

**MCKINNEY FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE**

BUILDING FINISH-OUT/ALTERATION STANDARD COMMENTS

These are not intended to be the only Fire Department comments, but are provided as information only as most applicable to any construction project.

- * **The plans are reviewed for building construction and layout only.**
- ** **Submittals are not reviewed or approved for fire protection installation.**

COMMON QUESTIONS AND FEATURES

1. New or existing tenant separation wall/demising walls shall be a minimum of 1-hr fire rated construction to deck. This is subject to inspection and approval by the field inspector.
2. Occupant notification in accordance with IFC Section 907.5.3 shall be required for all sprinklered buildings. Reference Information Notice 2013-01 for additional.
3. Medical gases, if used, shall meet the requirements of IFC Section 5306.
4. Indicate the 2015 edition of the International Fire Code as a referenced code.
5. For all dry cleaning facilities, indicate the type of dry cleaning operation to take place at this location. Depending on the type of operation with regards to the use of solvents further comments may be warranted as dictated by the 2015 IFC.
6. Is a Class I commercial cooking hood provided for grease laden vapors? If so, a commercial hood suppression system will be required.
7. The Fire Department may approve alternate methods and material as needed.

FIRE PROTECTION SYSTEMS AND FEATURES

The following comments are related to fire protection systems and features. If your building is not provided with any of the following, then they would not apply, unless directed by other sections of the Fire Code.

8. Provide a minimum of one 2A-10BC fire extinguisher per 3000 square ft. with a maximum travel distance of 75 ft.
9. A Texas Department of Insurance licensed fire sprinkler contractor must install or modify the fire sprinkler system including the underground lead-in. Plans for the installation, must be submitted to the Fire Department for review, approval and permit, PRIOR to installation, under separate instrument and cover.
10. A Texas Department of Insurance licensed fire alarm contractor will be required to install or modify the fire alarm system. Plans must be submitted to the Fire Department for review, approval and permit, PRIOR to installation, under separate instrument and cover.
11. A Texas Department of Insurance licensed fire extinguishing contractor will be required to install or modify the commercial kitchen hood suppression system. Plans must be submitted to the Fire Department for review, approval and permit, PRIOR to installation, under separate instrument and cover.
12. All flammable and combustible storage tanks are required to be approved by the Fire Department. Submit plans for review, approval and permit PRIOR to any installation and/or construction of the tank or tank enclosure, under separate instrument and cover. Underground storage tanks shall be submitted by a State of Texas licensed Underground Storage Tank Contractor. Aboveground tanks shall be submitted by the installing contractor.
13. Additional fire protection measures may be required based upon the potential high-piled storage (storage over 12 ft.) or any hazardous materials and or hazardous process within the building. If these are to be provided, they shall comply with IFC Chapter 23 & 27, respectively.

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GENERAL COMMENTS

14. All fire lanes, striped per City of McKinney standards, and fire hydrants shall be completed and in working order prior to vertical construction.
15. Address must be legible from the street or fire lane, and be of a contrasting color.
16. Address must be provided at gas and electric meters and/or disconnecting means.
17. Storage is not permitted within 18" clearance of the ceiling for sprinklered buildings and 24" for non-sprinklered buildings.
18. Wall and ceiling finishes shall be a minimum of Class C per 2015 IFC Table 806.3.
19. Emergency lighting and exit lights shall be in accordance with the 2015 International Building Code.
20. All exit doors located in the means of egress that are capable of locking or latching shall be operable from the inside without the use of a key or any special knowledge or effort, or provided with approved panic hardware.
21. Arrangement of interior walls and/or drop ceiling may interfere with the operation of the fire sprinkler system. Coordinate interior alterations with the Fire Department, and provide plans for Fire Department approval.
22. All fire department inspection forms and permits shall be kept in a permit packet on the job site until final CO inspection.

The Fire Department does not accept, approve, or permit of your plans to sanction a violation of code, for items included and not included within this plan review for those not specifically listed.

Should you have any questions about the above comments, please contact the Fire Marshal's Office at 972-547-2850.

This guide does not replace, nor supersede any codes and/or ordinances adopted by the City of McKinney, or determinations and positions of the Fire Chief or Fire Marshal.