

# Fire Inspections for Commercial Property

The following is a list of the most common violations found during the fire inspections process conducted at existing commercial buildings and properties. All service systems and life safety devices shall be maintained at all times and maintained in accordance with the N. C. Building Code that was in effect at the time the building was constructed. This is only a general list and other items may and will apply depending on occupancy classification.

1. **Fire Extinguishers** - Fire extinguishers are to be the proper type and size. They shall be maintained, serviced and properly tagged annually by an approved vendor/contractor.
2. **Fire Suppression System** - All fire suppression and sprinkler systems are to be maintained and kept in operation at all times. They are to be serviced by a licensed vendor/contractor at proper intervals and all records of such inspections kept on file at all times.
3. **Fire Alarm Systems** - All fire alarm systems are to be maintained and kept in operation at all times. They are to be serviced by a licensed vendor/contractor at proper intervals and all records of such inspections kept on file at all times.
4. **Exit Lights** - Exit lights are to be in proper operation at all times. They shall be checked at proper intervals and repaired promptly when not working properly.
5. **Emergency battery backup lighting** - Emergency battery backup lighting to be checked periodically and repaired when not in proper working order.
6. **Exits** - All exits are to remain unlocked and unobstructed at all times while the building is occupied.
7. **Exit Ways** - Exit ways, hallways, means of egress, etc. to remain unobstructed at all times.
8. **Drop Cords and Extension Cords** - Drop cords and extension cords are for temporary use only. They shall not be a substitute for permanent wiring and shall not be affixed to a structure. They are only allowed for portable equipment and shall be unplugged after each use. They shall be the proper type and the proper wire size for the equipment being used. They shall not pass through ceilings or walls
9. **Cords and Plugs** - All cords and plugs shall be kept in proper condition at all times. Grounding prongs are to be in place on plugs and no three prong adapters are allowed unless proper grounding is achieved.
10. **Multi-plug Adapters** - No multi-plug adapters are allowed unless they are the proper type. They must have an over current reset button in place to be approved.
11. **Electrical Systems** - Electrical systems shall be maintained at all times.
  - Breakers to be labeled as to circuits served.
  - Maintain 36 inches of clearance in front of electrical panels.
  - No exposed wiring or splices.
  - All electrical covers to be in place.
  - Any damaged wiring or conduit to be properly repaired or replaced.
  - Knockout plugs to be in place where breakers are missing and knockouts are missing in panels and boxes

**Non-Compliance Fees:**

Non-compliance fees will not be charged if there are no violations or owner corrects violations before re-inspection date. If the business fails to make corrections before the mutually agreed upon re-inspection date, the business will be charged per outstanding violation.

- Non-compliance fee per outstanding violation: \$50.00
- Subsequent re-inspection for non-compliance: \$75.00

**Imminent Hazard Violations:**

Locked Exit Door	\$100.00
Blocked Exit Door	\$100.00
Exceeding Posted Capacity	\$100.00