

BUILDING FINISH-OUT/ALTERATION

These are not intended to be the only comments, but are provided as information only as most applicable to any construction project.

COMMON QUESTIONS AND FEATURES

1. New or existing tenant separation wall/demising walls shall be a minimum of 1-hr fire rated construction to deck. This is subject to inspection and approval by the field inspector.
2. Occupant notification in accordance with IFC Section 907.5.2.3.1 shall be required for all sprinklered buildings.
3. Indicate the 2021 edition of the International Fire Code and/or NFPA 1/101 as referenced codes.
4. Is a Type I commercial cooking hood provided for grease laden vapors? If so, a commercial hood suppression system will be required, as well as a 2 hour fire wall behind the hood system.
5. Alternate methods and materials may be approved as needed.

FIRE PROTECTION SYSTEMS AND FEATURES

The following comments are related to fire protection systems and features. If your building is not provided with any of the following, then they would not apply, unless directed by other sections of the Fire Code.

7. Provide a minimum of one 2A-10BC fire extinguisher per 3000 square ft. with a maximum travel distance of 75 ft.
8. A Texas Department of Insurance licensed fire sprinkler contractor must install or modify the fire sprinkler system including the underground lead-in. Plans for the installation, must be submitted to the Fire & Life Safety Department for review, approval and permit, PRIOR to installation, under separate instrument and cover.
9. A Texas Department of Insurance licensed fire alarm contractor will be required to install or modify the fire alarm system. Plans must be submitted to the Fire & Life Safety Department for review, approval and permit, PRIOR to installation, under separate instrument and cover.
10. A Texas Department of Insurance licensed fire extinguishing contractor will be required to install or modify the commercial kitchen hood suppression system. Plans must be submitted to the Fire & Life Safety Department for review, approval and permit, PRIOR to installation, under separate instrument and cover.
11. All flammable and combustible storage tanks are required to be approved by the Fire & Life Safety Department. Submit plans for review, approval and permit PRIOR to any installation and/or construction of the tank or tank enclosure, under separate instrument and cover. Underground storage tanks shall be submitted by a State of Texas licensed Underground Storage Tank Contractor. Aboveground tanks shall be submitted by the installing contractor.
12. Additional fire protection measures may be required based upon the potential high-piled storage (storage over 12 ft.) or any hazardous materials and or hazardous process within the building.

GENERAL COMMENTS

13. All fire lanes, striped per standards, and fire hydrants shall be completed and in working order prior to vertical construction.
14. Address must be legible from the street or fire lane, and be of a contrasting color.
15. Address must be provided at gas and electric meters and/or disconnecting means.
16. Storage is not permitted within 18" clearance of the ceiling for sprinklered buildings and 24" for non-sprinklered buildings.
17. Emergency lighting and exit lights shall be in accordance with the 2021 International Building Code, NFPA 101, and/or NFPA 1.
18. All exit doors located in the means of egress that are capable of locking or latching shall be operable from the inside without the use of a key or any special knowledge or effort, or provided with approved panic hardware.
19. Arrangement of interior walls and/or drop ceiling may interfere with the operation of the fire sprinkler system. Coordinate interior alterations with, and provide plans to, the Fire & Life Safety Department.

Should you have any questions about the above comments, please contact the Fire & Life Safety Department.