

Fire Inspection Information for Business or Building Owner/Managers

The Town of Garner is required by State Law to inspect all businesses to determine compliance with the North Carolina State Fire and Building Codes following the schedule in the [NC Fire Code](#). These maintenance fire inspections are completed by fire inspectors from our inspection's office. The items listed below are items that the fire inspectors will be looking for during their inspection. Item found not in compliance with the code are noted as violations and will be listed on the fire inspection report. A re-inspection date will be given and noted on the report as well. Feel free to give one of our fire inspectors a call with any questions related to an upcoming inspection or an inspection report.

****There is a fee associated with this service based on the square footage of the business. ****

Currently an invoice is being emailed or hand delivered along with the fire inspection report.

Maintenance Fire Inspection Fee Schedule		Life Safety Fines	
0 – 2,499 sq. ft.	\$ 50.00	1st Offense	\$ 100.00
2,500 – 14,999 sq. ft.	\$ 100.00	2nd Offense	\$ 250.00
15,000 – 49,999 sq. ft.	\$ 150.00	3rd Offense	\$ 500.00
50,000 – 149,999 sq. ft.	\$ 200.00		
Over 150,000 sq. ft.	\$ 250.00		

General Requirements:

1. Do you have a current business license from the Town of Garner?
2. Have you had any construction work performed in your business since your last inspection?
3. Do you have emergency numbers posted if applicable?
4. Do you have an evacuation plan posted if applicable?
5. If you are classified as an Assembly occupancy, do you have your Occupant Capacity posted in public view?
6. Is there a fire department Knox Box? (hazardous materials, fire alarm system, sprinkler system). Are the correct keys in the Knox Box?
7. Are handicapped signs installed in accordance with State Code?

Street Address:

Is your street address number / suite number plainly visible and legible from the street? Street numbers should be a minimum of 6 inches in height. The numbers shall be in a contrasting color with the background and on the outermost surface of the building.

Emergency Lights / Exit Signs:

1. Are all emergency lights and Exit lights operational and unobstructed (monthly function and annual 90-minute testing to verify)?
2. Is emergency lighting provided at all exits, corridors and stairwells?
3. Battery or emergency backup power is required for Exit and emergency lighting.
4. Do you have an emergency generator? Is it tested monthly including an annual full load test?

5. Provide records for all testing and maintenance of emergency generator, emergency lights, and exit lights.

Means of Egress and Fire Separations:

1. Are there any holes in the walls separating you from adjacent tenants, especially above any drop ceiling?
2. Are fire doors operational and not blocked or secured in place (tested annually for proper operation)?
3. Are stairwell handrails secure?
4. Is access to exits and exit doors clear of obstructions?
5. Are exit doors operable without the use of a key or special knowledge or effort?
6. All locking devices shall be of the approved type.
7. Panic hardware is required for certain businesses.

Portable Fire Extinguishers:

1. Are there portable multi-purpose dry chemical (ABC) fire extinguishers (minimum rating of
2. A:10B:C) available on each floor? One extinguisher is required for every 3,000 square feet of floor space and within a 75-foot travel distance. Restaurants and Industrial businesses may require additional specific types of fire extinguishers.
3. Have the fire extinguishers been inspected within the past 12 months, and tagged?
4. Are fire extinguishers properly charged and mounted on the wall no more than 48 inches above the floor, and readily visible and accessible?

Sprinkler/Fire Suppression Systems:

1. Is your building sprinkled?
2. Has the sprinkler/fire suppression system been inspected and tested within the past year? Contractor to submit reports to [The Compliance Engine](#).
3. Are the sprinkler system risers accessible?
4. Is storage at least 18 inches below sprinkler heads (36 inches for areas protected by ESFR heads)?
5. Is the fire department connection (FDC) unobstructed and caps in place?
6. Are on site fire hydrants unobstructed (all private hydrants are to be painted red and maintenance performed annually)?
7. If you are a restaurant, have you had your cooking equipment fire suppression system serviced semi-annually? Has the commercial cooking hood been inspected and cleaned per schedule in [NC Fire Code](#)? Contractor to submit reports to [The Compliance Engine](#).

Fire Alarm System:

1. Do you have a fire alarm system?
2. Who is it monitored by?
3. Has the fire alarm system been inspected and tested within the past year? Contractor to submit reports to [The Compliance Engine](#).
4. Is the fire alarm panel accessible?

5. Are horns and strobes unobstructed?
6. Do you have a key to the fire alarm control panel and pull stations?

Electrical Safety:

1. Maintain 36 inches of clear space in front of and around electric panels.
2. Ensure panel box and breakers are labeled for correct use.
3. Extension cords, flexible cords, and multi-tap adapters are not permitted for permanent wiring.
4. All electrical devices shall have faceplates installed.
5. Maintain clearance around water heaters and other heat producing appliances, such as a furnace, pedestal transformer, etc.

Housekeeping:

1. Rubbish and trash build-up shall be maintained at a minimal level and removed at least daily.
2. Storage under stairs is prohibited unless the stair is protected from the bottom by a fire rated enclosure or sprinklers.
3. The storage of combustible or flammable materials is prohibited without a permit in compliance with the [NC Fire Code](#).
4. If flammable, combustible, or hazardous material is used or stored, by permission, Material Safety Data Sheets (MSDS) shall be available per the [NC Fire Code](#).
5. Pressurized cylinders or tanks of any kind (i.e. helium, CO 2, propane, etc.) shall be properly stored and secured at all times.