

Dallas Fire-Rescue Department
1551 Baylor St.
Dallas, TX 75226
(214) 670-4319



Wednesday, 10 April, 2024

Attn: Ted Giovanni
City of Dallas
7800 N STEMMONS FWY Core
DALLAS, TX 75247

Property Address:
City of Dallas
7800 N STEMMONS FWY Core
DALLAS, TX 75247

Re: Initial - Complaint on April 03 2024

EXPLANATION OF THE FIRE AND LIFE SAFETY INSPECTION REPORT AND YOUR RESPONSIBILITIES AS BUSINESS OWNER, MANAGER, OR DESIGNATED REPRESENTATIVE

An inspection conducted at your premises revealed the existence of certain conditions in violation of the 2022 Dallas Fire Code and that present a hazard to life and property from fire. By identifying and eliminating potential causes of fire and other hazardous situations, loss of life and property can be dramatically reduced. Your immediate action to eliminate the hazards noted on this inspection report along with sustained compliance with the fire code will help reduce the likelihood of fire or personal injury at your property.

It is the responsibility of the business owner, manager or designated representative to correct all noted violations. Failure to correct violations may lead to City of Dallas business license and or permit restrictions.

A \$171.00 reinspection fee is charged for the FIRST reinspection, a \$200.00 fee is charged for the SECOND reinspection, and \$255.00 for EACH SUBSEQUENT reinspection.

Reinspection dates may or may not occur on the dates listed below.

Reinspection dates are simply a due by date for corrections.

Note: Records of inspection reports are maintained by the Inspections & Life Safety Education Division of the City of Dallas Fire & Rescue Department and are part of public record requirements of the State of Texas. It is possible that information contained in these reports in addition to your failure to correct any noted fire code violations may be used against you in civil and/or criminal proceedings in the event of an incident related to any such violation. Your insurance carrier may also access these records as part of any future insurance claim.

Inspection Notes:

4/3/2024 Re-inspection at the will occur on 4/5/2024 at 9:30am-10:00am.
4/3/2024 Tested Fire Alarm by pulling pull station. Fire Alarm system sounded only on the 2nd floor. Alarm system was not able to be heard on floors 3 thru 11. AFW started with Kiana Croom ph# 469-652-4957 from 7am to 6pm daily. While building is open. Cpt. Rabon. Communication Concepts is the FA company they are using.

Inspector:

[Redacted Signature]

Captain Daphne Rabon

Property Representative:

[Redacted Signature]

Ted Giovanni

daphne.rabon@dallasfire.gov



Violation/Information Page(s)

Inspection Violations

Provide and maintain – test- repair- FIRE ALARM system

901.6.1 901.6.1 Standards. Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1.

Inspector Notes: 4/3/2024 Location will be Re-inspected on 4/5/2024 at 9:30am -10:00.4/3/2024 Tested Fire Alarm by pulling pull station. Fire Alarm system sounded only on the 2nd floor. Alarm system was not able to be heard on floors 3 thru 11. AFW started with Kiana Croom ph# 469-652-4957 from 7am to 6pm daily. While building is open. Cpt. Rabon.

Violation found on
04/03/2024

Will be rechecked on or after
04/17/2024

Violation Not
Repaired



Provide and maintain an approved FIRE WATCH by Dallas Fire-Rescue Department when a required FIRE PROTECTION SYSTEM is out of service.

901.7 901.7 Systems out of service. Where a required fire protection system is out of service, or in the event of an excessive number of accidental activations, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall be either evacuated or standby personnel shall be provided for all occupants left unprotected [by the shutdown] until the fire protection system has been returned to service. Where utilized, standby personnel shall be provided with not less than one approved means for notification of the fire department and their only duty shall be to perform patrols of the protected premises and keep watch for fires.

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FIRE WATCH Required?

FIRE WATCH A required fire-protection system at the business has been red tagged by a licensed technician/repair person for failure to operate and /or the system is out of service, or a condition in the building is not in compliance with city codes. The building with the impaired or inoperable life-safety system must discontinue operation until the system is repaired and /or brought into compliance to a level where the red tag can be removed. In lieu of closing the business, the operator/person-in-control (p.i.c.) may request that Fire-Rescue Department standby personnel provide a continuous fire watch at the location during business hours. By signing below, the operator/p.i.c. agrees to the conditions stated in this request form.

The cost for a Dallas Fire-Rescue fire watch is **\$150.00 per hour per inspector**. A minimum of two (2) hours will be charged. Advance payment is required. Payment may be made by check or money order payable to "City of Dallas". Cash and credit card payments are accepted only at the Inspection & Life Safety Education office located at 1551 Baylor Street, Suite 400, Dallas, TX 75226.

Duties of personnel providing the Fire Watch:

- Conduct a walk-through inspection prior to opening.
- Notify Alarm Office of assignment and fire-protection system status.
- Maintain 2-way communication for immediate contact with fire/police dispatch.
- Conduct at least an hourly walk-through of the building.
- Monitor emergency control panels.
- Conduct orderly evacuation in the event of an emergency.
- Perform emergency duties as needed.
- Serve as Liaison between operator and emergency personnel.

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Provided FIRE WATCH REQUIREMENTS LETTER OF RESPONSIBILITY to Person in Control.

LETTER OF RESPONSIBILITY

This document is notice that a fire watch is required for the property located at the listed address due to impaired life safety system(s).

A fire watch will be conducted when a life safety system is or will be inoperable in an occupied structure. This includes fire alarm systems with notification

(audible and visual) in an impaired state or suppression systems (dry or wet) without adequate pressure. Please note, a suppression system requiring a fire pump to achieve adequate pressure throughout the structure will be considered inoperable if the pump is impaired. A fire watch must always be conducted in an occupied structure when the life safety systems are impaired, whether voluntarily or involuntarily impaired (bypassed). Alternative personnel (non-DFR) staffed fire watches will be subject to monitoring by Dallas Fire-Rescue personnel.

"-FIRE WATCH-" means a temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified standby personnel when required by the fire chief, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

ALTERNATIVE STANDBY PERSONNEL means standby personnel not employed by Dallas Fire Rescue that meets the minimum qualifications in Section 403.12.1.3.

"-Systems out of service-" Where a required fire protection system is out of service, or in the event of an excessive number of accidental number of activations, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or standby personnel or alternative standby personnel shall be provided for all occupants left unprotected until the fire protection system has been returned to service.

Where utilized, standby personnel or alternative standby personnel shall be provided with at least two approved means for notification of the fire department and their only duty shall be to perform patrols of the protected premises and keep watch for fires.

"-Standby personnel-" Where, in the opinion of the fire code official, it is essential for the public safety in a place of assembly, occupied building, or any other place where people congregate, because of the number of persons, failure of the life safety, or the nature of the performance, exhibition, display, contest or activity, the owner, agent or lessee shall provide one or more standby personnel, as required and approved. Standby personnel shall comply with Sections 403.12.1.1 and 403.12.1.2. During times when a property owners elects to use standby personnel that is not employed by Dallas Fire Rescue, alternative standby personnel may be used. Alternative standby personnel must meet the qualifications in Section 403.12.1.3.

On-duty standby personnel, including alternative standby personnel, shall have the following responsibilities:

1. Keep diligent watch for fires, obstructions to means of egress and other hazards.
2. Take prompt measures for remediation of hazards and extinguishment of fires that occur.
3. Take prompt measures to assist in the evacuation of the public from the structures.
4. Shall have the **sole duty** of providing a Fire Watch and capable of performing

such duties.

5. Alternative Standby Personnel shall provide a schedule of personnel shifts to the fire official 24-hours in advance for each day of the Fire Watch operations.

DFR to give final on-site approval of the functionality of life safety systems repaired or replaced before a fire watch can be terminated.

Alternative standby personnel qualifications. Alternative standby personnel shall meet the following qualifications:

1. Must be at least 21 years of age.
2. Must be familiar with the layout of the facility.
3. Must be physically capable of performing the fire watch duties, including walking and climbing stairs.
4. Must be capable of performing continuous intervals of monitoring.
5. Must be equipped with at least two means of contacting 911.
6. Must be familiar with functionality of the life safety systems onsite, both operational and non-operational.
7. Must be familiar with and trained in the use of portable fire extinguishers.

-Dallas Fire-Rescue personnel or alternative standby personnel will monitor the property until the system(s) are repaired according to Dallas Fire Code requirements and National Fire Protection Association guidelines. The fire watch must be conducted by the guidelines listed above. If alternative standby are used to provide monitoring of the property, then all individuals designated for this duty must meet the criteria listed above; Dallas Fire-Rescue personnel will monitor the premises until they can be relieved by alternative standby personnel are subject to monitoring by Dallas Fire-Rescue. **Failure to comply with the fire watch guidelines listed above, either by failure to perform the duties listed above or failure to provide alternative standby personnel meeting the minimum criteria will be subject to municipal citation upon discovery of the first occurrence. Any subsequent occurrence will result in forfeiture of the alternative standby personnel feature Dallas Fire-Rescue personnel assuming control of the fire watch duties at the standard hourly rate for standby personnel.** Request to use alternative standby personnel must be designated on this form.

* Termination of the fire watch must be approved onsite by Dallas Fire-Rescue personnel. *

By signing below you acknowledge that you are the person in control and accept the responsibility to maintain the guidelines listed in order to conduct the Fire Watch properly throughout the affected structures(s).

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