

# GUIDELINES FOR NEW FIRE ALARM REQUIREMENTS FOR EXISTING BUILDINGS (EXCEPT FROM 2009 IFC & 2009 IBC) 907.2.2

## 1. CITY OF PLANO BUILDING INSPECTION DEPARTMENT

Per the requirements of the International Fire Code and the International Building Code, the following code provisions are in effect:

*“A manual fire alarm system shall be installed in Group B occupancies having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge.”*

**EXCEPTION:** *Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system and the alarm notification appliances will activate upon sprinkler water flow.”*

1. A group “B” occupancy is defined as an “office” or “business” use.
2. The code provisions do not exempt existing buildings from meeting these requirements.
3. When a new tenant remodels an existing space in an office building that does not have an alarm system, the buildings owner will be required to install a fire alarm panel in an accessible location for all tenants to make their future fire alarm connections.
4. The new tenant will not be allowed to occupy the remodeled space until the fire alarm system has been approved by the City of Plano’s Fire Department.
5. The building owner will be required to provide a letter of intent to bring all of the existing spaces within the building into compliance within 18 months from the date of the letter.
6. Generally this will affect multistory office buildings that are four stories or less, and have approximately 10,000 square ft. of office space per floor, or single story office buildings that are greater than 50,000 square ft. (Buildings over four stories typically already have a fire alarm system as required by the “high rise provisions” from the building code.)
7. Offices inside of strip centers will not be required to install the fire alarm system.

Please contact the City of Plano’s Fire Dept. for any additional questions about Fire Alarm Systems and the specific installation requirements from the International Fire Code – 972-941-7159.

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