

Fire Plans Review Comments 2015 VCC

CODE	DESCRIPTION	TEXT
FB15E 2EXITS	ACCESS TO MIN. OF 2 EXITS	Space on the floor must have access to minimum (2) remote exits. VCC 2015: 1006.2.1
FB15P ADD CM	ADDITIONAL COMMENTS	Additional comments may be generated upon resubmission.
FB12E ADEXT	ADDITIONAL EXIT LIGHT REQ'D	Additional exit lights required. All occupants must have access to minimum required exits. Exit lights shall be located at exit doors and along exit access. Signs shall be placed so that they are visible within 100 feet from any point along exit access. VCC 2015: Section 1013.
FB15E AIS MN	AISLE MIN WIDTH, EXCEPT ASSMBLY	The minimum clear aisle width shall be determined by VCC 2015 Section 1005.1 for the occupant load served but shall not be less than width of corridor per table 1020.2. VCC Section 1018
FB15A ANNUNC	ANNUNC PANEL PER CODE REF PKG	Provide sample Fire Alarm Annunciator Panel per Fairfax County Code Reference Package 2012 https://www.fairfaxcounty.gov/fire-ems/fire-marshal/code-reference-packages . VCC 2015 907.1.1
FB15P AR SIT	ARCHITECTURAL SITE PLAN	Provide an architectural site plan showing all fire lanes, work areas, laydown areas and staging areas. Verify that the work areas, laydown areas and staging area will not impede fire department access to, or occupant egress from the building. 2015 VCC 109.2
FB15E AISLE	ASSEMBLY AISLES MIN. WIDTH	Assembly aisles to be minimum width. VCC 2015: 1029.9.1.
FB15E DRBOLT	BOLT LOCKS	Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware. VCC 2015: 1010.1.9.(3). Manually operated flush bolts or surface bolts are not permitted, except for pairs of doors meeting one of the exceptions listed in VCC 2015 1010.1.9.4
FB15P BINFO	BUILDING INFORMATION FORM	The "Building Information Form" is either missing or is not filled out completely. Please correct and attach a copy to each set of plans. The form is available online at www.fairfaxcounty.gov/dpwes/forms . VCC 2015: Section 109.
FB15A CSTA	CENTRAL STA MONITORING REQ'D	Central Station Monitoring is required. VCC 2015: 901.6, 903.4 and 907.6.6.
FB15E CP100	COMMON PATH OVER 100'	The common path of travel cannot exceed 100 feet. VCC 2015: 1006.2.1
FB15E CP75	COMMON PATH OVER 75'	The common path of travel cannot exceed 75 feet. VCC 2015: 1006.2.1
FB15F CORR	CORRIDOR RATINGS REQ'D	Exit access corridor requires 1 hr. rating with 20 min. self-closing doors. VCC 2015: 1020.1

FB15F AIR	CORRIDORS AS SUPPLY/RETURN	Corridors shall not be used as a means of return, supply or exhaust. VCC 2015: 1020.5.
FB15E DEC20	DEAD END CORRIDOR OVER 20'	A dead end over 20 feet is not permitted. VCC 2015: 1020.4
FB15E DEC50	DEAD END CORRIDOR OVER 50'	A dead end over 50 feet is not permitted. VCC 2015: 1020.4
FB15P DEFSPC	DEFINE CONTENTS OF SPACE	Identify scope of work. Clarify all work to be done. VCC 2015: Section 109.
FB15E DR ENC	DOOR ENCROACHMENT	Doors, when fully opened, shall not reduce the required egress width by more than 7 inches. Doors in any position shall not reduce the required egress width by more than one-half. VCC 2015: 1005.7.1.
FB15E DRHDWR	DOOR HARDWARE LOCKS & LATCHES	Door hardware does not conform to VCC 2015: 1010.1.9.3
FB15E CRDRDR	DOOR SECURITY HARDWARE	Indicate code section with which card reader door complies.
FB15E DRSWNG	DOOR SWING	Doors shall swing in the direction of egress when serving an occupant load of 50 or more. VCC 2015: 1010.1.2.1
FB15E DRLTCH	DOOR UNLATCHING	The unlatching of any door or leaf shall not require more than one operation. VCC 2015: 1010.1.9.5
FB15H DSMKD	DUCT SMOKE DETECTORS	Duct smoke detectors required in HVAC return air systems. VMC 2015: 606.2.
FB15E PENSTR	DUCT, PIPE PENETRATES STAIR	Stair shall not be used for any purpose other than exiting. Duct and non-sprinkler piping shall not penetrate stair enclosure. VCC 2015: 1022.1.
FB15E EMEXLT	EMERG. EGRESS LIGHT'G REQ'D	Means of egress illumination required. VCC 2015: Section 1008.
FB15E EMEXTD	EMERG. LGHTS ON EXTERIOR	Provide illumination on exterior side of exit door. VCC 2015: 1008.1.
FB15E CORR	EXIT ACCESS CORR 1 HR/20 MIN	Exit access corridor to be 1 hour rated with 20 minute door with closer. VCC 2015: 1020.1
FB15E EAW36	EXIT ACCESS WIDTH, 36"	Exit access corridor to be minimum 36-inch width. VCC 2015: 1020.2
FB15E EAW44	EXIT ACCESS WIDTH, 44"	Exit access corridor to be minimum 44-inch width. VCC 2015: 1018.2.
FB15E EXLTB	EXIT LIGHT LOCATIONS	Exit lights shall be located at exit doors and along exit access. Signs shall be placed so that they are visible within 100 feet from any point along exit access. VCC 2015: Section 1013.1.
FB15E REMOTE	EXITS NOT REMOTE	Exits and exit access doorways shall be arranged in accordance with VCC 2015 Sections 1007.1.1 and 1007.1.2.

FB15X SPK BL	EXTERIOR SPRINKLER BELL	Provide outside audible device for water flow alarm. Usually located at sprinkler room or fire department connection. VCC 2015: 903.4.2.
FB15X FHV ST	FHV LOCATION IN STAIR	Fire hose valves to be on intermediate landings. VCC 2015: 905.4
FB15F DRCUT	FIRE DOOR UNDERCUT	Maximum clearance under the bottom of a fire door is 3/4". VCC 2015: 716.5 and NFPA 80: 4.8.4.
FB15F EELBY	FIRE SVC ACCESS ELEVATOR LOBBY	Identify the location of the fire service access elevator lobby on each floor. VCC 2015: 3007.6.
FB15L FXSEAT	FIXED SEATING	For areas having fixed seating and aisles, the occupant load shall be determined by the number of fixed seats installed therein. The occupant load for areas in which fixed seating is not installed shall be determined in accordance with Section 1004.1.2 and added to the number of fixed seats.
FB15A HT 135	HEAT DETECTORS, 135 DEGREES	Heat detectors shall be fixed at 135 degrees Fahrenheit. NFPA 72-2013: 21.4.
FB15A HEATD	HEAT DETECTORS, ALARM SYSTEM	Heat detectors shall be part of fire alarm system. The detectors shall be connected directly to the shunt trip disconnect(s) of the affected elevator(s). VCC 2015: 3005.5
FB15X HIPILE	HIGH PILED STORAGE LETTER	A "High-piled Combustible Storage Acknowledgment" letter shall be submitted from the owner of the proposed structure. See the "Warehouse Storage Limits Agreement" in the Fairfax County Fire Prevention Code Reference Package which can be found online. A copy of the letter shall be incorporated into the plan analysis sheets and the cover sheet of the building plan sets. Attached sheets will not be accepted. An original, signed and notarized, copy of the letter shall be delivered to this office for placement in the permanent files.
FB15H HOODPS	HOOD PULL STA 10-20' FROM HOOD	Show range hood manual pull station location. Range hood pull station must be 10 to 20 feet from hood. VCC 2015: 904.12.1
FB15H HOODAL	HOOD SUPPRESSION ALARM	Show local notification appliance for the hood suppression system. NFPA 17A 2013: 5.2.1.8.
FB15E DRSPK	HRDWRE DETAILS, SPEC LOCKING	Provide details of door hardware or special locking arrangements (wiring, location, and detail). VCC 2015: 1010.1.9.8, 1010.1.9.9.
FB15F INCIDU	INCIDENTIAL USES REQUIRE SEP	Incidental use areas require separation and/or protection. VCC 2015: 509.4.
FB15X FIRESL	INCOMING FIRE SERVICE LINE	Indicate the location and size of the incoming fire service line(s), the sprinkler control and pump room(s) and the fire department connection(s). Provide details and schematic of incoming fire service line(s) with fire department connection tie-ins. Include approved backflow preventer on fire service line(s). Include check

		valve and ball drip on fire department connection. Show location(s) of both on floor plans. Coordinate with location(s) on Fire Marshal APPROVED site plan. VCC 2015: Section 109 and 903.3.5.
FB15E MEZZ	MEZZANINE AREA LIMIT	The aggregate area of a mezzanine or mezzanine within a room shall not be more than 1/3 of the room. VCC 2015: 505.2.1.
FB15P MIX US	MIXED USE PROVISIONS	Identify the occupancy of the adjacent tenant space(s) and verify the mixed use complies with VCC 2015: Section 508.
FB15E OC>50	OCC LD>50 REQ 2 MNS OF EGRESS	A design occupant load of over 50 people in a space requires 2 remote means of egress. VCC 2015: 1006.2.1
FB15E OCCLD	OCCUPANT LOAD CALC	The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in VCC 2015: 1004.1.2.
FB15L LDCALC	OCCUPANT LOAD CALCULATIONS	The occupancy load calculations are missing or incorrect. The number of occupants shall be as prescribed in VCC 2015: 1004.1. Where occupants egress from one room, area or space through another, the design occupant load shall be based on the cumulative occupant loads of all rooms, areas or spaces to that point along the path of egress travel.
FB15P EVLRPT	OUT OF DATE EVAL. REPORT	The evaluation report submitted is out of date. Provide a report that references the current code.
FB15A ALRMRS	PROVIDE ALARM RISER SCHEMATIC	Provide fire alarm riser schematic. VCC 2015: 907.1.1
FB15P SITE	PROVIDE COPY OF SITE PLAN	Provide copy of approved site plan, site plan number, or waiver number. If site plan needs to be reviewed, submit plans to the Fire Marshal's office at 12099 Government Center Parkway, 3rd floor, Fairfax VA 22035. Site plan must be approved prior to building plan approval. VCC 2015: 109.2.
FB15F DESIG#	PROVIDE DESIGN NUMBERS	Provide design numbers for floor/ceiling or other rated assemblies. VCC 2015: 703.3.
FB15E DHSCHD	PROVIDE DOOR HARDWARE SCHEDULE	Provide door and/or hardware schedule which indicates door sizes and describes door functions. Exiting cannot be fully evaluated without this information. Do not submit door manufacturer's specifications. Generic descriptions are acceptable i.e. passage, panic, lock, etc. VCC 2015: 1010.1.9
FB15E LSPLAN	PROVIDE EGRESS ANALYSIS	Indicate egress and common path of travel routes and distances on plans. Refer to the IBC 2015 Commentary for Exit access travel distance, Section 1017. Routes shall be orthogonal and parallel to walls, along the natural and unobstructed path of egress travel. The common path of travel may extend outside of the tenant space. Routes shall be marked by exit signage complying with

		VCC Section 1013. Routes that converge or are not remote are considered the same route.
FB15A SQ OPS	PROVIDE FA SEQUENCE OF OPS	Provide a fire alarm sequence of operations.
FB15A SPKRS	PROVIDE FIRE ALARM SPEAKERS	Provide fire alarm speakers for Voice Evac system. VCC 2015: 907.5.2.2.
FB15H FDAMPR	PROVIDE FIRE DAMPERS	Provide fire dampers. VCC 2015: Section 717.
FB15A HORNS	PROVIDE FIRE MINI-HORNS	Provide fire alarm mini-horns. VCC 2015: 907.5.2.1.
FB15P FLRPL	PROVIDE FULL FLOOR PLAN	Provide full floor plan. VCC 2015: Section 109.
FB15P HAZMT	PROVIDE HAZARDOUS MTRLS INFO	Indicate hazardous materials that are being used or stored. Include quantity, storage arrangements and classification i.e. combustible liquid, flammable solid, etc.
FB15P KEYPL	PROVIDE KEY PLAN	Provide key plan showing location of space in building or provide a full floor plan. VCC 2015: Section 109.
FB15P MSDS	PROVIDE MSDS SHEETS	Provide mfg. safety data sheets for all substances. SFPC 2015: 5003.4 and 5001.2.
FB15E PANIC	PROVIDE PANIC HARDWARE	Provide panic or fire exit hardware at all assembly function spaces serving 50 or more occupants. VCC 2015: 1010.1.10.
FB15P SCALE	PROVIDE SCALED DRAWINGS	Provide clear scaled drawings. VCC 2015: Section 109.
FB15P SEATPL	PROVIDE SEATING/FURNITURE PLAN	Provide seating/furniture plan (scaled). VCC 2015: 1029.12.1.
FB15P SPCESEF	PROVIDE SIZE OF SPACE IN SQ FT	Provide size of space in square feet. VCC 2015: Section 109.
FB15X SPDRAW	PROVIDE STANDPIPE SCHEMATIC	Provide a schematic diagram for the standpipe system(s). For combined sprinkler and standpipe systems, show location of floor control zones, fire hose valves and drain risers. NFPA 14-2013: 6.3.5 and 7.11.
FB15A STRBS	PROVIDE STROBES	Provide strobes per VCC 2015: 907.5.2.3 and NFPA 72 2013: 18.5.5
FB15A PS5EX	PULL STATION 5' FROM EXIT DOOR	Fire alarm manual pull stations to be no more than 5 feet from exit door. VCC 2015: 907.4.2.1.
FB15A PSRELO	RELOCATE PULL STATION	Relocate manual pull station to the entrance of exit. VCC 2015: 907.4.2.1.
FB15P LETTER	RESUBMITTAL LETTER	When resubmitting plans, provide a response letter outlining how each comment by reviewer has been addressed and the sheet number(s) of each change.
FB15X FHV RF	ROOF FIRE HOSE VALVE	Hose valve required at the roof or highest landing of stair with access to the roof. Provide a single hose valve

		at top of most hydraulically remote standpipe. VCC 2015: 905.4(5).
FB15F MIXEDU	SEPARATION REQUIRED FOR MIXED	Separation required for mixed uses. VCC 2015: 508.4.
FB15A CMPNTS	SHOW FIRE ALARM COMPONENTS	Show fire alarm system components. VCC 2015: Section 907.
FB15X SKERVL	SMKE REMOVAL SYS ON MECH DWGS	Connection to the smoke removal system in this building must be shown on the mechanical construction documents. VCC 2015: 909
FB15E SMKDRS	SMOKE CONTROL DOORS	Smoke control doors are required at fire service access elevator lobbies. VCC 2015: 3007.6.3.
FB15F STR1HR	STAIR RATING, 1 HOUR	Stairs 3 levels or less shall be 1 hour rated. VCC 2015: 1023.2.
FB15F STR2HR	STAIR RATING, 2 HOUR	Stairs 4 levels or more shall be 2 hour rated. VCC 2015: 1023.2.
FB15X STANDP	STANDPIPE INTERCONNECTION	Sprinkler take-offs from standpipes shall be interconnected per floor. Sprinkler/standpipe must drain to the exterior. NFPA 13-2013, NFPA 14-2013 and the Fairfax County Code Reference Package.
FB15X STDPS	STANDPIPE SYSTEM ZONES	When multiple standpipe zones are provided, standpipe system zones shall conform to NFPA 14-2013: 7.9.
FB15E STORG	STORAGE UNDER STAIRS	Separation required for enclosed usable space under stairs. VCC 2015: 1011.7.3.
FB15F TENWAL	TENANT WALLS TO BE RATED	Guestroom, dwelling unit, or mall tenant demising walls shall be 1 hr. rated. VCC 2015: 708.1.
FB15H TGRILL	TRANSFER GRILLS NOT PERMITTED	Transfer grilles/ducts not permitted in exit access corridor. VCC 2015: 1020.5.
FB15P FACOVR	VERIFY FIRE ALARM COVERAGE	The Building Information Form or the drawings indicate that there is a fire alarm system. Show existing fire alarm devices indicating sufficient coverage. Provide or relocate devices to accommodate the proposed plan changes.