1 BUILDING PLANNING & DESCRIPTION

[X] NEW CONSTRUCTION
[ ] LEASE SPACE BUILD-OUT (LSBO)
[ ] SUBSTANTIAL IMPROVEMENT
[X] SHELL BUILDING
[ ] CHANGE OF OCCUPANCY
[ ] OTHER: _____

[ ] SINGLE OCCUPANCY
MIXED OCCUPANCY: [X] SEPARATED USE [ ] NON-SEPARATED USE

(SECTION 508.3 OR 508.4 IBC 2012)

TYPE OF CONSTRUCTION: II-B *(CHAPTER 6 IBC 2012)*

HEIGHT LIMITATION: 55' AREA LIMITATION: 12,500 S.F. *(TABLE 503 IBC 2012)*

FRONTAGE INCREASE CALCULATIONS ARE SHOWN ON SHEET: N/A

BUILDING VALUATION

BUILDING NUMBER: 1 OF 1

ADDRESS: 2015 SPRING STUEBNER ROAD

CITY, ST: SPRING, TEXAS ZIP CODE: 77388 SUITE: _____

CALL CENTERPOINT ENERGY AHEAD OF TIME, AT 713-207-4460, TO OBTAIN AN ADDRESS

HCAD #. OR PROPERTY TAX #: 137 387 001 0005 (13 DIGITS) FLOODPLAIN: NO

(http://www.hcad.org)

GROSS SQUARE FOOTAGE: 10,720 S.F. #OF FLOORS: 1 HEIGHT: 30'

ESTIMATED COST OF CONSTRUCTION: $ $804,000.00

T.D.L.R #: TABS2019004794 *(REQUIRED FOR CONSTRUCTION OVER $50,000)*

TEXAS DEPARTMENT OF LICENSING AND REGULATIONS
(http://www.license.state.tx.us/)
TELEPHONE: (512) 463-6599 TOLL FREE (IN TEXAS): 800-803-99202
FAX: (512) 475-2871 RELAY TEXAS-TDD: 800-735-2989

SHELL BUILDING PERMIT #: _____ CIVIL PROJECT #: 1902120145

LIST BELOW THE PURPOSE/USE OF THE BUILDING OR AREA BEING REVIEWED. INCLUDE DETAILS ON THE PRODUCTS/MATERIALS BEING STORED/FABRICATED AND NOTE HOW THEY ARE BEING PACKAGED.

THIS PROJECT INVOLVES THE (NEW) 10,720 S.F. SHELL BUILDING CONSTRUCTION &

ASSOCIATED SITEWORK IMPROVEMENTS TO BE LOCATED AT THE INTERSECTION OF

SPRING STUEBNER @ SPRING PLAZA, SPRING, TEXAS 77389, HARRIS COUNTY

2 OCCUPANCY TYPE AND LOAD

CHAPTER 2, 3 & TABLE 1004.1.2 IBC 2012

OCCUPANCY CLASSIFICATION TYPES

A-1	A-2	A-3	A-4	A-5	B	E
F-1	F-2	H-1	H-2	H-3	H-4	H-5
I-1	I-2	I-3	I-4	M	R-1	R-2
	R-3	R-4	S-1	S-2	U	

RESIDENTIAL BOARD AND CARE OCCUPANCIES (REFER TO THE HARRIS COUNTY CODEWORD OF THE SAME NAME AND ALSO COMPLETE THE RESIDENTIAL BOARD AND CARE CERTIFICATION FORM

	RBC-8A	RBC-8B	RBC-16A	RBC-16B

BREAK DOWN AREAS AND OCCUPANT LOADS PER FLOOR

OCCUPANCY CLASSIFICATION	SPECIFIC USE	SQUARE FOOTAGE	SF PER OCCUPANT	DESIGN OCCUPANTS
SHELL ONLY	FUTURE TENANT TO PERMIT SEPARATELY	10,720 SF	--	--
TOTAL		10,720 SF		--

3 MEANS OF EGRESS

CHAPTER 10 IBC 2012

MEANS OF EGRESS	# OF REQUIRED EXITS	# OF EXITS PROVIDED	SHEET #
STAIRWAYS (PER FLOOR)	N/A	N/A	N/A
EGRESS @ 1ST FL OR LSBO	2	7	A100

(SECTION 1005.3 IBC 2012)

PANIC HARDWARE ON EXIT DOORS? YES [X] NO [ ] *(SECTION 1008.1.9 IBC 2012)*

STAIRWAYS *(SECTION 1009 IBC 2012)*

MINIMUM CLEAR WIDTH SHOWN ON: N/A *(EACH STAIRWELL)*

EGRESS WIDTHS ARE SHOWN ON: N/A

ACCESSIBLE AREAS OF REFUGE & 2-WAY COMMUNICATIONS SHOWN ON: N/A

(SECTION 1007.3 TO 1007.6 IBC 2012)

EXIT SIGNS/EGRESS ILLUMINATION *(SECTION 1006 & 1011 IBC 2012)*

REQUIRED AND SHOWN ON: FUTURE TENANTS TO PROVIDE *(HIGHLIGHT ON PLANS)*

EXTERIOR EMERGENCY LIGHTING PROVIDED? YES [X] NO [ ]

EXIT TRAVEL DISTANCE *(TABLE 1016.2 IBC 2012)*

OCCUPANCY TYPE	MAX TRAVEL DISTANCE	PROVIDE TRAVEL DISTANCE	SHEET #
SHELL ONLY			

ELEVATORS

NEW [ ] EXISTING [ ] ELEVATOR KEYBOX LOCATED IN LOBBY? (MUST BE WITHIN 20' OF THE CALL BUTTON) YES [ ] NO [ ]

4 FIRE PROTECTION SYSTEMS

CHAPTER 9 IBC & IFC 2012

ALL FIRE PROTECTION PLANS SHALL BE SUBMITTED FOR REVIEW AFTER BUILDING PERMIT HAS BEEN ISSUED *(I.E. UNDERGROUND FIRE LINE, SPRINKLER SYSTEM, FIRE ALARM SYSTEM, STANDPIPE, FIRE PUMP ROOM, AND FIRE PROTECTION WATER SUPPLY SYSTEMS)*

AUTOMATIC FIRE SPRINKLER SYSTEM/ALTERNATIVE AUTOMATIC FIRE EXTINGUISHING SYSTEM

ALL SPRINKLERS SHALL COMPLY WITH MONITORING

(SECTION 903 HC FIRE CODE AMENDMENTS & SECTION 903.4 IFC 2012)

[ ] PROVIDED AS NOTED ON: _____ [X] NOT REQUIRED PER SECTION 903

SYSTEM PROVIDED:
[ ] NFPA 13
[ ] NFPA 13R
[ ] NFPA 13D
[ ] OTHER: _____

SPRINKLER HEAD PROVIDED:
[ ] STANDARD
[ ] ELO
[ ] ESFR
[ ] QUICK RESPONSE

FIRE DEPARTMENT ACCESS TO SPRINKLER CONTROLS:
[ ] SPRINKLER RISER ROOM OR POST INDICATOR VALVE SHOWN ON: _____ *(SECTION 901.4.6.1 HC AMENDMENTS IFC 2012)*

[ ] FDC SHOWN ON: _____ *(FDC SHALL COMPLY WITH SECTION 912 IFC 2012)*

SUPPRESSION SYSTEM PROVIDED *(SECTION 904 IFC 2012)*
[ ] REQUIRED AND SHOWN ON: _____
[X] NOT REQUIRED

STANDPIPE SYSTEM & HOSE CONNECTIONS *(SECTION 905 IFC 2012)*
(I.E. IN STAIRWAYS, STAGES, MALLS)
[ ] PROVIDED AS NOTED ON: _____, TYPE OF SYSTEM PROVIDED: _____ *(CLASS I, II OR III)*
[X] NOT REQUIRED PER SECTION 905

PORTABLE FIRE EXTINGUISHERS *(SECTION 906 IFC 2012)*
[X] PROVIDED AS NOTED ON: A100, NUMBER PROVIDED: 2 *(HIGHLIGHT ON PLANS)*

FIRE ALARM & DETECTION SYSTEMS *(SECTION 907 & HC AMENDMENTS IFC 2012)*
[X] FIRE ALARM SYSTEM (DEFERRED SUBMITTAL)
[ ] NOT REQUIRED PER SECTION 907
[ ] EMERGENCY VOICE EVACUATION
[ ] OTHER: _____
[ ] DEDICATED FUNCTION (SPRINKLER MONITORING, ELEVATOR RECALL, PRE-ACTION, EMERGENCY ALARM, SMOKE CONTROL)

HVAC & AIR DISTRIBUTION SYSTEM CONTROLS *(SECTION 907.2.13.1.2 IFC 2012)*
[ ] SMOKE DETECTORS PROVIDED TO SHUT DOWN UNITS OVER 2,000 CFM PROVIDED ON: _____
[X] NO HVAC UNITS OVER 2,000 CFM
[ ] FIRE/SMOKE DAMPERS IN THE BUILDING SHOWN ON: _____
[ ] NO FIRE/SMOKE DAMPERS IN THE BUILDING

SMOKE CONTROL SYSTEMS *(SECTION 909 IFC 2012)(I.E. FOR HIGH RISE, ATRIUMS OR STAIRWAY PRESSURIZATION)*
[ ] PROVIDED AS NOTED ON: _____
[X] NOT REQUIRED PER SECTION 909

SMOKE & HEAT VENTILATION *(SECTION 910 & TABLE 910.3 IFC 2012)*
[ ] CALCULATIONS PROVIDED AS NOTED ON: _____
[X] NOT REQUIRED PER SECTION 910

NOTE: WHERE AREAS OF THE BUILDING ARE EQUIPPED WITH EARLY SUPPRESSION FAST-RESPONSE (ESFR) SPRINKLERS, AUTOMATIC SMOKE AND HEAT VENTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS, MEETING LOCAL JURISDICTION REQUIREMENTS.

5 FIRE-RESISTANCE RATE CONSTRUCTION

CHAPTER 6, 7 AND 10 IBC 2012

SHOW DETAILS OF FIRE WALLS OR FIRE BARRIERS MEETING HORIZONTAL WALLS AND ROOF DECKS *(SEE SECTION 706.5, 706.6 & 707.5 IBC 2012)*

FIRE-RESISTANCE RATING REQUIREMENTS *(TABLES 601, 602 & 602.4 IBC 2012)*

BUILDING ELEMENTS	HOURS REQUIRED	HOURS PROVIDED	UL OR IBC STANDARD USED & DESIGN DETAIL SHOWN ON
STRUCTURAL FRAME	0	0	
EXTERIOR BEARING WALLS	0	0	
EXTERIOR NON-BEARING WALLS	0	0	
INTERIOR BEARING WALLS	0	0	
INTERIOR NON-BEARING WALLS	0	0	
FLOOR CONSTRUCTION	0	0	
ROOF CONSTRUCTION	0	0	
STAIRWELLS *(SECTION 1009)*	N/A	N/A	
ELEVATOR SHAFTS *(SECTION 713)*	N/A	N/A	
CORRIDORS *(SECTION 1018)*	N/A	N/A	
FIRE RATED DOORS *(TABLE 716.5)*	0	0	
DEMISING/PARTITION WALL *(SECTION 708)*	N/A	N/A	
FIRE BARRIER *(SECTION 707)*	N/A	N/A	
FIRE WALL *(SECTION 706)*	N/A	N/A	

DRAFTSTOPS: [ ] YES, SHOWN ON: _____ [ ] NO (SPRINKLED ATTIC) [X] N/A *(SECTION 718.4)*

HAVE YOU CHECKED WIDTH OF OPENINGS IN FIRE RATED WALLS? YES [X] NO [ ]
(TABLE 705.8, SECTION 706.8 & 707.6 IBC 2012)

FIRE SEPARATION DISTANCE (FEET) *(SECTION 602 IBC 2012)*	X > 30	X > 30	10 < X < 30	10 < X < 30
	NORTH	SOUTH	EAST	WEST

ROOF COVERING CLASSIFICATION PROVIDED: A [ ] B [ ] C [X]
(TABLE 1505.1 IBC 2012)

6 WATER SUPPLY (FOR FIREFIGHTING)

CHAPTER 5, APPENDIX B & C IFC 2012

7,456 SF GROSS SIZE OF BUILDING IN SQUARE FEET *(INCLUDE ALL OVERHANGS UNDER ROOF)*

PUBLIC WATER SUPPLY WITH FIRE HYDRANTS
(FOR PROPOSED AND EXISTING FIRE HYDRANTS ONLY)

NAME OF THE MUNICIPAL UTILITY DISTRICT: MEADOWHILL MUD

NUMBER OF HYDRANTS WITHIN 400 FT (NON-SPRINKLED) OR 600 FT (SPRINKLED) OF BUILDING: _____, SHOWN ON: _____

REQUIRED GPM: _____ DURATION: _____ *(TABLE B105.1 IFC 2012)*

75% REDUCTION? YES [ ] NO [ ] *(MUST MAINTAIN MINIMUM OF 1,500 GPM)*

WATER SOURCE FOR RURAL AREAS WITHOUT FIRE HYDRANTS
(COMPLETE THE FIRE FLOW CALCULATOR)
[ ] ***DRY HYDRANT
[ ] ABOVEGROUND STORAGE
[ ] UNDERGROUND STORAGE
[ ] OTHER: _____

DESIGN SPECIFICATIONS AND LOCATIONS SHOULD MEET MINIMUM REQUIRED WATER SUPPLY FROM THE FIRE FLOW CALCULATOR NFPA 1142 (http://hcpid.org/permits/docs/FC_fire_flow_calculator.pdf).

***SUBMIT DRY HYDRANT DESIGN PLANS & CALCULATIONS TO FIRE PROTECTION FOR REVIEW & APPROVAL (http://hcpid.org/permits/docs/FC_dry_hydrant_worksheet.pdf)

7 FIRE LANE ACCESS

CHAPTER 5 & APPENDIX D IFC 2012

FIRE LANE LAYOUT PLAN, WHICH SHALL INCLUDE THE SITE PLAN, THE FIRE LANE & FIRE HYDRANTS, IS SHOWN ON: C7.0 *(HIGHLIGHT THE FIRE HYDRANT LOCATIONS ON THE PLANS)* AERIAL ACCESS LAYOUT, FOR BUILDINGS OVER 30 FT, IS SHOWN ON: N/A.

FIRE LANES WILL BE APPROVED CONCEPTUALLY DURING THE CIVIL REVIEW PROCESS. HOWEVER, THE FIRE CODE PLAN REVIEWER MAY CHANGE THE FIRE LANE LAYOUT BASED ON THE BUILDING SPECIFICATIONS.

[ ] PROVIDING A DRY STANDPIPE/WALL HYDRANT OR REMOTE FIRE HOSE CONNECTION TO COMPLY WITH FIRE LANE HOSE COVERAGE. SUBMIT PLANS TO FIRE PROTECTION FOR REVIEW *(SECTION 915.1 HC AMENDMENTS)*

FIRE LANE LAYOUT, GENERAL REQUIREMENTS & APPROVED SIGN
(http://hcpid.org/permits/docs/FC_firelane_layout_gen_req_and_approved_sign.pdf)

8 INTERIOR FINISH

CHAPTER 8 & TABLE 803.9 IBC 2012

OCCUPANCY GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES	SHEET #

9 STORAGE: STANDARD & HIGH PILED

CHAPTER 32 IFC 2012 *(REFER TO REGULATIONS FOR REQUIREMENT FOR CONSULTANT ENGINEER SECTION 3201.5 HC AMENDMENTS)*

YES [ ] NO [X] PRODUCTS BEING STORED: _____
YES [ ] NO [X] STORAGE PACKAGING *(I.E. PALLETS, RACKS, SOLID PILED, DRUMS, CARDBOARD BOXES, WRAPPED IN PLASTIC, ETC.)*: _____
YES [ ] NO [X] MAXIMUM HEIGHT OF COMMODITY: _____
YES [ ] NO [X] ***THIS BUILDING IS DESIGNED FOR THE INTENT OF HIGH PILED STORAGE. IF YES, THEN PROVIDE HIGH PILED STORAGE FORM (http://hcpid.org/permits/docs/FC_high_piled_storage_form.pdf).
YES [ ] NO [X] FIRE DEPARTMENT ACCESS DOORS
YES [ ] NO [X] HIGH PILED STORAGE RACK LAYOUT/ELEVATIONS, CODE ANALYSIS, ETC. SHOWN ON: _____

10 HAZARDOUS MATERIALS

CHAPTER 50 IFC 2012

YES [ ] NO [X] ***THIS BUILDING IS DESIGNED FOR THE INTENT OF HAZARDOUS MATERIAL STORAGE. IF YES, THEN PROVIDE ALL HMIS SUMMARY AND MSDS REPORTS.
YES [ ] NO [X] EMERGENCY ALARM SYSTEM REQUIRED PER SECTION 5004.9 IFC 2012
YES [ ] NO [X] VENTILATION WITH EMERGENCY ALARM STAND BY POWER PER SECTION 5004.3 AND 5004.7 IFC 2012.
YES [ ] NO [X] SPILL CONTROL AND SECONDARY CONTAINMENT PER SECTION 5004.2 IFC 2012

11 SPECIAL CONDITIONS

PROPERTIES WITH FENCE AND GATES SHALL PROVIDE A 911 KEY BOX AT ENTRY GATE

YES [ ] NO [X] ATRIUM(S) PER 404 IBC 2012?
YES [ ] NO [X] HIGH RISE BLDG PER 403 IBC 2012?
YES [ ] NO [X] ANY FUEL STORAGE TANKS PER 5704 IFC 2012?
YES [ ] NO [X] SEPTIC SYSTEM? SUBMIT PLANS TO WASTEWATER FOR REVIEW.
YES [ ] NO [X] PUBLIC UTILITIES?
YES [ ] NO [X] CRITICAL FACILITIES (HARRIS COUNTY REGULATIONS AND AMENDMENTS)
YES [ ] NO [X] FIRE PUMP EMERGENCY STANDBY POWER PER 913.8 HC AMENDMENTS?
YES [ ] NO [X] PAINT SPRAY BOOTHS, COATINGS, DIPPING OR INDUSTRIAL OVENS USED PER 2404, 2405, 2406 AND CHAPTER 30 IFC 2012?
YES [ ] NO [X] HEALTH DEPARTMENT APPROVAL? REQUIRED FOR ALL ESTABLISHMENTS THAT SERVE/PREPARE FOOD AND BEVERAGES FOR THE PUBLIC OR HAVE REFRIGERATED FOOD STORAGE.
YES [ ] NO [X] MEDICAL GAS PER 5306 IFC 2012?
YES [ ] NO [X] OTHER: _____

COMMENTS & NOTES

A COPY OF THESE APPROVED CONSTRUCTION PLANS MUST BE KEPT AT PROJECT SITE FOR THE FINAL INSPECTION OF THE BUILDING

PROJECT NUMBER: IFC 2012

REVIEWER'S STAMP

THE PROJECT KNOWN AS

(MUST BE THE NAME OF BUSINESS/DBA IF BUILDING IS FOR A SPECIFIC COMPANY)

RETAIL SITE AT THE SOUTHWEST CORNER OF
SPRING-STUEBNER AND SPRING PLAZA

WAS ACCEPTED BY HARRIS COUNTY FOR THE PURPOSES LISTED BELOW:

REVIEWER'S SIGNATURE BLOCK

PERMIT OFFICE

BY _____ AS TO COMPLIANCE WITH COUNTY FIRE CODE DATE _____

THE PROJECT WAS REVIEWED, HOWEVER, THIS DOES NOT MEAN THE ENTIRE PROJECT, INCLUDING ALL SUPPORTING DATA AND CALCULATIONS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THESE DRAWINGS ARE SIGNED, DATED AND SEALED BY A PROFESSIONAL ENGINEER / ARCHITECT LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH THEREFORE CONVEYS THE PROFESSIONAL'S RESPONSIBILITY AND ACCOUNTABILITY. THIS ACCEPTANCE DOES NOT RELIEVE ANY PARTY FROM COMPLYING WITH ANY OTHER LEGALLY ADOPTED REGULATION OR ORDINANCE RELATED TO LAND DEVELOPMENT.

CERTIFICATION

I, RAY A. DUERER, A LICENSED PROFESSIONAL ENGINEER/~~ARCHITECT~~ IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE INFORMATION PRESENTED ON THIS SHEET IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ~~AM~~/AM NOT A DESIGNER OF RECORD FOR THIS PROJECT. THE PROJECT CONSISTS OF DRAWING SHEETS G000 THROUGH P200.

ENGINEERING FIRM N/A FIRM# N/A

SEAL

SIGNATURE _____ 02/13/2019 DATE

HARRIS COUNTY (IFC 2012)

FIRE CODE DESIGN AND COMPLIANCE REVIEW SHEET VERSION 7.0 (MAR 2017)

(http://www.eng.hctx.net/permits/Fire/Fire-Code/Fire-Code-Review)

REVISIONS (DO NOT USE THIS BLOCK UNTIL AFTER PERMIT IS ISSUED)

DATE	SHEET NO.(S)	DESCRIPTION	REVIEWER	COUNTY P.E.

FIRE CODE REVIEW

SHEET NUMBER
FC-1