	Presidio Trust **Fire Marshal's Office** *1750 Lincoln Blvd. San Francisco, California 94129*	**Date**: May 31, 2022 **Revision**: October 14, 2026 **Standard**: *FES-003*
Title: Fire Extinguisher for Residential Dwellings Standard	**Approved By**: *Randy Amores*	

SCOPE

This Standard establishes the requirements and procedures for the inspection, maintenance, servicing, and replacement of portable fire extinguishers located within residential dwelling units in the Presidio Trust Area B.

This Standard applies exclusively to portable fire extinguishers provided for residential dwelling units and does not apply to fire extinguishers located in commercial buildings or commercial occupancies within the Presidio Trust.

The requirements of this Standard shall be implemented in accordance with the applicable provisions of the following nationally recognized standard:

- National Fire Protection Association, NFPA 10, Standard for Portable Fire Extinguishers

1. POLICY STATEMENTS

1.1. There shall be a Fire Extinguisher Inspection Record sticker (Exhibit A) affixed to front of the extinguisher. This sticker will record annual inspection date completed, inspector, and the manufacture date.

1.2. The yearly inspection for residential fire extinguishers will be conducted by the Presidio Trust Building Inspector. It will be documented by the inspector's initials and date on the Fire Extinguisher Inspection Record sticker in accordance NFPA 10, Section 7.2.2. The Building Inspector shall inspect.

1.2.1. That it is a non-rechargeable fire extinguisher and that it has not exceeded its 12-year life span.

1.2.2. Pressure gage is in the operable (green) range.

1.2.3. Verifying the locking pin is intact and the tamper seal is unbroken.

1.2.4. Extinguisher must be in good physical condition (No obvious damage, corrosion, leakage, or clogged nozzle).

1.2.5. Extinguishers must be in a conspicuous location, readily accessible and immediately available, and generally along normal paths of travel.

1.2.6. Extinguishers must have a minimum clearance of 36 inches.

1.3. If any of the above items do not meet the requirements the Building Inspector will replace the non-complaint fire extinguisher with a tagged and current fire extinguisher.

1.4. If a "rechargeable" fire extinguisher is in a residential space, then that extinguisher must follow NFPA 10 section 7.3.6 requirement for a six-year internal examination by a certified fire extinguisher technician in addition to the annual inspection completed by the Presidio Trust Building Inspectors.

1.5. If a "non-rechargeable" fire extinguisher is in a residential space, it will only require the annual inspection by the Presidio Trust Building Inspectors and if it passes section 1.2.1 thru 1.2.6 then it will just have to be replaced after its 12-year life span.

1.6. Each residential unit must have a minimum of one 2-A:10-BC fire extinguisher on the main floor.

1.7. The monthly inspection requirement NFPA 10 section 7.2.2 will be addressed by the Fire Marshal's office Alternate Methods and Material (AM&M) #2026-0004 letter.

1.8. Tenants shall contact the Work Order Service Center to request a replacement fire extinguisher if the existing extinguisher has been used, damaged, or found to be deficient or inoperable.
Work Order Service Center at 415-561-4270 or woservicecenter@presidiotrust.gov.

DEFINITIONS

Extinguisher Inspection – A quick check that a fire extinguisher is in its designated place, that it has not been actuated or tampered with, and that there is no obvious physical damage or condition to prevent its operation.

Extinguisher Maintenance – A thorough examination of the fire extinguisher that is intended to give maximum assurance that a fire extinguisher will operate effectively and safely (and to determine if physical damage or condition will prevent its operation), if any repair or replacement is necessary, and if hydrostatic testing or internal maintenance is required.

Extinguisher Service Pressure – The normal operating pressure as indicated on the nameplate or cylinder of a fire extinguisher.

Non-rechargeable (Nonrefillable) Fire Extinguisher – A fire extinguisher that is intended to be used one time and not capable of being, or intended to be, recharged and returned to service. Non-rechargeable fire extinguishers' life is 12 (twelve) years and will not need its 6 (six) year service.

Portable Fire Extinguisher – A portable device, carried or on wheels and operated by hand, containing an extinguishing agent that can be expelled under pressure for the purpose of suppressing or extinguishing fire.

Rechargeable (Refillable) Fire Extinguisher – A fire extinguisher capable of undergoing complete maintenance, including internal inspection of the pressure vessel, replacement of all substandard parts and seals, and hydrostatic testing. This type of extinguisher must be emptied and undergo internal and external examinations every six years.

Servicing – Performing maintenance, recharging, or hydrostatic testing on a fire extinguisher.

Shall – Indicates a mandatory requirement.

Should – Indicates a recommendation or that which is advised but not required.

EXHIBIT A:

Fire Extinguisher Inspection Record		
Manufacture Date		
Inspector Initials	**Year**	**Remarks**
	2027	
	2028	
	2029	
	2030	
	2031	
	2032	
	2033	
	2034	
	2035	
	2036	
	2037	
	2038	
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	2040	
	2041	
	2042	
	2043	
	2044	
	2045	
	2046	
	2047	