



OFFICE OF THE FIRE MARSHAL KAUFMAN COUNTY, TEXAS



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GUIDELINES: ARCHITECTURAL PLANS

This guide is intended as a resource for architects who are preparing plans for commercial establishments, public buildings, and multi-family residential buildings with four or more units in the unincorporated areas of Kaufman County. Please refer to the 2024 International Fire Code (IFC) as adopted by Kaufman County for all requirements. In an effort to expedite the plan review process, please ensure the following items are addressed or incorporated into the proposed plans.

General Requirements

- The cover page shall identify the name and address of the development; the applicable codes; construction type(s); total number of floors; square footage of each occupancy type; occupant load of each occupancy type; total occupant load; total square footage of the structure; and total volume of the structure.

Fire Service Features

- An all-weather walkway shall lead from the fire apparatus access road to all exterior doors.
- Stairway access to the roof must be provided for new buildings four or more stories above grade plane if the slope of the roof is less than 4/12. Signage is required at the street and floor levels indicating the stairs continue to the roof. Plans should provide signage details.
- Plans must show the location of address identification for the property. The address must be visible from the public way. The address and building number (if applicable) must be visible from the fire apparatus access road. Details for address signage need to be included in the plans.
- Plans must show the location of key boxes for fire department access and the details for the type of key box to be installed.
- Plans must provide details on signage for gas shutoff valves, electric meters, service switches, and rooms containing electrical distribution panels, air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements. Any rooms or areas requiring NFPA 704 signage shall be labeled as such in the plans, with details on the placard to be installed.

Building Services and Systems

- Plans shall specify the location and details of any fuel-fired appliances.
- Illumination shall be provided for service equipment areas, motor control centers and electrical panelboards.
- Plans shall specify the location and details of any mechanical refrigeration.
- Plans shall specify the location and details of any elevators.
- Plans shall specify the location and details of any commercial kitchen hoods and commercial kitchen cooking oil storage.
- Plans shall specify the location and details of any hyperbaric chambers and associated devices and equipment.
- Plans shall specify the presence of any storm shelters.

Guidelines: Architectural Plans

Fire and Smoke Protection Features

- Plans shall specify the location and details of any fire-resistance-rated construction, including structural members, exterior walls, fire walls, fire barriers, fire partitions, horizontal assemblies, and shaft enclosures. Detail sheets should include the method for protecting any penetration through fire-resistance-rated construction.

Interior Finish, Decorative Materials, and Furnishings

- Plans shall specify details of the interior floor, wall, and ceiling finishes, including their classifications according to NFPA 286, ASTM E84, or UL 723 testing.
- Plans shall specify the location and details of any natural or artificial vegetation or decorative materials that are located on the interior of a building.
- Plans shall specify the location and details of any waste and linen containers if the occupancy classification is I-1, I-2, I-3, or Group B ambulatory care facilities; or if the container has a capacity of more than 20 gallons and is located in a Group R-2 occupancy.

Fire Protection and Life Safety Systems

- Plans shall articulate the location and installation of any fire protection or life safety systems, including automatic fire sprinkler systems; alternative automatic fire-extinguishing systems; standpipe systems; portable fire extinguishers; fire alarm and detection systems; emergency alarm systems; smoke control systems; fire command centers; fire department connections; fire pumps; emergency responder radio coverage systems; carbon monoxide detection systems; gas detection systems; and mass notification systems.
- Where a room is required to be dedicated for fire protection or life safety systems, it shall be called out as such in the plans.
- Fire pump and riser rooms shall be designed with adequate space for all equipment necessary for the installation. Doors and unobstructed passageways shall be large enough to allow the removal of the largest piece of equipment.
- An approved key box shall be provided outside each fire pump and riser room.
- The method of heating a fire pump and riser room shall be articulated in the plans.
- Plans shall specify the location and details of emergency lighting for each fire pump and riser room.

Means of Egress

- Plans shall specify the occupant load of each occupancy type.
- Plans shall specify the minimum number of exit doors required, based on the occupant load.
- Plans shall specify the location of egress pathways, travel distances, and the minimum width of egress pathways and exit doors.
- Plans shall specify the location and details of means of egress illumination, including the exterior path of travel from each exit to the public way.
- Plans shall indicate the presence of any areas of refuge.
- Plans shall provide details on doors and door hardware.
- Plans shall specify the location of each exit sign and its method of illumination.