

Life Safety Code Hazards

A hazardous area is defined as an area of a structure or building that poses a degree of hazard greater than that normal to the general occupancy of the building or structure, such as areas used for the storage or use of combustibles or flammables; toxic, noxious or corrosive materials; or heat-producing appliance. (Change in use of a room can create a hazardous area.)

Hazardous areas include:

- Boiler and Fuel-Fired Heater Rooms
- Laundries greater than 100 square feet
- Repair Shops and Paint Shops
- Laboratories if classified as a severe hazard
- Combustible storage Rooms/Spaces (over 50 square feet)
- Trash Collection Rooms
- Soiled Linen Rooms
- Smoking Rooms
- Gift shops shall be protected as hazardous areas when used for storage or display of combustibles in quantities considered hazardous

CMS-2786R Fire Safety Survey Report 2000 Code-Health Care (K-29 Hazardous Area Page10)
<http://www.cms.gov/cmsforms/downloads/CMS2786R.pdf>

K29 – Hazardous Areas - 2000 EXISTING: One hour fire rated construction (with 3/4 hour fire-rated doors) or an approved automatic fire extinguishing system in accordance with 8.4.1 and/or 19.3.5.4 protects hazardous areas. When the approved automatic fire extinguishing system option is used, the areas shall be separated from other spaces by smoke resisting partitions and doors. Doors shall be self-closing and non-rated or field-applied protective plates that do not exceed 48 inches from the bottom of the door are permitted. 19.3.2.1 2000 NEW: Hazardous areas are protected in accordance with 8.4 The areas shall be enclosed with a one hour fire-rated barrier, with a ¾ hour fire-rated door, without windows)in accordance with 8.4). Doors shall be self- closing or automatic closing in accordance with 7.2.1.8. 18.3.2.2

Tips for Compliance:

- ✓ Doors for nonsprinklered hazardous areas in existing healthcare facilities must have at least a 45 minute fire resistance rating;
- ✓ The door rating label shall not be painted over;
- ✓ Hazardous areas shall be separated by a one-hour fire construction or completely sprinklered. If area is sprinklered, maintain a solid wood core door with automatic self closing device equipped with positive latching hardware that resists the passage of smoke;
- ✓ Doors for all hazardous areas shall fully self-close (All hazardous room doors will be tested on a survey);
- ✓ Soiled utility bins shall be stored in a hazardous room when unattended;
- ✓ Doors can only be held open by a device that releases upon activation of the fire alarm system, local smoke detectors, and/or the sprinkler system;
- ✓ Mechanical rooms shall be monitored to ensure that the rooms are clean and orderly; and

- ✓ A minimum of a 3 foot clearance shall be maintained around all electrical panels and heat producing equipment such as a gas furnace.

