



City of Grand Prairie Fire Department Code Regulations

Certificate of Occupancy Requirements

Address

1. Marked according to the requirements of the Fire Code. Be cognizant of future growth of landscaping obstructing view of the building's address.
 - Visible from the street
 - Minimum of six (6) inches high, or a sign placed
2. Suite numbers
 - Clearly visible
 - Four (4) inches high, on or above the main door
 - Posted on all additional doors, specifically those in the rear
 - Apartments must have the building number and apartment numbers of the units within it visibly posted

Fire Apparatus Access Roads (public streets or fire lanes)

1. Provided around any building when any portion of the exterior wall is located more than one hundred fifty (150) feet from a public or private street.
2. This distance can be increased for sprinkler-protected buildings.

Any gates that obstruct fire lanes shall have required access devices installed. See the "Vehicle Access Gates" code regulation statement.

Fire hydrants shall be located within five hundred (500) feet of all portions of the building, 600 feet if fully sprinkler-protected. Fire department connection (FDC) to the fire sprinkler system, if installed, shall be of the remote type, within one hundred (100) feet of a fire hydrant, on the same side of the street or fire lane.

Knox® key access (key boxes, padlocks, or switches), if installed, shall be accessible and contain appropriate keys. See the "Building Access" code regulation statement.

Perimeter of building shall be free of accumulations of combustible rubbish and weeds.

All means of egress (exits, hallways, corridors, etc.) shall be free of obstructions and/or combustible material storage, provided with emergency illumination, have all exit doors working properly, not be locked from the inside, and have properly illuminated exit signs.

Portable fire extinguishers

- One (1) minimum 2A:10B:C-rated extinguisher is required for every 3,000 square feet of floor area
- Permanently mounted in a visible and accessible location, between 4 and 48 inches above finished floor, unless alternative approval has been granted

- Arranged such that no part of the building is more than 75 feet of travel distance to an extinguisher
- Maintained and serviced annually (as indicated by the tag)

There shall be no storage of conventional combustible materials above twelve (12) feet in height, six (6) feet for high-hazard commodities, without the approval of the Fire Marshal. Such heights constitute “high-piled storage” and invoke numerous additional code requirements.

All storage rooms or storage areas shall be kept clean and orderly with a minimum clearance of two (2) feet below ceiling or eighteen (18) inches below fire sprinklers.

Storage of combustible materials shall not be permitted in electrical rooms; rooms containing boilers, HVAC components, or water heaters; in attics; under floors or in concealed spaces.

Fueled equipment (motorcycles, lawn care, portable cooking appliances, etc.) shall not be stored, operated, or repaired within a building.

All electrical wiring and equipment shall be maintained in a safe condition. Extension cords shall not be used as a substitute for permanent wiring. A minimum thirty-(30) inch clearance shall be maintained in front of electrical panels for access.

The fire sprinkler system, if installed, shall be inspected annually and blue tagged. The fire sprinkler system shall be electrically monitored if it contains more than 20 sprinklers. This is considered a “dedicated function fire alarm system”, and thereby does not require detection and notification throughout the entire building.

Each tenant space within a multiple-tenant building shall be provided with an approved notification appliance that activates upon waterflow in a normally-occupied location. For each tenant, one such device is sufficient.

The fire alarm system, if installed, shall be operable and have the annual inspection sticker (blue) displayed on the panel door.

The automatic fire-extinguishing system for the cooking ventilation hood shall have a tag showing the six-(6) month inspection and the hood shall be clean and free of grease buildup.

Paint spray booths shall be protected by an approved automatic fire-extinguishing system showing a current inspection tag.

Flammable/combustible liquids shall be stored in approved containers and locations. Quantities are limited by the Fire Code. Larger amounts must be stored in approved storage cabinets or separated by different rooms built as “control areas”. Very large amounts require that the building be designated as an “H” occupancy and built and protected accordingly.

Information regarding the type of business to be operated in this space shall be provided to the Fire Department. This shall include any processes utilizing flammable, combustible or other hazardous materials; raw materials and/or finished goods to be stored, how they are packaged,

storage configuration, and the height of the storage. Provide quantities for any flammable, combustible and/or hazardous materials to be located on site.

All information required by the Fire Department shall be provided within thirty days of application.

The Fire Department may conduct an inspection to verify compliance.

Contact the Fire Marshal's Office immediately at (972) 237-8312 or fireprevention@gptx.org if you have any questions.