



Argyle *Fire* District

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BUILDING CONSTRUCTION FIRE DEPARTMENT REQUIREMENTS Town of Northlake

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 2009 International Fire Code (IFC) and Town Amendments, as adopted by the Town of Northlake.

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 to be reflected on the building construction drawings for the Fire Department review.

Be sure to pickup a permit form from the Town and submit it to the Town. All plans should be emailed in PDF form along with current licenses, fees and Permits to LHutchings@town.northlake.tx.us Once reviewed we will email back the permit review form.

GENERAL SUBMITTAL INFORMATION

1. Type of occupancy. (i.e. A – Assembly, B – Business, E – Educational, I – Institutional, M – Mercantile, 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 5,000 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 overhangs, canopies, projections, or other permanent vertical structures, beyond that of the building footprint, is include the total area determination. EXAMPLE: A proposed building area is 4,800 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: 4,800 sq. ft. + 300 sq. ft. = 5,100 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 2012 IFC.

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

5. Document any trade-off's or exceptions taken in accordance with Chapter 5 of the 2012 IBC.
6. An NFPA 13, not NFPA 13R, sprinkler system shall be installed throughout all R Occupancies in which a "trade off's" under Chapter 5 of the 2012 International Building Code (IBC) for a sprinkler system is taken to increase the building height or area.
7. Type of construction (Type 1, Type II, Type III, etc.).
8. Documentation regarding the operation(s) of the proposed business.

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A complete diagram with regards to the storage configuration may be required. Based upon this information, additional requirements with and building features may be required. Please review the 2012 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 32 will be required to be met.

9. Building four stories or more shall provide a stairway to the roof in accordance with IFC Section 504.3.
10. 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.
11. Wall and ceiling finishes shall be in accordance with the 2012 IFC, Table 806.3, for all corridors, rooms, and enclosed spaces. The IFC contains amendments which may not be reflected in the IBC.
12. 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.
13. Indicate any types of special hazards. (i.e. medical gasses, dust operations, spraying operations, etc.)
14. Will any type of special protection system be required? (i.e. ventilation, smoke dampers, smoke control, kitchen hood, storage tank)
15. Occupancy separation walls shall be in accordance with the 2012 IBC.
16. Flammable or combustible liquids tank storage.
17. A minimum of one 2A-10BC fire extinguisher per 3000 sq. ft., with a maximum travel distance of 75 ft.
18. Address must be legible from the street or fire lane.
19. Address must be provided at gas and electric meters and/or disconnecting means.
20. Alphabetic suite numbers are not permitted.
21. Riser Room wording shall be placed on Riser room Doors.
22. Emergency lighting and exit signs shall be in accordance with 2012 IBC.
23. Knox Box entry system may be required, with the box installed 6 to 7 feet above grade.
24. Arrangement of interior walls and/or drop ceiling may interfere with the operation of the fire sprinkler system.
25. Complete listing of hazardous materials, if any, and storage and location information.
26. Indicate any doors intended to be provided with a security or access control system.
27. Additional criteria as required by the Fire Marshal.