



# TOWN OF CONWAY

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## Frequently Asked Questions

### 1. When does this program start?

As of January 26<sup>th</sup> 2024, all-rental properties are required to obtain and maintain a rental license.

### 2. What is a Life Safety Inspection?

A Life Safety Inspection is a comprehensive assessment of various safety elements within a building or facility. It typically covers ten critical areas related to life safety to ensure compliance with safety regulations and the overall well-being of occupants.

### 3. What are the ten points covered in this inspection?

The ten points commonly covered include:

- Fire Alarms and Carbon Monoxide Detection Systems: Assessment of fire alarms, smoke detectors, and other fire detection mechanisms. Are CO Alarms present on each level? (These may be stand alone or combination alarms with smokes)
- Fire Suppression Systems: Examination of sprinkler systems, fire extinguishers, and other suppression methods.
- Exit Routes: Evaluation of clear and accessible exit pathways for safe evacuation.
- Electrical Safety: Examination of electrical systems to prevent fire hazards and electrocution risks.
- Accessibility: Evaluation of facilities for compliance with accessibility standards, ensuring everyone can evacuate safely.
- Address Visible from the Street?
- Heating Appliance Maintenance: Have gas and oil heating appliances been serviced within the last 12 months?
- Wood Stoves and Chimneys: Are wood stoves and chimneys compliant with NFPA 211? Is the wood storage at least 36 inches from the woodstove? Is there a metal bucket with lid and shovel for ash disposal?
- Fire Pit: If a fire pit is present, does the following apply? Pit is not more than 2 feet in diameter. It is permanently installed. It is not less than 25 feet from any structure. The owner must give written permission for The occupant to obtain a fire permit and must tell the occupant that they need a permit to use the fire pit.
- Grills: If present, charcoal grills, gas grills, and wood pellet cookers are located on the ground and NOT on a deck, porch, or under any overhanging part of the building.

### 4. Who typically performs these inspections?

Qualified professionals such as fire inspectors, building inspectors, safety officers, usually conduct 10-Point Life Safety Inspections.

### 5. How often should these inspections be conducted?

The frequency can vary based on, building type, and its usage. In general, inspections might be performed on a three-year reoccurring basis.

**6. What happens if issues are found during the inspection?**

If issues are identified, they are documented and communicated to the responsible parties. Depending on the severity, corrective actions might need to be taken promptly to ensure safety compliance.

**7. Are there legal implications for non-compliance?**

Yes, non-compliance with life safety regulations can lead to fines, legal consequences, and even closure of the facility in extreme cases.

**8. How can I prepare for a Life Safety Inspection?**

Regularly maintain and test fire alarms, extinguishers, and other safety equipment.

Keep exit routes clear and ensure proper signage.

Maintain emergency procedures and evacuation plans.

Address any identified safety issues promptly.

**9. What documents should be available for inspection?**

**Documents might include:**

Maintenance records for safety equipment.

Evacuation plans and fire drill records.

Certifications for fire safety systems.

**10. Can a building fail a Life Safety Inspection?**

Yes, if significant safety issues are identified and not promptly addressed, a building could fail the inspection

**11. Appeals?**

- Step 1- Appeals shall be made to Selectmen Board or a designated board of their creation. The board shall only hear appeals of decisions of the applicable codes. This appeal shall be made in writing and must be submitted to the Town within 30 days of the issuance of the notice of corrective action.
- Step 2- Any person aggrieved by a decision of the Select board relative to the application and enforcement of the applicable codes, may appeal the decision to the state fire marshal.

**12. How can I find out the specific requirements for these inspections in my area?**

Consult the Town of Conway website or reach out to the Zoning Officer.

**13. I own a single-family home in town can I sign up for a life safety inspection?** Yes, we will be more than happy to certify your home for life safety.

**14. New Construction?**

If a property has obtained a certificate of occupancy in the past 30 months. A copy of the C.O along with a notarized rental license application should be mailed to the zoning officer. At this time a rental license will be generated for the property at no additional cost. This license will be valid for three years from the date of the certificate of occupancy.