



## Ft. Bend County Fire Marshal's Office

### New Construction Submittals

Effective November 9, 2021; Rev.1 Aug 1, 2023, Rev. 2 April 1, 2026

1. All plans and permit fees shall be submitted online via the web portal at <https://www.fbcfmopermits.com>. These plans shall show at a minimum the following and shall 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 shall be a minimum of 26' wide.
  - Fire lane radii shall be inside 20' outside 50'.
  - Fire hydrant shall be a minimum of 400' from all portions of the building as a common hose lay. If no hydrants in the area. Must show a reliable water source for firefighting and/or Sprinkler System (Note: Ponds detention or retention are not considered a reliable source).

If an automatic fire sprinkler system is required (any building over 6,000 SF) or as required by the 2021 International Fire Code, plans shall show:

- All fire lines shall be shown and labeled, and shall be of C900 piping, fire lines serving an automatic fire sprinkler system shall have backflow and a supervised remote PIV, and Fire Department Connection (FDC) in a single vault or as required per local amendment.
  - Fire lines and domestic water lines shall be two separate taps per local amendment.
  - Fire Department Connection (FDC). FDC's shall be within 100' of a fire hydrant
  - Hose lays are measured around the building from the fire lane and shall be 150 feet for un-sprinklered buildings and 200 feet for sprinklered buildings.
2. Once the site/civil plans have been reviewed, approved and a permit is issued, construction permit and plans may be submitted for review and approval.
  3. All plans and permit fees shall be paid and submitted online via the web portal at <https://www.fbcfmopermits.com>. If the project is 5,000 SF or greater, the plans must be signed by a Professional Engineer or Registered Architect. The plans must include at a minimum the following:
    - A cover sheet which shall include the following: Code Analysis, Type of Construction, Occupancy Group, and Occupancy Load. Building(s) SF. and Height.
    - Architect Plans (Include a Life Safety Review Sheet including travel distances)
    - Mechanical, Electrical and 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

\*\* All Fort Bend County Amendments to the 2021 International Fire Code are found here:  
<https://www.fortbendcountytexas.gov/sites/default/files/document-central/document-central/fire-marshal-documents/30-signed-order-%28fire-code%29-%2863-pgs%29--.pdf>