

# Ft. Bend County Fire Marshal's Office

## New Construction Submittals Effective November 9, 2021; Revised Aug 1, 2023

1. Submit a set of digital Site/Civil Plans on USB with application and fees paid. These plans must show at a minimum the following. Must be Signed and sealed by a Professional Engineer or Architect.
  - 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 as a common hose lay. 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) or other requirements, 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 (around the building from fire lane)
2. Once Site/Civil Plans have been approved and permit issued, Construction Plans may be submitted for review.
  3. Submit a digital copy of Construction Plans, on USB, 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 (Ensure Exit Signs and Emergency Lighting is easily identifiable)
  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.