



April 2023

Salt Lake City Fire Department Phasing/TCO Requirements

*These are minimum requirements and do not consider all possible scenarios.

**Each project will be looked at and evaluated on an individual basis and may have additional requirements.

***Non-compliance of any of the below listed requirements shall require approval from the fire code official.

Construction:

- 3 Hour fire separation between TCO and Construction/Unoccupied Space when Type III – Type V Construction is used.
- 2 Hour fire separation between TCO and Construction/Unoccupied Space when Type I – Type II Construction is used.
- **Minimum** of one (1) completed space (buffer) between occupied and construction areas.
- **Minimum** of two (2) completed spaces/floors (buffer) between occupied and construction areas for vertical phasing when Type III - Type V Construction is used.
- No openings in ceilings or walls
- No exposed wiring or junction boxes
- Construction 100% complete in TCO/Phased area and all floors above and below. This includes buffer floors.
- Construction access separated from public spaces
- Physical barriers including door locks in place to keep public from entering construction areas
- Fire Doors functioning properly
- All wood in adjoining Phase covered with sheetrock and taped, gypcrete down and exterior wrapped to create an envelope.
- Use of Open flame heating appliances in areas of construction shall not be expected unless approved by the fire code official and shall require Fire Watch.
- Occupied spaces shall not have shared or intervening exit corridors with areas of construction.

Life Safety:

- Overhead protection for public (including emergency personnel) entering and exiting site
- All Exit signs installed in occupied areas
- Egress shall be unobstructed to the public way and areas of refuge
- Emergency lighting in place and operational
- All Sprinkler systems 100% in occupied area, all floors above and below. Adjoining Phase will have sprinklers roughed, hydro complete and operational.
- All Alarm systems including occupant notification 100% in occupied area, all floors above and below, detector/s in adjoining to be operational

SALT LAKE CITY MAYOR
Erin Mendenhall



OFFICE of the FIRE CHIEF
Karl Lieb

- Fire Pumps and tanks complete and operational
- Generators complete and operational in occupied areas
- Extinguishers in occupied and construction areas per code
- Fire Department Access and Aerial Access (when applicable) shall be in place in accordance with Sections 503; 3311, and Appendix D.
- Hydrants accessible and operational in accordance with International Fire Code
- FDC, Standpipes and stairs complete, in place and operational in all areas
- No dead-end hallways exceeding 20' (50' in sprinkler equipped buildings)
- DAS/BDA system installed, functional and inspection completed, or minimum of DAQ test conducted as approved by the Fire Code Official and a Waiver obtained.
- Fire Watch may be required as determined by the Fire Code Official
- Approved phasing plans shall be monitored and maintained on a daily basis by the contractor, project manager, or his/her designee. They shall be accountable to ensure the phasing requirements are met and maintained. Failure to do so can lead to revocation of the phasing approval.

NOTE:

All Phasing plans shall be submitted to the Building Services Inspections Department for initial review. All Phasing plans will then be reviewed by Building Services in conjunction with the Fire Prevention Bureau.

Handwritten signature of Anthony Allred.

Anthony Allred
Division Chief
Fire Marshal

Handwritten signature of Jared Schreiner.

Jared Schreiner
Fire Captain
Deputy Fire Marshal