 1008)
- 9) **Exit Signs.** All bulbs in exit signs need to function. Many exit signs are equipped with a battery back-up in case of loss of power. Push the test button on the side or bottom of the exit sign to check if the battery and D/C lights are operating. If not, it is probably the battery that needs replacing and not the bulbs. (IFC 1013)

- 10) **Extension Cords.** Extension cords are for temporary use only and are not to be used in lieu of permanent wiring. They may be used for up to 90 days or unplugged when not in use. Extension cords cannot pass through doorways, walls, floors, or ceilings, nor under floor coverings unless protected in conduit. Extension cords shall be used only with portable appliances and grounded. Extension cords shall show no signs of damage and not be plugged into each other. (IFC 604.5)
- 11) **Fire Extinguishers.** A licensed fire extinguisher contractor must annually conduct service. Most businesses need a minimum 2A size/type (5 lb.) Fire extinguisher for every 3,000 square feet. Occupants need to be within 75 feet of a Fire extinguisher. Fire extinguishers need to be mounted three to five feet off the floor in a highly visible and accessible location. (IFC 906)
- 12) **Fire Alarm Systems.** A monitored system needs to be serviced annually by a licensed contractor. (IFC 907)
- 13) **Fire-rated Doors.** These self-closing doors shall not be blocked open, obstructed, nor made inoperable. (IFC 705.2)
- 14) **Fire Sprinkler Systems.** These systems need annual servicing by a licensed contractor. A maintenance tag is required to be placed on the sprinkler system. Keep a clear access to the riser and do not store items within three feet of the riser system. A sprinkler head cabinet needs to be mounted next to the riser, containing a sprinkler head wrench and a minimum of six spare sprinkler heads. (IFC 901.6)
- 15) **Key Box.** If there is a key box (also known as a Knox Box) for your business, provide a working key. (IFC 506.1)
- 16) **Obstructed Exits.** Exit aisles for the public shall not be less than 36" in width. (IFC 1024.2)
- 17) **Open Junction Boxes.** Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. (IFC 604.6)
- 18) **Piggy-backed Surge Protectors.** Surge protectors (power taps) shall not be plugged into each. They shall be equipped with over-current protection and must be plugged into an outlet. (IFC 604.4)
- 19) **Pressurized Cylinders.** Cylinders or tanks, whether empty or full, need to be chained/secured in such a way so they cannot tip over. (IFC 5303.5.3)
- 20) **Signage.** On doors to sprinkler riser room or to the fire alarm panel, place "Riser Room" or "FACP" (Fire Alarm Control Panel) sign on door, using a minimum of two-inch red letters. (IFC 509.1)
- 21) **Sprinkler Heads.** There needs to be a minimum of 18" clearance around sprinkler heads. (IFC 315.3.1)
- 22) **Storage in Equipment/Electrical Rooms.** Combustible material shall not be stored in boiler rooms, mechanical rooms, elevator rooms, or electrical equipment rooms. (IFC 315.3.3)
- 23) **Thumb-Turn Deadbolts.** This type of deadbolt is against the Americans with Disabilities Act (ADA) for exit doors in public places. Exit doors are to remain unlocked during business hours. (IFC 1010.1.9.1)
- 24) **Unprotected Ceilings.** Keep ceiling tiles in place or replace them when damaged. Fire spreads rapidly through holes or openings in ceilings. Ceiling tiles are a part of your fire resistance-rated ceiling. Seal all holes in ceilings and walls and keep attic-access lids in place. (IFC 703.1)
- 25) **Waste Accumulation.** Combustible waste material, creating a fire hazard, shall not be allowed to accumulate in buildings or structures or upon premises. (IFC 304.1)

#### **About the International Fire Code (IFC)**

The City of Lockhart adopts a fire code by ordinance. The current adopted code can be found at [library.municode.com/tx/lockhart/codes/code\\_of\\_ordinances](http://library.municode.com/tx/lockhart/codes/code_of_ordinances) or the 2018 edition of the International Fire Code. A free online version of the IFC can be found on the International Code Council website. For questions about other City codes that may impact your business, visit the City of Lockhart website at <http://www.lockhart-tx.org/> or contact the City of Lockhart Fire Rescue at [rjenkins@lockhart-tx.org](mailto:rjenkins@lockhart-tx.org) or (512) 398-2321