



## Yakima County Fire Marshal's Office Public Information Handout **FP-15** **Model Unit Requirements**



# Multi-family Residential Construction Projects

## Definition

Model units are considered to be individually completed dwelling units within a multi-family building construction project. When units are completed, guided tours are made available to prospective buyers for viewing. In many cases model units may be completed months before the building is ready for occupancy. Model units may have heating, electrical, plumbing and other components ready for use. Units may include furnishings and appliances to simulate living arrangements.

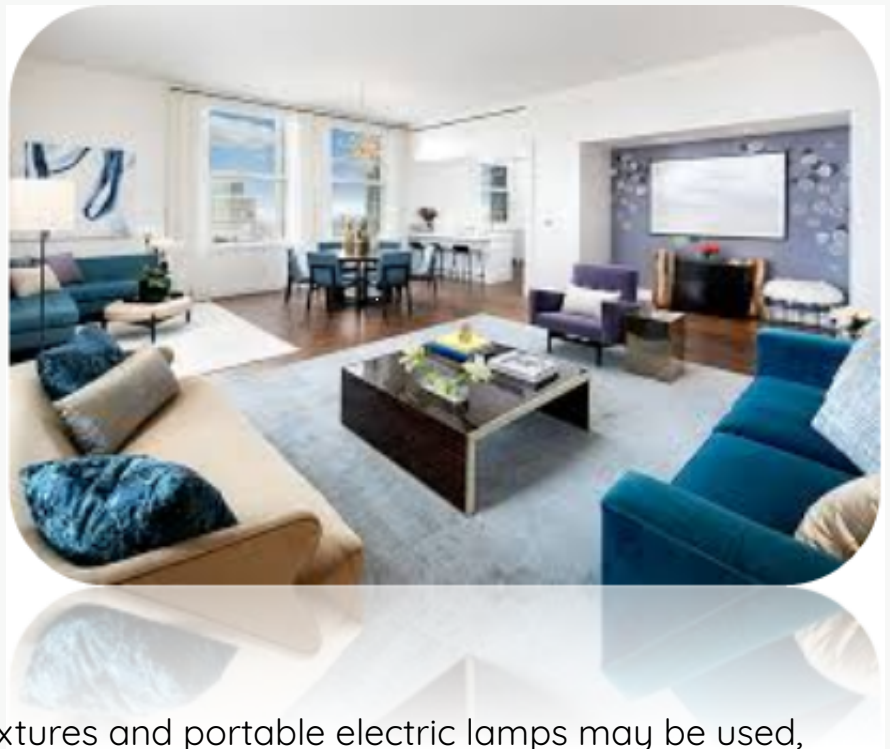
Model units shall be for limited access only and shall not be used or occupied for purposes other than tours under any condition during the construction phase.

## Special Events

Model unit viewing events with gatherings of 50 or more people shall not be addressed in this information sheet and shall be reviewed and approved on a case by case basis.

## Furnishing Requirements

All furnishings shall be for visual effect only. Beds, small appliances, refrigerator, range or oven, , fire places, dinnerware, candles and any other materials or equipment shall not be available for use.



**Exception:** Hardwired electric light fixtures and portable electric lamps may be used, provided they are listed and approved for use by the Fire Marshal's Office.

Furnishings within a model unit where construction work has been permitted must be approved by the Fire Inspector. This approval is for advance placement of equipment and/or furnishings and does not give approval for business to be conducted until all appropriate requirements have been signed off and final approval has been given.

## Model Unit Requirements, pg. 2

### Visitor Safety Requirements and Limitations

1. All tours shall be conducted by a qualified person who is familiar with the construction site, has knowledge of the hazards of construction sites, and is adequately trained to assist guests when needed.
2. A comprehensive outline regarding tour procedures shall be required by the contractor. Factors such as tour scheduling, communication devices, safety equipment, and guest attire shall be included.

### Hold Harmless Agreement

A hold harmless agreement and proof of insurance shall be required for Model Units during the construction phase of the building.

HOLD HARMLESS AGREEMENT	
<b>Organization Information</b>	
[Your Name/Organization Name]	
[Address]	
[City, State, ZIP]	
[Email Address]	
[Phone Number]	
<b>Party A Information</b>	<b>Party B Information</b>
[Party A's Name]	[Party B's Name]
[Party A's Address]	[Party B's Address]
[City, State, ZIP]	[City, State, ZIP]
[Email Address]	[Email Address]
[Phone Number]	[Phone Number]
<b>Hold Harmless Agreement</b>	
This Hold Harmless Agreement ("Agreement") is entered into on [Date] between [Party A's Name] and [Party B's Name], collectively referred to as the "Parties."	
<b>1. PURPOSE:</b>	
The Parties agree that the purpose of this Agreement is to clearly define the allocation of responsibilities and liabilities between them in relation to [Activity Or Event]. This Agreement serves to protect each Party from potential legal claims, damages, losses, or liabilities arising from their involvement in the said activity or event.	
<b>2. SCOPE:</b>	
This Agreement applies to all actions, events, or incidents occurring during the performance of the specified activity or event. It covers any claims, damages, losses, or liabilities arising from the participation or involvement of the Parties, their employees, agents, contractors, representatives, or any other individuals acting on their behalf.	
<b>3. ASSUMPTION OF RISK:</b>	



## Model Unit Requirements, pg. 3

### Model Unit Location Requirements

Model units shall be located on the lowest residential floor within a structure unless otherwise approved by the Authority Having Jurisdiction. An alternative may be acceptable provided the Fire Marshal and the Building Code Official approve the location.

### Required Life Safety Construction Features:

1. Sprinkler System: When required, the sprinkler system shall be completed and in service in areas where model units are located.
2. Standpipes: When required, at least one standpipe shall be completed and in service to floors where model units are located.
3. Fire Alarm System: When required, a localized fire alarm system shall be installed, along with central monitoring capabilities.
4. Exit Ways: Exit pathways shall be identified by floor striping and shall be maintained and kept clear at all times. All floors used for access to Model Units shall have a minimum of two directions of egress.
5. Construction Features: All construction features, such as walls, floors, windows, mechanical, plumbing, and any other component of a Model Unit, shall be completed unless otherwise approved by the Building Official.
6. All life safety components and construction features within a Model Unit shall be inspected and signed off by Yakima County Building and Fire Inspectors.
7. Domestic water and fuel gas systems shall be turned off to the unit.
8. Handrails and guard rails shall be installed within Model Units.
9. Water closets shall be posted on the door "NOT FOR USE".
10. A comprehensive list must be submitted to Fire and Building Inspectors, identifying which units are being used as Model Units.