



Miami Beach Fire Department  
**FIRE PREVENTION DIVISION**  
**STANDARDS**



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TOPIC: Furniture, Fixture & Equipment (FF&E)

STANDARD NO:

NEWC-S16

Revision 0

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This Fire Prevention Division Standard addresses the requirements before Furniture, Fixtures, and Equipment (FF&E) are brought into a new building or renovated building.

Normally, FF&E should enter the building after a certificate of occupancy is issued. However, in some occupancies (e.g., hotels, mercantile), the contractor must bring FF&E in order for the owner to open for business. The permanent combustible materials present a fire loading not typical during the construction phase; therefore the building must have more fire protection systems in service than normally required during the construction phase. The systems are not required to have final approval, but must provide an adequate level of protection.

NOTE:

If the FF& E includes interior finish installation, then contractor must comply with NEWC-S15, Steps 1, 2, 3.

After meeting all the requirements, the fire inspector will authorize contractor to bring the FF&E. This FPS does not include stocking of merchandise for mercantile occupancies as a certificate of occupancy would be required for such activity.

Sprinkler

Building Fire Pump on line and operational. Fire Pump roof flow test, and pump start up test conducted.  
Rough and Pressure test on Standpipes, FDCs, and floor area sprinkler branch line.  
Fire Dept connection installed; PRVs tested and passed by fire inspector  
Sprinkler heads must be installed accordance to Code.  
Fire Department hose connections with 2 ½ to 1 ½ reducers with cap, and chains installed in stairwells  
Required fire main, and fire hydrants installed, if any

Opening Protective

Corridors walls, units walls, and ceilings installed.  
All fire rated stairwells doors and unit doors installed, and will close and latch.  
Building Stairwells completed.

Backup Power Equipment

Emergency Generator on line, and Fire Pump transfer switch connected.

Fire Alarm System


Fire Alarm System in working condition on floors where FF&E is stored  
Fire Alarm pull stations installed by exits.  
Sprinkler tampers and flow switches installed, and tested by Fire Inspector  
Fire Alarm monitoring /Dialer connected to a monitoring company.

Fire Extinguishers installed on floor areas of FF&E areas. Fire Lanes must be unobstructed.

Egress Two means Egress unobstructed where required. Building Address posted.

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Sonia Flores Macher, P.E.  
Fire Marshal

7/1/09  
Date Issued