

Hazardous Rooms:

Buildings are typically designed with a designated storage area that by original construction provides the necessary safeguards for protecting the storage area from the other occupied areas of the building. But what happens when over time the use of the building expands or changes and there becomes a need for additional storage?

Due to the increased fuel load in storage rooms, these areas are considered hazardous rooms and must be protected from other areas of the building to prevent any fire incident from either leaving or entering the hazardous area.

Examples of hazardous rooms include but are not limited to the following:

- Boiler and fuel-fired heating rooms
- Bulk laundry
- Soiled linen rooms
- Trash collection rooms
- Paint shop
- Repair shop
- Laboratories
- Combustible storage rooms *

* Federal healthcare considers a combustible storage room as any room greater than 50 sq. ft. used for general storage. All other occupancies are 100 sq. ft.

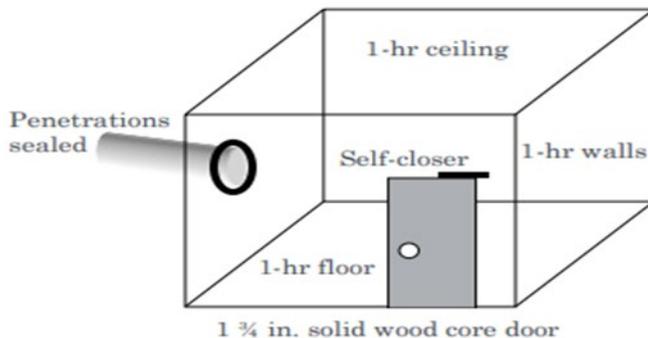
Hazardous rooms must be protected by the following:

- 1-hour fire-resistance-rated construction; and
- Doors shall be noncombustible or 1 ¾ in solid wood core
- Doors shall be self-closing

Or

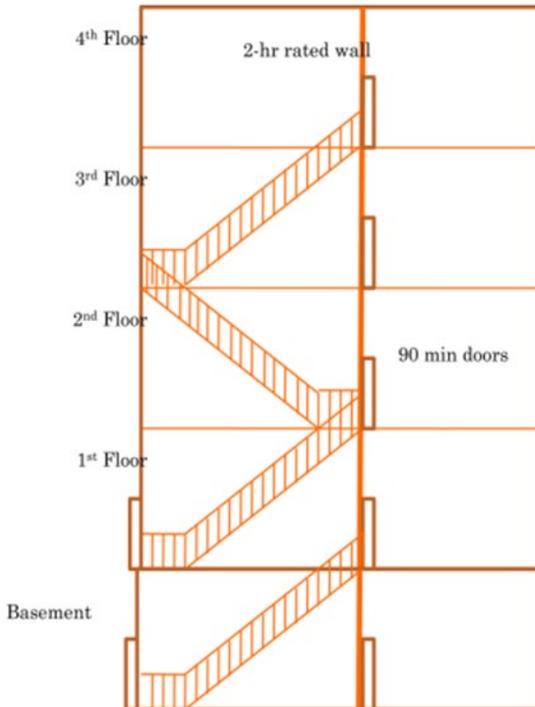
- Area protected by approved automatic sprinkler
- Area shall be maintained smoke tight
- Doors shall be self-closing

Rated protection and smoke tight requirements apply to walls, ceilings, floors, and doors. All openings and penetrations must be sealed and/or fire stopped.



Stairs and Vertical Openings:

Stair enclosures are critical components of fire and life safety. Open stairways act as chimneys during fire, quickly spreading smoke, heat and fire upward. An enclosed stairway prevents this.



Non-Healthcare Construction:

Required interior exit stairs connecting:
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4 or more floors 2-hour protection
3 or less 1-hour protection
The number of floors shall include any basements.

If stairs connect two floors AND the building is equipped throughout with an automatic sprinkler system, there is no additional fire-rated construction requirements.

Exception:

- 1) Complete or partial smoke detection connected to the fire alarm system that has been accepted by OSFM and documented in writing
- 2) Complete automatic sprinkler system that has been accepted by OSFM and documented in writing.