



Travis County ESD No. 12

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BUILDING (ARCHITECTURAL) PLAN REQUIREMENTS

Travis County ESD No. 12 is governed by the 2015 International Fire Code as amended and adopted. The submittal shall conform to that, and the most current editions of the IBC, IMC, IEC, and IRC. The use of newer editions of code references is acceptable as long as the design meets or exceeds the requirements of the current adopted editions.

THE INFORMATION IN THIS DOCUMENT IS NOT ALL INCLUSIVE OF POSSIBLE ITEMS REQUIRED PER CODE. IT IS THE RESPONSIBILITY OF THE DESIGNER AND SUBMITTING CONTRACTOR TO INCLUDE ALL THE PERTINENT INFORMATION NOT MENTIONED IN THIS DOCUMENT.

REQUESTS FOR BUILDING (ARCHITECTURAL) INSPECTIONS WILL ONLY BE ACCEPTED FROM THE GENERAL CONTRACTOR.

INFORMATION ABOUT BUILDING (ARCHITECTURAL) PLAN SUBMITTALS

- The building (architectural) plan shall be approved by Travis County ESD No. 12 prior to the installation of any building or architectural components.
- A building (architectural) plan is required to be stamped and wet-signed by the architect of record.
- The approved building (architectural) plan shall be on site at all times for Travis County ESD No. 12 inspections. The Travis County ESD No. 12 inspector will not perform the building (architectural) inspection without the Travis County ESD No. 12 approved building (architectural) plan.
- The cover page shall include:
 - Name of the project
 - Address of the project
 - Vicinity map
 - Scope of work
 - Travis County ESD No. 12 Reviewer Signature Block
 - Scope of any project phasing (if applicable)
 - Contact information for property owner
 - All applicable codes referenced and applied for the project
 - Sheet index corresponding to all pages of the submittal
 - Revision table
 - Type of construction (I, IIA/IIB, IIIA/IIIB, IV, VA/VB)
 - Square footage and building height
 - Number of stories
- The Travis County ESD No. 12 Building (Architectural) Notes shall be on the plan.
- Where applicable, a TNR and/or TDLR number shall be provided with the permit application.
- Phased occupancy shall be permitted only with prior approval from Travis County ESD No. 12, the building department, and other related agencies, as applicable. **REQUESTS FOR PHASED OCCUPANCY SHALL BE MADE AND APPROVED PRIOR TO START OF CONSTRUCTION ONLY.**

- Any plan submitted to Travis County ESD No. 12 by an architect, other than a building plan, **WILL NOT** be reviewed by Travis County ESD No. 12. Underground fire line, fire sprinklers, fire alarms and any other plan types pertaining to fire safety systems shall be submitted by the licensed designer of the system for a separate review and approval.
- Current fire flow information shall be provided. If no fire flow information is available, a third party shall perform a fire flow test to verify adequate fire flow is provided for the building. The results shall be provided to Travis County ESD No. 12.
- If structural and MEP inspections are not being provided by a municipality (i.e. city of Manor or city of Austin), a third party qualified and licensed inspector shall provide copies of all inspections of the aforementioned items to Travis County ESD No. 12 upon completion of each inspection throughout the duration of the project. Electronic copies of the inspection reports are accepted.

CONSTRUCTION TYPE AND OCCUPANCY CLASSIFICATION

- The construction type shall be determined prior to submission of the building (architectural) plan.
- The occupancy classification shall be determined prior to submittal of the building (architectural) plan. Travis County ESD No. 12 will not make the determination on the occupancy classification for the architect prior to the submittal. If the occupancy classification has not been determined prior to submittal and has not been included on the plans, the plans **WILL NOT** be reviewed by Travis County ESD No. 12 and returned to the applicant. Travis County ESD No. 12 will notify the applicant if the occupancy classification does not match the building submittal if needed.
- If different occupancy classifications are proposed for separate areas of the same building, the occupancy classification of all areas shall be shown.
- The **FIRE AREA** shall be identified on the building (architectural) plan submittal.

SQUARE FOOTAGE

- The accurate square footage of all areas and all rooms shall be determined by the architect prior to the submittal of the building plan. Travis County ESD No. 12 will not calculate the square footage of the rooms. If the square footage of each room has not been determined prior to submittal and is not included on the plans, the plans **WILL NOT** be reviewed by Travis County ESD No. 12 and returned to the applicant.

FIRE SPRINKLERS

- The architect shall refer to **2015 IFC Section 903** for information related to automatic sprinkler system requirements for the project.

DOORS AND EGRESS

- The project shall be designed with any applicable occupancy specific egress requirements.
- An accurate and complete door schedule shall be provided.
- The entrance doors to all buildings shall be shown.
- The path of travel from each exit to a public way shall be noted. Dimension lines showing maximum travel distance from the furthest occupied location to an exit shall be shown on the plan.
- 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.
- Doors serving rooms or spaces with an occupant load of 50 or more in Group A or E occupancies shall not be provided with a latch or lock other than **panic hardware or fire exit hardware**.
- 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.

- Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. 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.
- Door hardware type shall be indicated on the plan. If panic or fire exit hardware is installed, clearly state the requirement and indicate which doors have this requirement.
- Door swing shall be clearly indicated on the plan and shall not encroach on any required exit path or path of exit travel.
- If any power-operated doors are to be installed, the door shall be able to be opened manually in case of power failure.
- 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.
- Exit signs shall be clearly noted on the plan at all required exits. The location of any directional exit signs shall be noted on the plan.
- Illuminated exit signs shall be provided with 90-minute emergency backup.
- 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 emergency backup.
- A wall legend shall be provided. The plan shall show rated and non-rated walls, new walls and existing/to be demolished walls.
- Where rated walls and non-rated walls intersect or where walls with different ratings intersect, a detail indicating how required fire ratings are maintained at each intersection shall be provided.
- The location of all attic access doors and draft stop doors shall be provided on the plan. A graphic detail for all attic access and draft stop doors shall be provided. Methods for maintaining the integrity of the draft stops shall be specifically noted and adhered to throughout the duration of the project.
- The detail and UL design number for firestopping all penetrations in fire rated assemblies shall be provided. Any penetrations made in fire rated assemblies for piping and/or equipment shall be properly sealed.

EMERGENCY ESCAPE AND RESCUE OPENINGS

- The number of provided exits or access to exits does not supersede the requirements for emergency escape and rescue openings.
- 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.
- 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.
- All specifications, dimensions, and detail sheets for emergency escape and rescue openings shall be noted on the plan.

ELEVATOR AND STAIR LANDING DIMENSIONS

- 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.

MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING SHEET INFORMATION

- The location of all ducts, smoke dampers, fire dampers, and air handlers with applicable CFM information shall be provided.

- The location of all rated walls shall be noted on the mechanical sheet in addition to other sections of the building plan submittal.
- The locations of all carbon monoxide detectors and corresponding gas fueled equipment shall be provided. If applicable to the specific application, a separate sheet of the plans shall be dedicated specifically to the location of CO detectors and the subsequent monitoring of specific appliances and devices.
- The location of all exit signs and direction of the arrows on the signs shall be provided.
- The location of all emergency lights, including exterior emergency lights, shall be provided.
- Any circuit that provides power to a life safety or fire protection feature shall be clearly identified on the electrical schedule. The individual circuits supplying the various items shall be identified at the individual breaker. The method of identification shall be approved by the fire code official. This includes, but is not limited to, exit signs, emergency lights, and fire alarm systems.
- The location of the main electrical disconnect shall be shown. A graphic detail of the main electrical disconnect shall be provided.
- The location of all electrical rooms shall be shown.
- The location of natural gas and/or propane piping shall be clearly noted on the plan. The gas service line shut off shall be clearly shown.
- The location of landscaping in relation to fire department access and equipment shall be clearly noted on the plan.
- If a solar photovoltaic system is to be installed, the layout shall be included with the submittal and APPROVED by Travis County ESD No. 12. The layout of all panels, conduit and system shut offs shall be included.
- 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.