

Building plans are reviewed to determine compliance with Fire Department requirements as they relate to building construction and layout, fire department access, protection in place, exiting and other issues as required or designated. These requirements can be found in the 2003 International Fire Code (IFC), as adopted and amended by City of Van Alstyne Ordinance No. 585 adopted July 11, 2006.

In an effort to expedite the Fire Department's plan review process, please ensure the following list of items are incorporated into the building construction plans. Please note that not all of the below requirements pertain to all submittals and the list is not all inclusive of all the fire code requirements. This listing provides the minimum amount of information required on the building construction drawings for Fire Department review.

It is recommended by the Fire Marshal's Office that a pre-construction meeting is scheduled to discuss your project in detail.

- 1) Type of occupancy. (*i.e.* A – Assembly, B – Business, E – Educational, H – Hazardous, I – Institutional, M – Mercantile, R – Residential, S – Storage, etc.)
- 2) Indicate total square footage of the building and/or square footage of each separate occupancy in multiple tenant spaces.
- 3) Is the building to be provided with a fire sprinkler system, fire alarm system or other fire protection system?
- 4) An automatic system shall be installed throughout all buildings over 6,000 sq.ft, unless otherwise directed herein. For the purpose of this provision, firewalls shall not define separate buildings.

When determining the requirement for sprinkler protection, the total area under any roof overhang, canopy, projection, or other permanent vertical structure, beyond that of the building footprint, is to be included. **EXAMPLE:** A proposed building area is 5,800 sq. ft. Multiple canopies are indicated to cover the entrances. The total square footage of the canopies is 300 sq. ft. The total building area is calculated as: 5,800 sq. ft. + 300 sq. ft. = 6,100 sq. ft. Therefore this building would require an automatic sprinkler system. This is commonly referred to as the "drip line".

An automatic system shall be installed throughout all A-2 occupancies with an occupant load over 100 persons and/or over 5,000 sq. ft., unless otherwise directed herein or in the 2003 IFC.

An automatic system shall be installed throughout all I, R and H occupancies regardless of size.

- 5) Type of construction (Type I, Type II, Type III, etc).
- 6) Document any trade-off or exceptions taken in accordance with Chapter 5 of the 2003 International Building Code (IBC).
- 7) Documentation regarding the operation(s) of the proposed business.
 - a. A complete diagram with regards to the storage configuration may be required. Based upon this information, additional requirements with building features may be required. Please review the 2003 IFC for any features that may be applicable to your building. **EXAMPLE:** Storage over 12 ft. is considered high-piled and the requirements of Section 23 shall be met.

- 8) Egress plan to indicate the required exits, path of travel, travel distance and any floor fixtures. This is to include the corridor rating, travel distance, and common path of travel.
- 9) Wall and ceiling finishes shall be in accordance with the 2003 IFC, Table 806.3, for all corridors, rooms and enclosed spaces. The IFC contains amendments which may not be reflected in the IBC.
- 10) The tenant separation wall/demising wall shall be a minimum of 1-hr fire rated construction. The 1-hr rated designation shall be clearly indicated. The U.L. listing number shall be provided. Higher rated walls may be required based upon occupancy and adjacent uses.
- 11) Indicate any types of special hazards. (i.e. medical gases, dust operations, spraying operations, etc.)
- 12) Will any type of special protection system be required? (i.e. ventilation, smoke dampers, smoke control, kitchen hood, storage tank)
- 13) Occupancy separation walls shall be in accordance with the 2003 IBC.
- 14) Flammable or combustible liquids tank storage.
- 15) A minimum of one 2A-10BC fire extinguisher per 3000 sq. ft., with a maximum travel distance of 75 ft.
- 16) Address must be legible from the street or fire lane.
- 17) Address must be provided at gas and electric meters and/or disconnecting means.
- 18) Alphabetic suite numbers are not permitted.
- 19) Emergency lighting and exit signs shall be in accordance with 2003 IBC.
- 20) Knox Box entry system may be required, with the box installed 6 to 7 feet above grade.
- 21) Arrangement of interior walls and/or drop ceiling may interfere with the operation of the fire sprinkler system.
- 22) Complete listing of hazardous materials, if any, and storage and location information.
- 23) Indicate any doors intended to be provided with a security or access control system.
- 24) Additional criteria as required by the Fire Marshal.

Hazardous Materials

- 25) Please see our Hazardous Materials Submittal Guidelines for additional information regarding plan submittal requirements. All occupancies containing hazardous materials regulated by IFC Chapter 27 shall be required to have a permit. The permit will be valid for one year and shall be renewed annually.
- 26) Building construction and fire protection features shall comply with the applicable requirements of IFC Chapter 27.

High-Piled Storage

- 27) High-piled storage is defined as the storage of combustible materials in closely packed piles of combustible materials on pallets, in racks or on shelves where the top of storage is greater than 12 feet in height;
- 28) Please see our High-Piled Storage Submittal Guidelines for additional information regarding required building features, fire protection and plan submittal requirements. All occupancies containing high-piled storage regulated by Chapter 23 shall be required to have a permit. The permit will be valid for one year and shall be renewed annually.
- 29) Building construction and fire protection features shall comply with the applicable requirements of IFC Chapter 23.
- 30) A rack storage plan is required prior to fire sprinkler plan approval.

