



Lenexa Fire Department 2018 International Fire Code



Summary of Changes for Apartment Managers

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be stored or operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

1. Cooking devices associated with one- and two-family dwellings and townhomes.
2. Other than one and two family dwellings and townhomes, where buildings, balconies, and decks are protected by an automatic sprinkler system, only gas cooking devices are allowed.

Grills of any kind are not allowed to be used, or even stored, on apartment balconies or decks, which are combustible. The exception to this is if the balcony or deck is sprinkler-protected, in which case, a propane grill is allowed. Charcoal grills and pellet-fed smokers are not allowed under any circumstances.

310.7 Burning objects. Lighted matches, cigarettes, cigars or other burning object shall not be discarded in such a manner that could cause ignition of other combustible material.

310.7.1 Smoking receptacles required. Owners of commercial and multi-family properties, where smoking is permitted, shall be responsible for providing approved receptacles for discarded smoking material in locations approved by the authority having jurisdiction.

If an apartment property owner/manager allows smoking on their property, the permissible locations should be clearly defined and understood by everyone. The property owner is responsible for ensuring that an approved receptacle is in place. This includes every balcony where smokers reside, if smoking is allowed.

506.1 When required. Where access to or within a new or existing structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved accessible location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain access as required by the fire code official. Approved key boxes are required to be installed on any building that has a fire alarm system and/or a fire sprinkler system that is monitored by an approved central station.

506.1.1 Locks. An approved lock shall be installed on gates or similar barriers where required by the fire code official.

506.1.2 Key boxes for nonstandardized fire service elevator keys. Key boxes provided for nonstandardized fire service elevator keys shall comply with Section 506.1 and all of the following:

1. The key box shall be compatible with an existing rapid entry key box system in use in the jurisdiction and approved by the fire code official.

2. The front cover shall be permanently labeled with the words “Fire Department Use Only—Elevator Keys.”
3. The key box shall be mounted at each elevator bank at the lobby nearest to the lowest level of fire department access.
4. The key box shall be mounted 5 feet 6 inches above the finished floor to the right side of the elevator bank.
5. Contents of the key box are limited to fire service elevator keys. Additional elevator access tools, keys and information pertinent to emergency planning or elevator access shall be permitted where authorized by the fire code official.
6. In buildings with two or more elevator banks, a single key box shall be permitted to be used where such elevator banks are separated by not more than 30 feet. Additional key boxes shall be provided for each individual elevator or elevator bank by more than 30 feet.

506.2 Key box maintenance. The key box shall be maintained in working order by the operator of the building. The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Buildings with elevators must have an elevator Knox box installed near the main floor elevator bank. This elevator Knox box must contain the keys for emergency access to the elevator and firefighter override control. These are the 1400 series boxes and can be ordered through the following site: www.knoxbox.com/4786

906.1 Where Required. Portable fire extinguishers shall be installed in all new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Exceptions:

1. In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 8 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.
2. In Group E occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 8 where each classroom is provided with a portable fire extinguisher having a minimum rating of 2-A:20-B:C.
3. Within 30 feet distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies.
4. In areas where flammable or combustible liquids are stored, used or dispensed.
5. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1.
6. Where required by the sections indicated in Table 906.1.
7. Special-hazard areas, including but not limited to laboratories, computer rooms, laundry rooms and generator rooms, where required by the fire code official.
8. At each exit discharge serving more than one dwelling unit of Group R-2 occupancies.

2018 International Fire Code added the requirement for individual dwelling units of R-2 occupancies (apartments) to have fire extinguishers (1-A:10-B:C). This requirement is regardless of whether the apartment is sprinkler protected or not. Lenexa amendment kept the existing requirement for extinguishers to be maintained at each exit discharge (the area where each floor exits to a common exit stairway).