

FIRE RETARDANT PAINT

A building permit is not required to apply fire retardant paint on basement ceilings of multi-family dwellings.

Inspection staff will determine, by inspection, the requirement for applying fire retardant paint per the Multiple Residence Law (usually has a five-year life expectancy).

Fire retardant paint meeting a flame spread of 0-25, fuel contribution 0-25, smoke developed 0-25, as approved by Underwriters Laboratories, shall be acceptable for fire retarding basement ceilings.

For the case file, inspectors shall request a Certificate of Application indicating the paint product is Underwriters Laboratories approved for 0-25 flame spread, fuel contribution, and smoke developed and applied according to the manufacturer's instructions.

Waiver of Multiple Residence Law for Fire Retardant Materials

Effective September 13, 1983, according to Article 3, Paragraph 30, the Board of Review issued a waiver of the Multiple Residence Law stating that a system of smoke detectors in all areas of a cellar and/or basement shall be acceptable in place of fire retardant material or sprinklered basement ceilings in existing multiple residences containing a height of three stories or more.

Cellar or basement smoke detectors shall be placed at a maximum of 15 feet from any wall or 30 feet on center and hard-wired in series to sound a central alarm located on each of the upper stories.