

Safe Spaces

Below are general recommendations for common life safety issues that arise in existing buildings that should be addressed and maintained by property owners in order to ensure a safe environment. Ensuring your building complies with this list does not guarantee that your building or space is fully code compliant. Owners should complete a detailed Code Analysis along with a prioritized repair and improvement plan for buildings to ensure code compliance.

General

1. Provide fire evacuation diagrams for each floor to be posted in stairwells lobbies, and floor landings as a guide. Each building must also have a current and approved fire evacuation and preparedness plan that includes key elements such as paths to exits, sprinkler rooms, pulls stations, fire extinguishers and elevator control rooms, and electrical rooms.



2. Create a program for tenants to be trained as fire wardens for each floor and State certified as crowd safety managers for events involving 50 or more individuals. Any event of 49 or more people must be properly permitted by the City and may require additional fire-safety measures.

3. Create a tenant/user video describing principles and fire & life safety, case studies of recent disasters, and guidelines for electrical and assembly usage.

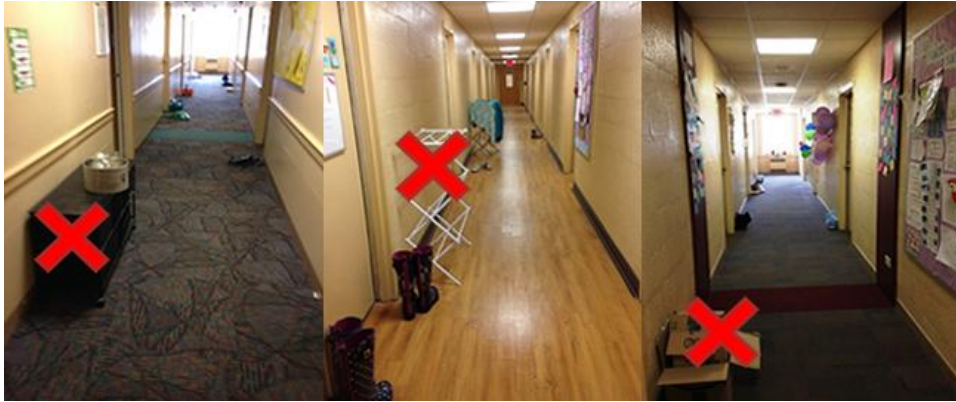
4. Document, post and archive all permits approvals and inspections from City and State for systems and occupancies.

5. Consider prohibiting any events of 49 or more people on upper floors.

Public Exit Corridors, Stairways and Lobbies

1. From the public lobbies and corridors, maintain clear egress access and egress pathways all the way to the Public Right of Way from exit access and exits in the public domain and common areas. Remove all obstacles and maintain continuity of width. Minimum dimension is 44". Provide markings on the floor where any confusion exists.

Baltimore Task Force on Safe Space for Artists
Safe Building Checklist 3/12/2017



Remove all objects and clutter from egress corridors.

2. Dead end corridors are not allowed greater than 20' in non-sprinklered buildings and 50' in sprinklered buildings.

3. Mark steps with self-luminous materials, if necessary.

4. Insure path of egress has emergency illumination.



All exits need proper emergency exit and lighting.

5. Insure there is illumination at the point of exit discharge to the public way.

6. Insure pull stations are accessible to tenants and standpipe connections are accessible and maintained for fire department connection.



Pull station

7. Insure Fire Extinguishers are provided at every floor and public lobby (NFPA 10) not greater than 75' between extinguishers.

8. Insure fire escape is functioning and code compliant.

9. Remove any dead bolts to stairwells from corridors and on any exit doors.

10. All exit doors leading to fire escape must be equipped with code compliant doors and panic door hardware.

11. Insure existing stairwells have a 2 hour fire separation.



Proper egress door with emergency lighting, signage and panic hardware.

Live/Work Units

1. Maintain clear path to exits.
2. Large live/work units (1,000 sf or greater) that are used as gallery space (Assembly A-2) with an occupancy use of 50 or more require two means of egress. These areas will need appropriate panic door hardware.
3. Smoke Detection in the live work areas should be according to IBC 907 and NFPA 101 (Life Safety Code).
4. Insure all units have visible exit signs and provide additional exit signs as needed so that the path to exit is visible from each space.

Electrical

1. Monitor tenant conditions for unsafe or overloaded convenience outlets, dangerous wiring and extension cords, usage, unsafe lighting or equipment, and exposed wiring.
2. Check safety of secondary service panels and circuit components and connections. Separate them from tenant access.
3. Ensure the primary electrical service is code compliant, with appropriate working conditions and closets.
4. The electrical service should be reviewed and evaluated to ensure it meets the maximum number of disconnects rule in NEC 230.71.
5. Panels should be evaluated for fire safety.
6. Check meter boxes, electrical panels, and junction boxes.

Sample Evacuation Plan

