



Midlothian Fire Marshal's Office

Fire Code Provisions for Developers & Builders



Fire Apparatus Access: Fire apparatus access roads and adequate emergency access shall be provided for every building/facility. Plans for fire apparatus access roads shall be submitted to the Fire Marshal's Office (FMO) for review and approval prior to construction. **Fire apparatus access roads shall be in place and approved by the FMO prior to vertical construction.**

- **Dimensions and Surface:** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (26 feet wide for buildings 30 feet or more in height), an unobstructed vertical clearance of not less than 14 feet, a minimum inside turning radius of 30 feet at 90° turns, and connect to a public roadway. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (over 80,000lbs) and shall be constructed of concrete or asphalt paving to provide all-weather driving capabilities. Fire apparatus access roads shall be kept unobstructed and free of debris at all times.
- **Building Access:** Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured along a minimum of a ten feet (10') wide unobstructed pathway around the exterior of the building or facility. Dead-end fire apparatus access roads exceeding 150 feet shall have a means of turnaround and an unobstructed width of not less than 26 feet. Fire apparatus access roads shall not travel under or through an area covered with an awning, canopy, carport, porte-cochere or covered structure.

Required Water Supply for Fire Protection: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities are constructed. Fire hydrant(s) shall be provided as required by the FMO, and located within 400' of all building areas. Plans and specifications for fire protection water systems shall be submitted to the FMO for review and approval prior to installation. **The water supply for fire protection shall be in place and approved by the FMO prior to vertical construction.**

Timing of Installation: When fire apparatus access roads and/or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure. (IFC 501.4)

- Foundation work may be completed simultaneously with construction of fire apparatus access roads and installation of water supply for fire protection.

Sprinklered Building Requirements: Direct, exterior access fire riser room, 36sf or larger. 3200 series Knox Box installed at riser room. Remote, free-standing FDC with 2-½" Siamese hose connection and piped separately from fire riser line, located out of building collapse zone and within 100' of a fire hydrant. 5" Storz connection required for remote FDC 8" or larger. Knox locking FDC plugs or caps required. Fire alarm annunciator or FACP shall be installed in riser room. Fire alarm systems shall have occupant notification and global shutdown for AHU's 2,000cfm or larger. Class I wet standpipes are required in buildings exceeding 10,000sf and where any portion of the building's interior area is more than 200 feet of travel, vertically or horizontally, from the nearest point of FD apparatus access.

Fire Safety During Construction: The street address of the construction site shall be posted and visible from the street addressed. Combustible debris, rubbish and waste material shall be removed from buildings as often as practical. Combustible debris, waste material and trash shall not be burned on the site. Brush and trees from land clearing operations shall be hauled away, chipped or trench burned (TCEQ permit required).

- The FMO will not perform inspections if the premises are not maintained in a safe condition for inspector and vehicle access. Unsafe conditions that will prevent inspections from being conducted include: blocked doors or stairways, non-OSHA approved ladders for access to upper floors, open landings or balconies without proper guard railing in place, debris/sharp objects in driveways/parking areas, inadequate access, etc.

Contact: Fire Marshal – 972-775-7662

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Fire Inspector – 972-775-7665

fire.inspector@midlothian.tx.us

Contact the FMO with any questions, to submit plans, or request inspections. Please provide a minimum 24-48 hour notice for inspection requests. A PRE-CONSTRUCTION MEETING IS RECOMMENDED!!