

CMOP SFO LESSOR CODE COMPLIANCE

Essential Electrical System		
Item / Activity	Frequency	Code Reference
Battery Powered Lights Tested for 30 Seconds	Monthly (3-5 Weeks)	NFPA 101 Chapter 7
Battery Powered Lights Tested for 90 Minutes	Annually	NFPA 101 Chapter 7
Generators Tested 12 Times per Year for 30 Minutes at 30% Nameplate	Every 30 Days	NFPA 110 Chapter 8
If Monthly Load Requirement not met, Generators Load Tested	Annually	NFPA 110 Chapter 8
Transfer Switches Operated 12 Times per Year	Every 30 Days	NFPA 110 Chapter 8
Generators Tested for 4 Continuous Hours at 30% Nameplate Rating	Three Years	NFPA 110 Chapter 8

Fire and Smoke Doors, Partitions, Walls, and Shutters		
Item / Activity	Frequency	Code Reference
Inspect all components of Fire and Smoke Doors, Including Fire and Smoke Barriers	Annually	Smoke - NFPA 105 Chapter 5 Fire - NFPA 80 Chapter 5 NFPA 101
Inspect and Test Horizontal and Vertical Rolling and Sliding Doors	Annually	NFPA 80 Chapter 5

Fire and Smoke Dampers		
Item / Activity	Frequency	Code Reference
Initial Inspection and Testing	Within One Year of Installation	Smoke - NFPA 105 Chapter 7 Fire - NFPA 80 Chapter 19
Recurring Inspection and Testing	4 Years	

Portable Fire Extinguishers		
Item / Activity	Frequency	Code Reference
Portable Fire Extinguishers are Inventoried and Inspected	Monthly	NFPA 10 Chapters 4 & 7
Portable Fire Extinguishers are Inventoried and Maintained	Annually	NFPA 10 Chapters 4 & 7
Portable Fire Extinguisher Hydrostatic Testing	Five or Twelve Years	NFPA 10 Table 8.3.1

Fire Suppression and Standpipe Systems		
Item / Activity	Frequency	Code Reference
Fire Pump Tested No Flow	Monthly	NFPA 25 Chapter 8
Fire Pump Tested Under Flow	Annually	NFPA 25 Chapter 8
Sprinkler System Inspection and Main Drain Test on All Risers	Annually	NFPA 25 Chapter 13
Fire Department Connection Inspection	Quarterly	NFPA 25 Chapter 23
If Applicable, Clean Agent Extinguishing Systems are Inspected and Tested	Annually	NFPA 2001 Chapter 7
If Applicable, Kitchen Extinguishing Systems are Inspected and Tested	Semi-Annually	NFPA 96 Chapter 11
If Applicable, Auto Standpipe Systems Tested with Water Flow	Five Years	NFPA 25 Chapter 6
If Applicable, Fire Hoses are Inspected and Tested	Annually	NFPA 25 Table 6.1.2 NFPA 1962 Chapter 4
If Applicable, Fire Hoses Hydrostatic and Flow Tested	Initial - Five Years Recurring - Three Years	NFPA 25 Chapter 6 NFPA 1962 Chapter 4

Fire Detection and Alarm Systems		
Item / Activity	Frequency	Code Reference
Supervisory Signals (Except Tamper Switches)	Quarterly	NFPA 72 Chapter 14
Tamper Switches and Water Flow Devices	Semiannually	NFPA 72 Chapter 14
Duct Detectors, Heat Detectors, Smoke Detectors, Pull Boxes, Magnetic Releases, Notification Devices (Visual and Audio)	Annually	NFPA 72 Chapter 14
Emergency Services Notification Transmission Equipment	Quarterly	NFPA 72 Chapter 14
Smoke Detection Shutdown Devices for HVAC Equipment	Annually	NFPA 90A Chapter 6

Fire Drills		
Item / Activity	Frequency	Code Reference
Fire Drills	Annually	NFPA 101 Chapter 4

*Lessor shall submit documentation to CMOP on a monthly basis in accordance with the Lease Contract. The documentation shall have the name of the activity, date of activity, required frequency, name and contact info of person who performed activity, NFPA standard referenced, and results. Any failures shall be tracked until resolution with a follow up report to CMOP for each activity.