

TRAVIS COUNTY ESD NO. 12 BUILDING (ARCHITECTURAL) NOTES

PLACE THE FOLLOWING NOTES VERBATIM ON THE PLAN:

- 1) The building plan shall be approved by Travis County ESD No. 12 prior to the installation of any building or architectural related components.
- 2) Buildings under construction or demolition shall conform to IFC Chapter 33. No smoking or cooking is allowed in structures where combustible materials are exposed or within 25 feet of combustible material storage areas. Cutting, welding, or other hot work shall be in conformance with 2015 IFC Chapter 35.
- 3) In buildings four or more stories in height, standpipes shall be provided during construction when the height reaches 40 feet above the lowest point of fire department access. A fire department connection shall be no more than 100 feet from available fire department access roads. A fire hydrant shall be located along the fire lane/fire access road within 100 feet of the FDC.
- 4) Address numbers shall be provided for all new and existing buildings, be a minimum of 4-inches high for individual dwelling units and 6-inches high for all other installations and structures, contrast with their background, and be plainly visible from the roadway the building is addressed on. Temporary address numbers shall be provided on construction fencing or the building until permanent numbers can be provided in accordance with 2015 IFC 505.1.
- 5) Locations and classifications of extinguishers shall be in accordance with 2015 IFC 906. At least one extinguisher shall be provided during construction on each floor at each stairway on all floor levels where combustible materials have accumulated, in every storage and construction shed, in locations where flammable or combustible liquids are stored or used or where similar special hazards are present per 2015 IFC 3315.1. Before final occupancy, at least one 2A:10B:C extinguisher shall be provided so that no point is more than 75 feet travel distance from the extinguisher. Extinguishers shall be located along the path of egress travel and in a readily visible and accessible location with the bottom of the extinguisher at least 4-inches above the floor. Additional extinguishers may be required by the Travis County ESD No.12 inspector depending on project of site conditions and final placement is subject to their approval.
- 6) Knox boxes shall be provided for all buildings, pool enclosures, gates in the path of firefighter travel to structures, secured parking levels, doors giving access to alarm panels or annunciators, doors to fire sprinkler riser rooms, and any other structures or areas where immediate access is required or is unduly difficult. Travis County ESD No. 12 will assist with locking gate keys in Knox boxes.
- 7) Approval of this plan submittal shall not permit the violation of any code or law. Approval of this plan submittal does not constitute a verification of all data, codes, information, and calculations supplied by the applicant. The licensed designer and/or professional engineer of record is solely responsible for the completeness, accuracy, and adequacy of the submittal whether or not the plan submittal is reviewed and approved for code compliance by Travis County ESD No. 12. Requirements or features not identified on the plan may apply and the Travis County ESD No. 12 inspector may require additional information or items from those shown on the plan depending on actual or anticipated field conditions.

GENERAL REQUIREMENTS

- 8) This project shall comply at minimum with the 2015 International Building Code, 2015 International Building Code, and other currently adopted codes, standards, regulations, and requirements as adopted and enforced by Travis County ESD No. 12.
- 9) Approval of this plan is contingent upon a certificate of occupancy being issued upon completion of all construction on the entire project.
- 10) Phased occupancy shall be permitted only with prior approval from Travis County ESD No. 12, the building department, and other agencies, as applicable. **REQUESTS FOR PHASED OCCUPANCY SHALL BE MADE PRIOR TO START OF CONSTRUCTION ONLY.**
- 11) Exits, exit signs, fire alarm panels, fire extinguisher locations, and standpipe connections shall not be concealed in any way.
- 12) The path of egress shall remain free and clear of all obstructions at all times.
- 13) Double key cylinder deadbolt locks or any lock that requires the use of a key, a tool or special knowledge or effort shall not be permitted to be on any door that serves as an **EXIT** or any door along the **EXIT ACCESS**. The opening force for interior doors without closers shall not exceed 5 pounds. The unlatching and opening force for other doors, including fire doors, shall not exceed 15 pounds per 2015 IBC 1010.
- 14) Doors shall not be provided with thumb-turn locks or deadbolts that do not unlatch in tandem with the normal operating lever. The unlatching of any door or leaf shall not require more than one operation.
- 15) Door handles, pulls, latches, locks, and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.
- 16) Door swing shall not encroach on any required exit path or path of exit travel.
- 17) Power-operated doors shall be able to be opened manually in case of power failure.
- 18) Doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy **shall not** be provided with a latch or lock other than **panic hardware or fire exit hardware**.
- 19) Exit signs shall be clearly visible readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Illuminated exit signs must have 90-minute emergency back-up.
- 20) The exit path shall be illuminated at all times in accordance with 2015 IBC/IFC 1008.

- 21) Emergency lighting shall be provided to illuminate the means of egress serving a room or space at all times that the room or space is occupied. Emergency lighting shall also be provided in storage rooms, fire riser rooms, ADA restrooms and outside of all exit doors on the exterior of the building. Emergency lighting shall be provided with 90-minute back-up.
- 22) Stairs serving 3+ stories shall have stairway identification signs conforming to 2015 IBC 1023.9.
- 23) If a new building is four or more stories above grade plane shall be provided with a **STAIRWAY** to the roof. The stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. The necessary landings and platforms shall be provided per 2015 IFC 504.3.
- 24) Rated assemblies shall conform to approved methods and materials for construction. Penetrations through rated walls, ceilings, or floors shall be protected in an approved manner in accordance with IBC/IFC Chapter 7.
- 25) In addition to required means of egress, emergency escape and rescue openings shall be provided in Group R-2 occupancies in accordance with 2015 IFC Tables 1006.3.2(1) and 1006.3.2(2) and Group R-3 occupancies.
- 26) Approved access walkways shall be provided to all required openings and rescue windows. Vegetation, topography, fences/walls, and other obstructions shall not impede laddering of rescue openings or the path of firefighter travel from the fire lane to such openings per 2015 IFC 504.1.
- 27) The number of provided exits or access to exits does not supersede the requirements for emergency escape and rescue openings.
- 28) All elevators and stair landings shall accommodate ambulance backboards and stretcher (24 inches x 84 inches) with not less than 5-inch radius corners in the horizontal position per 2015 IBC 3002.4.

PROJECT-SPECIFIC REQUIREMENTS

ASSEMBLY OCCUPANCIES

- 29) An occupant load sign, with minimum one-inch letters and numbers contrasting with their background, shall be posted in a conspicuous location near the main exit per 2015 IBC 1003.4. Where multiple seating configurations or uses are anticipated and possible, seating diagrams and their respective occupant loads may also be required to be posted.
- 30) Panic hardware shall be provided for all exit and exit access doors in assembly occupancies. Such doors shall swing in the direction of exit travel. Doors equipped with panic hardware shall have no other lock or latch except panic hardware. If panic hardware is omitted on the main door when permitted by 2015 IFC/IBC 1010.1.9.3, a sign stating "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED" in minimum 1-inch letters contrasting with their background shall be posted in a conspicuous location on or adjacent to the door. The door shall be equipped only with a key-operated lock that visually indicates whether it is open or locked.
- 31) Tables shall be spaced at least 50 inches apart where seating is back-to-back and aisle accessways serve more than 4 occupants or are longer than 6 feet. Aisle widths shall be a minimum of 36-inches where eating is only on one side of the aisle or 42 inches for seating on both sides. Where seats back up into aisles, seat backs shall be located at 19-inches from the table edge and the clear aisle width shall be measured from the back of the seat per 2015 IBC 1029.12

EXTINGUISHING SYSTEMS

- 32) An automatic fire sprinkler system shall be provided throughout the building in compliance with 2015 IFC 903 and the most current edition of NFPA 13. Review and approval of a sprinkler plan is required prior to installation or modification.
- 33) An automatic extinguishing system shall be provided to protect commercial-type food heating equipment that produces grease-laden vapors and shall comply, at minimum, with the 2015 IFC, 2015 IMC, and 2017 NFPA 17A. Review and approval of a hood and duct *extinguishing system plan* is required prior to installation or use of cooking equipment.

ALARM AND MONITORING SYSTEMS

- 34) A fire alarm system shall be provided in compliance with IBC/IFC 907 and the most current edition of NFPA 72. A separate plan submittal is required for approval prior to installation or modification.
- 35) Automatic fire sprinkler system(s) and all control valves, with the exception of those listed in IFC 903.4, shall be monitored by a UL listed central alarm station.

HAZARDOUS MATERIALS, EQUIPMENT, AND PROCESSES

- 36) Storage, dispensing, or use of any hazardous materials shall comply with IBC 414 and 415 and IFC regulations. The storage and use of hazardous materials shall be reviewed and approved by Travis County ESD No. 12 prior to such materials being brought on site. Appropriate hazardous materials warning signs shall be prominently placed in the vicinity/entrances to areas where hazardous materials are stored in quantities sufficient to require an IFC permit issued by Travis County ESD No. 12.
- 37) Hazardous processes and equipment (e.g., storage tanks, refrigeration, vapor recovery, spray booths and drying rooms, dip tanks, industrial ovens, dust collection systems, medical/industrial gas systems, etc) shall be reviewed and approved by Travis County ESD No. 12 prior to installation. Such equipment and processes may require specific building features and protection beyond what is identified on this plan.
- 38) Battery systems with more than 50 gallons of electrolyte (aggregate quantity) require review and approval by Travis County ESD No. 12 prior to installation.
- 39) High-piled combustible storage shall be in accordance with IFC Chapter 32. High hazard materials cannot be stored higher than 6 feet and other materials cannot be stored higher than 12 feet without first submitting plans to and obtaining approval from Travis County ESD No. 12.