



**CITY OF STUART, FLORIDA
BUILDING DIVISION
FIRE PLANS REVIEW CHECKLIST**

General Review

- Drawings signed and sealed.
- Fire Department Site Access.
- Underground Main Design Documents.
- Fire Sprinkler Design
- Fire Alarm Design Documents
- Fire Extinguishers.
- Special Hazards Suppression System.
- Lock Box at Main Entrance.

Life Safety Code (NFPA 101)

- Occupant Load; Signage.
- Number of Exits: Remoteness: Arrangement: Capacity; Rating.
- Changes in Elevation – Ramps.
- Exit Doors – Delay egress; Access Control; Hold Open Devices.
- Doors, Rating, Panic Hardware, Width.
- Travel Distance.
- Common Path of Travel.
- Dead End Corridors.
- Stair Details-riser, run.
- Handrails.
- Guards.
- Stair Rating and Fire Doors.
- Stair Discharge to Public Way.
- Exterior Stairs – Separation, Protection.
- Aisles.
- Corridor Rating and Fire Doors.
- Corridor Width: Doors Opening Into.
- Emergency Lighting.
- Exit Signs.
- Vertical Openings: Atriums, Escalators.
- Protection from Hazardous Areas.
- Smoke Detectors Required?
- Fire Alarm System Required?
- Sprinkler System Required?
- High Rise Building.
- Stair Pressurization.

Fire Site Plan Review

Fire Department Access

- Drawings signed and sealed.
- FD access 20' clear width, 13'-6" height.
- Coordination with hydrants and FDC.
- Turnarounds for dead ends 150' or more in length.
- Cul-de-sac min. inside diameter 36' and the min. outside diameter 60'.
- FD access min. right hand turn radius 25'.
- If the building set back more than 150' from the paved FD access, provide a fire Lane.
- If the building over 30' in height and setback more than 50' from the paved FD access, provide a fire lane.
- Gates provide sufficient access width (20') and height (13'-6").
- Automatic fence installed on 24-hour occupied structures; optical sensors.
- Fence obstruction to hydrants, hose lay distance, FDC, egress path.

Fire Underground Main Plan Review

Underground Mains (NFPA 24)

- Engineer design documents are signed and sealed.
- Shop drawings have only minor changes from engineered documents.
- Hydrants – distance to FDC, curb face, structures.
- Hydrants – clearance 7'6" front/sides and 4; rear.
- Color coding statement for hydrants.
- Point of connection clearly marked and shown as private from this point onward.
- Plans must state UG main installed and tested per NFPA 24, 200 psi.
- Dead-end mains pipe size and distance.
- Pipe not installed under buildings.
- Cover depth minimum of 30".
- Pipe size, diameter, and type.
- DR 14 for fire service only, DR 18 for combination use only if provided documents state that pipe will withstand testing for 200 psi.
- Details of joints, restraint, thrust blocks, and hydrants.
- Corrosion protection on buried metallic parts.
- Electronic supervision of backflow control valves.
- Sectional valves every 6 hydrants.
- Water supply analysis for large, complex systems.

Building - Additional/Alteration Plan Review

General Review

- Drawings signed and sealed.
- Key Plan indicating scope of work and existing systems.
- Substantial Improvement; Change of Use.
- Fire Department Site Access.
- Underground Main Design Documents.
- Fire Sprinkler Design Documents – See Suppression Plan Review Checklist for BLD permits.
- Fire Alarm Design Documents.
- Fire Extinguishers.
- Existing Systems Shown.
- Special Hazards Suppression System.
- Lock Box at Main Entrance.

Life Safety Code (NFPA 101)

- Occupant Load; Signage.
- Changes in Elevation – Ramps.
- Number of Exits: Remoteness; Arrangement; Capacity; Rating.
- Exit Doors – Delay egress; Access Control; Hold Open Devices.
- Doors, Rating, Panic Hardware, Width.
- Travel Distance.
- Common Path of Travel.
- Dead End Corridors.
- Stair Details-rise and run.
- Handrails.
- Guards.
- Stair Rating and Fire Doors.
- Stair Discharge to Public Way.
- Exterior Stairs – Separation, protection.
- Aisles.
- Corridor Rating and Fire Doors.
- Corridor width: Doors Opening Into.
- Emergency Lighting.
- Exit Signs.
- Vertical Openings: Atriums, Escalators.
- Protection from Hazardous Areas.
- Smoke Detectors Required?
- Fire Alarm System Required?
- Sprinkler System Required?
- High-Rise Building.
- Stair Pressurization.

Fire Alarm Systems Plan Review

Fire Alarm Plan

- Check for proper License and Insurance.
- Shop drawings not sealed by engineer.
- Reference to NFPA 72 and 70.
- Location of FACP or annunciator panel clearly accessible/visible from entry.
- Smoke detector located at panel.
- Point to Point wiring, EOL device shown.
- Proper spacing/coverage/location of spot detectors (heat & smoke).
- Proper spacing/coverage/location of beam detectors.
- Proper location of duct detectors.
- Proper spacing and location of pull stations.
- Proper location of detectors associated with door holders.
- Proper location of detectors associated with stair pressurization.
- Proper spacing/coverage/location of notification appliances.
- Add condition that audible notification be checked during inspection.
- Sprinkler flow switches monitored.
- Sprinkler tamper switches monitored.
- Fire pump monitored.
- Battery calculations.
- Device legend.
- Fla. Accessibility notification requirements met.
- Emergency forces notification.
- Elevator control room, shaft, and recall.
- Special systems, VESDA, etc.
- Apartment smoke detectors, every floor-bedrooms-sleeping area (hallway).
- Show smoke evacuation sequence of operation.
- Fire Department lock box at main entrance.

(Note: Compliance with the information on this document does not guarantee compliance with the State of Florida Fire and Building Codes, nor does it guarantee issuance of a permit.)