



**Dallas Fire-Rescue Department
Inspection & Life Safety Education
Fire Code Requirements for
Construction Projects**

1551 Baylor Street, Suite 400
Telephone: (214) 670-4319
FAX: (214) 670-4324

This checklist provides some of the basic regulations governing the operation of **Construction Projects**. It is not possible to cover all regulations. Basic requirements are listed in Chapter 14 of the Dallas Fire Code; however, other chapters of the Dallas Fire Code also cover requirements of construction projects. If you have a particular question or concern, please telephone or FAX the Dallas Fire- Rescue Department.

1. Basic Requirements

- A. Post the address. Must be visible from the street.
- B. Provide and maintain on site all approved Building Inspection permits for work being performed.
- C. Fire hydrants or other approved water supply shall be installed and operational prior to completion of the building foundation. Hydrants shall be located within 400 ft. of an unsprinklered building and 600 ft. of a sprinklered building. Distance is measured along the most direct route of horizontal access between the hydrant and the building. Water supply and fire flow requirements shall comply with Chapter 5, Section 508 and Appendix B.
- D. All-weather fire apparatus access roads (fire lanes) shall be provided prior to construction progressing above the foundation. Fire lanes shall be provided such that all portions of the exterior walls of the first story of a building and all portions of the facility are within 150 ft. of fire apparatus access. Exception: fully sprinklered buildings. However, access must be provided until the sprinkler system is in service throughout the building (Chapter 5, Section 503). Access is required within 50 ft. of any fire department connection (Chapter 5).
- E. Where a building has been constructed to a height greater than 35 feet or three stories, or where an existing building exceeding 35 feet in height is altered, at least one temporary lighted stairway shall be provided unless one or more of the permanent stairways are erected as the construction progresses.
- F. Buildings four or more stories in height shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than 35 feet in height above the lowest level of fire department access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

2. Automatic Fire-Extinguishing System / Standpipe System

- A. A Pre-Test Certification Form shall be submitted to the Inspection & Life Safety Education Division of the Dallas Fire-Rescue Department prior to calling for an inspection. Form is obtained from the fire protection engineers during plan review. Form must be received by 4:00 p.m. on the day prior to the scheduled test.
- B. Call the scheduler (listed on the Pre-Test Certification Form) at 214-671-9844 to schedule an appointment. Only the sprinkler contractor is authorized to call and schedule an acceptance test. Owner's or general contractor's request for test will not be accepted.
- C. All of the following are required by the fire inspector prior to conducting a sprinkler acceptance test:
 - i. automatic fire-extinguishing system / standpipe permit
 - ii. approved sprinkler / standpipe system plans and equipment submittals (no copies)
 - iii. approving engineers' notes
 - iv. automatic fire-extinguishing system / standpipe contractor's license

Note: If any of these items on the above list is omitted the test will fail and must be rescheduled. Any rescheduled test or reinspection will be placed back on the normal inspection schedule which could result in up to a two week delay for the next inspection.
- D. The fire inspector shall perform a visual inspection of all underground pipe that supplies the automatic fire-extinguishing system / standpipe system (such as check size of pipe, type of pipe, are thrust blocks in place, etc.).
- E. The fire inspector must witness a hydrostatic test and flush of all underground pipes which supply the automatic fire-extinguishing system / standpipe system. Note: Failure to flush underground fire line prior to "stacking" the sprinkler riser will result in flushing the above ground sprinkler system through every sprinkler head in the system.
- F. The fire inspector must witness the hydrostatic test of all above ground pipes for the automatic fire-extinguishing system / standpipe system. At the time of the test the inspector checks pipe size, pipe hangers, surge clips if required, placement and type of sprinkler heads, fire caulking around sprinkler pipe, nail plates if required, location of fire department connections, etc. Do not cover any sprinkler system piping without the fire inspector's approval.

G. The fire inspector must witness the test of fire pumps, emergency generators, and standpipe flow test.

3. Fire Alarm System

- A. A Pre-Test Certification Form shall be submitted to the Inspection & Life Safety Education Division of the Dallas Fire-Rescue Department prior to calling for an inspection. Form is obtained from the fire protection engineers during plan review. Form must be received by 4:00 p.m. on the day prior to the scheduled test.
- B. Call the scheduler (listed on the Pre-Test Certification Form) at 214-671-9844 to schedule an appointment. Only the fire alarm contractor is authorized to call and schedule an acceptance test. Owner's or general contractor's request for test will not be accepted.
- C. All of the following are required by the fire inspector prior to conducting a fire alarm acceptance test:
- i. fire alarm permit
 - ii. approved fire alarm plans and equipment submittals (no copies)
 - iii. approving engineers' notes
 - iv. fire alarm contractor's license
- Note: If any of these items on the above list is omitted the test will fail and must be rescheduled. Any rescheduled test or reinspection will be placed back on the normal inspection schedule which could result in up to a two week delay for the next inspection.
- D. Approved plans are "subject to field inspector's approval." Be prepared to resubmit plans to the engineer if the inspector determines that fire alarm devices need to be added, relocated or omitted.
- E. Other trade finals must be completed prior to fire alarm acceptance testing (carpet installed, ceiling tiles in place, walls painted, etc.)
- F. Do not remove the existing fire alarm system, including panel and devices, until the new system has been tested and approved. Failure to adhere to this requirement may result in the owner and/or fire alarm contractor receiving citations. A fire watch may also be required for occupied businesses or buildings.

4. General Requirements

- A. All electronic locking devices installed must have a City of Dallas Building permit, an approved set of plans, and an acceptance test to be witnessed by the fire inspector. A pre-test certification form is also required for this acceptance test.
- B. Limited access gates obstructing fire lanes shall comply with Appendix 1. Prior to installation two sets of plans must be submitted for review and approval by the fire inspector. Submit plans to Inspection & Life Safety Education. A permit from Dallas Fire-Rescue for gates using an approved Dallas Fire-Rescue radio receiver and transmitter is required.
- C. Access roadways and doors shall comply with Chapter 23 for buildings used for high-piled combustible storage.
- D. Permit is required for welding and cutting operations and storage or use of flammable and combustible liquids. Other permits may be required. Contact the fire inspector assigned to your job-site for more information.
- E. Approved portable fire extinguishers shall be provided in every storage/construction shed and at each stairway on all floor levels where combustible materials have accumulated. The fire inspector may require additional extinguishers.
- F. Approved fire suppression systems must be provided for the protection of commercial-type food heat-producing equipment in accordance with Chapter 9, Section 904. A permit from Dallas Fire-Rescue is required for installation. The fire inspector must witness the acceptance test of the fire suppression systems. The installer must have all manufacturers' specification for the system on site for the inspector's test. A pre-test certification form is also required.
- G. A retest fee of \$500.00 will be charged for retesting fire protection systems when the testing of the system fails after the contractor has submitted a pre-test certification certifying that the system has been pre-tested and is in an approved condition.
- H. Decorative materials shall be non-combustible, flame resistant or treated with a flame retardant (Chapter 8).
- I. Combustible materials shall be stored in accordance with Chapter 3. Combustible materials must not be stored in boiler rooms, mechanical rooms or near heating devices. Materials must not block exits or be stored in exit enclosures. Combustible waste shall be removed from the premises at the end of each shift.
- J. Open-flame devices (torches or other machinery) must not be operated near combustibles. Permit may be required by Dallas Fire-Rescue.
- K. Application of flammable/combustible finishes must be in an approved manner and shall comply with Chapter 15.
- L. Exits shall comply with Chapter 10. An approved, temporary means of egress shall be provided during construction. Required width of the exit way must be unobstructed at all times.