

Ft. Bend County Fire Marshal's Office

New Construction Submittals

1. Submit two sets of Site/Civil Plans with application and fees paid. These plans must show at a minimum the following:

- Fire Lanes coming from public way. Minimum 24' wide. If building is > 30' tall, Aerial Fire Lanes are required. Aerial Fire Lanes are 26' wide.
- Fire Lane Radius Inside 20' Outside 50'
- Must have two entrances/exits. If only one, it must be 30' wide.
- Fire Hydrants. Hydrant must be 400' from all portions of the building. If no hydrants in area. Must show Water Source for firefighting and/or Sprinkler System

If Fire Suppression System is required (any building > 6,000 sf) plans must show:

- Fire Line must be shown and labeled. Must be C900 Piping. Fire Line must have backflow and a supervised remote PIV.
- Fire Lines and Domestic Water Lines must be separate.
- Fire Department Connection (FDC). FDC must be within 100' of a fire hydrant
- Hose Lays (for proximity requirements)

2. Once Site/Civil Plans have been approved and permit issued, Construction Plans may be submitted for review.

3. Submit two copies of Construction Plans with application and fee paid. If project is > 5,000 sq ft. the plans must be signed by a Professional Engineer or Registered Architect. The Plans must include at a minimum the following:

- Cover sheet. Must show Code Analysis, Type of Construction, Occupancy Group, and Occupancy Load. Building(s) Sq. Ft. and height.
- Architect Plans (Include a Life Safety Review Sheet including travel distances)
- Mechanical Plans
- Electrical Plans
- Plumbing Plans

4. . Deferred Submittals that require separate Permits

- Underground Fire Line
- Aboveground Fire Sprinkler System
- Fire Alarm
- Hood System(s) (Paint Booth, Kitchen)
- Fuel Tank & Piping
- Electronic Access (Gates & Doors)
- Emergency Responder Radio Coverage

If New Construction Project is greater than 12,000 sf a pre-submittal/construction meeting is required.

Plans more than 3 sheets must be bound or will not be reviewed.