

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



Thursday, 8 February, 2024

Attn: Joe Blutcher
Ricchi Group
7800 N STEMMONS Fwy#330
DALLAS, TX 75247

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

Re: Re-inspection - Annual on February 08 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:

2/07/2024 ASSIGNED TO CPT. RABON FOR INSPECTION.

Floor 8 under construction

Inspector:

Captain Daphne Rabon

daphne.rabon@dallasfire.gov

Property Representative:

Ted Giovi

Has been read and verified.
Re-submitted and
sent to the City.

Violation/Information Page(s)

General Inspection Information

Number of RESIDENTIAL UNITS Inspected:

0

Number of TENANT SUITES Inspected:

0

Number of RESIDENTIAL UNITS Re-Inspected:

Number of TENANT SUITES Re-Inspected:

Inspection Violations

1010.2.11.6 1010.2.11.6 Door swing freely/single exit motion. Doors shall swing freely when the device is released. (Note: It is required that the exit motion require only one activity. With normal doors, one activity is pushing the mechanical panic bar or turning the mechanical doorknob. With an electronic device, one motion is pushing the button; therefore, pushing the button and pushing a panic bar or turning a doorknob would be two activities. An acceptable alternative is to use a motion detector (push button is still required). The motion detector will release the device upon approach and turning the doorknob is now just one activity. The push button is only necessary should the motion device fail. Another option is to use an electronic panic bar. One motion, pushing the bar, is for exiting but entry is controlled. Or, use of an electronic doorknob where exiting is always mechanical but the entry side does not engage without electronic activation.) Exception: When doors are required to have positive latching, the building official and fire chief shall determine: 1. if a double motion to exit, i.e. the release of the electronic device then the operation of a door knob or push bar, is an acceptable exit means; or 2. if the latch should be designed to fail in the secure position; or 3. whether to deny the usage of the locks.

Inspector Notes: 1st floor

Violation found on
02/07/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired



Provide and maintain KEYS IN KEY BOXES to be updated and replaced where a lock is changed or rekeyed.

506.2 506.2 Key box maintenance. The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Inspector Notes: New keys needed

Violation found on 02/07/2024	Will be rechecked on or after 02/15/2024	Violation Not Repaired
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Provide and maintain REQUIRED KEYS IN KEY BOXES where required by FIRE CODE OFFICIAL.

506.4 506.4 Contents. Exterior key boxes shall contain keys to gain access to the building as required by the fire code official. Interior key boxes shall contain designated keys essential to emergency operations, including but not limited to the following. There shall be 3 separate sets of appropriately labeled keys maintained in the interior key box. The key sets shall include the following: 1. Elevator keys capable of accessing all floors in the building. 1.1 Elevator door keys and/or access tools. 2. Stairway keys. 3. Fire control station keys. 4. Alarm system keys. 5. Key fobs, if required. 6. Access cards, if required. 7. Sprinkler/standpipe/fire pump room keys.

Violation found on 02/07/2024	Will be rechecked on or after 02/15/2024	Violation Not Repaired
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HIGH-RISE ONLY: Provide and maintain THREE (3) SETS OF ACCESS KEYS IN THE INTERIOR KEY BOX.

506.3.2 506.3.2 Key set arrangements. Three sets of building emergency access keys shall be provided for fire department use in the interior key box for all high-rise buildings.

Inspector Notes: 3 sets needed

Violation found on 02/07/2024	Will be rechecked on or after 02/15/2024	Violation Not Repaired
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Provide and maintain ALL REQUIRED KEYS IN KEY BOXES to be PROPERLY IDENTIFIED SPECIFIC TO ITS USAGE.

506.3.3 506.3.3 Keys. Each key set and key shall be identified as to its specific usage.

Inspector Notes: All keys must be identified

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Obtain City of Dallas Fire Permit for FLAMMABLE AND COMBUSTIBLE LIQUIDS (ANNUAL) - \$450.

105.5.18 105.5.18 Flammable and combustible liquids. An operational permit is required: 1. To use or operate a pipeline for the transportation within facilities of flammable or combustible liquids. This requirement shall not apply to the off-site transportation in pipelines regulated by the Department of Transportation (DOTn) nor does it apply to piping systems. 2. To store, handle or use Class I liquids in excess of 5 gallons (19 L) in a building or in excess of 10 gallons (37.9 L) outside of a building, except that a permit is not required for the following: 2.1. The storage or use of Class I liquids in the fuel tank of a motor vehicle, aircraft, motorboat, mobile power plant or mobile heating plant, unless such storage, in the opinion of the fire code official, would cause an unsafe condition. 2.2. The storage or use of paints, oils, varnishes or similar flammable mixtures where such liquids are stored for maintenance, painting or similar purposes for a period of not more than 30 days. 3. To store, handle or use Class II or Class IIIA liquids in excess of 25 gallons (95 L) in a building or in excess of 60 gallons (227 L) outside a building, except for fuel oil used in connection with oilburning equipment. 4. To store, handle or use Class IIIB liquids in tanks or portable tanks for fueling motor vehicles at motor fuel-dispensing facilities or where connected to fuel-burning equipment. Exception: Fuel oil and used motor oil used for space heating or water heating. 5. To remove Class I or II liquids from an underground storage tank used for fueling motor vehicles by any means other than the approved, stationary on-site pumps normally used for dispensing purposes. 6. To operate tank vehicles, equipment, tanks, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used. This includes tanks, lines, monitor wells and other appurtenances of the tank system. 7. To remove, abandon or place temporarily out of service (for more than 90 days) an underground, protected above-ground or above-ground flammable or combustible liquid tank. This includes tanks, lines, monitor wells, and other appurtenances of the tank system. 8. To change the type of contents stored in a flammable or combustible liquid tank to a material that poses a greater hazard than that for which the tank was designed and constructed. 9. To manufacture, process, blend or refine flammable or combustible liquids. 10. To install, construct or alter tank vehicles, equipment, tanks, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used. 11. To store, handle or use Class III liquids in tanks or portable tanks for fueling motor vehicles and construction equipment at construction sites.

Inspector Notes: Gave permit application

Violation found on
02/07/2024

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02/15/2024

Violation Not
Repaired

Provide marking or striping for all designated FIRE LANES

503.3 503.3 Marking. Approved striping, or when allowed by the fire code official, approved signs, or both shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. 1. Striping – Fire apparatus access roads shall be marked by painted lines of red traffic paint 6 inches (152 mm) in width to show the boundaries of the lane. The words NO PARKING - FIRE LANE or FIRE LANE - NO PARKING shall appear in 4-inch (102 mm) white letters at 25-foot (7620 mm) intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb. 2. Signs – Signs shall read NO PARKING - FIRE LANE or FIRE LANE - NO PARKING and shall be 12 inches (305 mm) wide and 18 inches (457 mm) high. Signs shall be painted on a white background with letters and borders in red, using not less than 2-inch (51 mm) lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be 6 feet, 6 inches (1981 mm) above finished grade. Signs shall be spaced not more than 50 feet (15 240 mm) apart. Signs may be installed on permanent buildings or walls or as approved by the fire code official. Signs shall be posted on both sides of the fire apparatus road. Exception: Group R-3 and Group U occupancy fire apparatus access roads are not required to be marked when approved by the fire code official.

Inspector Notes: Throughout

Violation found on
02/07/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired



Provide and maintain – test- repair- FIRE ALARM system

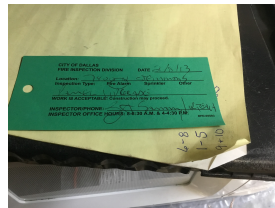
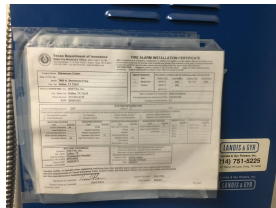
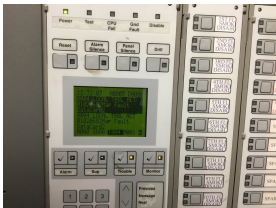
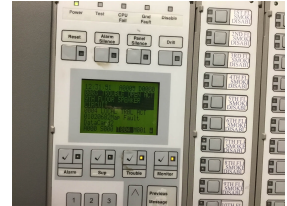
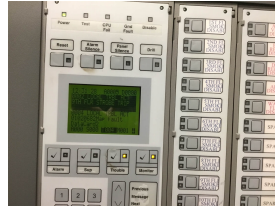
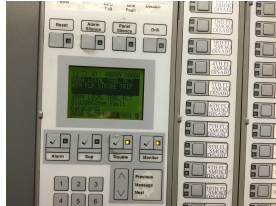
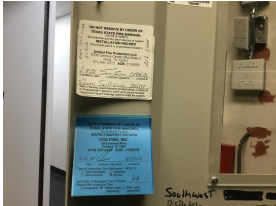
901.6.1 901.6.1 Standards. Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1.

Inspector Notes: 2/7/2024 Need Annual fire system service. Multiple troubles on the system for 4th and 9th floors with faults. No installation tag for the system. Only installation sticker on 1/14/2024 for 1st floor East and West suite. See pictures

Violation found on
02/07/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired



Provide one _____ rated portable fire extinguisher for each _____ square feet. Maximum travel distance

906.3 906.3 Size and distribution. The size and distribution of portable fire extinguishers shall be in accordance with Sections 906.3.1 through 906.3.4.

Inspector Notes: Throughout

Violation found on
02/07/2024

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Violation Not
Repaired

SERVICE fire extinguishers and recharge those expended. Annual service required by state Licensee

906.2 906.2 General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. Exceptions: 1. The distance of travel to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies. 2. Thirty-day inspections shall not be required and maintenance shall be allowed to be once every 3 years for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a listed and approved electronic monitoring device, provided that all of the following conditions are met: 2.1. Electronic monitoring shall confirm that extinguishers are properly positioned, properly charged and unobstructed. 2.2. Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal. 2.3. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment. 2.4. Electronic monitoring devices and supervisory circuits shall be tested every 3 years when extinguisher maintenance is performed. 2.5. A written log of required hydrostatic test dates for extinguishers shall be maintained by the owner to verify that hydrostatic tests are conducted at the frequency required by NFPA 10. 3. In Group I-3, portable fire extinguishers shall be permitted to be located at staff locations.

Inspector Notes: Overdue throughout

Violation found on
02/07/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired



MOUNT portable fire extinguishers in conspicuous accessible locations

906.5 906.5 Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will have ready access and be immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

Inspector Notes: Throughout

Violation found on
02/07/2024

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02/15/2024

Violation Not
Repaired

MOUNT portable fire extinguishers so that the tops are not more than 5 feet above the floor

906.9.1 906.9.1 Extinguishers weighing 40 pounds or less. Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor.

Inspector Notes: Throughout

Violation found on
02/07/2024

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02/15/2024

Violation Not
Repaired

Install extinguishing system for COOKING APPLIANCES producing grease laden vapors

904.13 904.13 Commercial cooking systems. The automatic fireextinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, NFPA 96, its listing and the manufacturer’s installation instructions. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows: 1. Carbon dioxide extinguishing systems, NFPA 12. 2. Automatic sprinkler systems, NFPA 13. 3. Automatic water mist systems, NFPA 750. 4. Foam-water sprinkler system or foam-water spray systems, NFPA 16. 5. Dry-chemical extinguishing systems, NFPA 17. 6. Wet-chemical extinguishing systems, NFPA 17A. Exception: Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and listed, labeled and installed in accordance with Section 304.1 of the International Mechanical Code.

Inspector Notes: Cease cooking until extinguishing system approved and installed

Violation found on
02/07/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired



Service extinguishing systems for commercial cooking applications every 6 MONTHS or after activation

904.13.5.2 904.13.5.2 Extinguishing system service. Automatic fire-extinguishing systems shall be serviced not less frequently than every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion.

Inspector Notes: Cease cooking until extinguishing system approved and installed

Violation found on
02/07/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired



Remove GREASE from cooking appliances, vent-hoods, ducts, etc

606.3.3 606.3.3 Cleaning. Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals as required by Sections 606.3.3.1 through 606.3.3.3.

Inspector Notes: Cease cooking until extinguishing system approved and installed

Violation found on
02/07/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired



Provide and maintain – repair – extend – service- the automatic SPRINKLER system

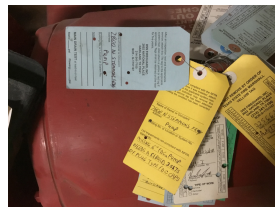
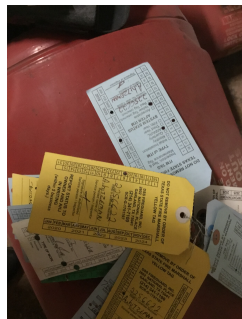
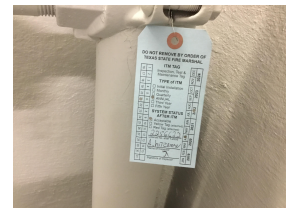
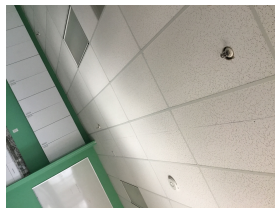
901.6.1 901.6.1 Standards. Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1.

Inspector Notes: Escutcheon missing in Alliance upstream hall near restrooms and near stairs, escutcheon missing in common area suite 1150, all throughout 5th floor, all 4th floor, kitchen area

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02/07/2024

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02/15/2024

Violation Not
Repaired



Repair illuminated EXIT SIGNS

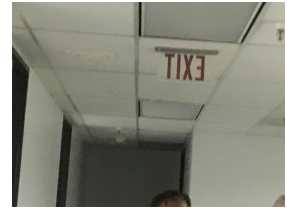
[BE] 1032.4 [BE] 1032.4 Exit signs. Exit signs shall be installed and maintained in accordance with the building code that was in effect at the time of construction and the applicable provisions in Section 1104. Decorations, furnishings, equipment or adjacent signage that impairs the visibility of exit signs, creates confusion or prevents identification of the exit shall not be allowed.

Inspector Notes: Exit light out in Alliance upstream hall near stairs

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02/07/2024

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02/15/2024

Violation Not
Repaired



SEAL penetrations in floors, walls, ceilings with approved material

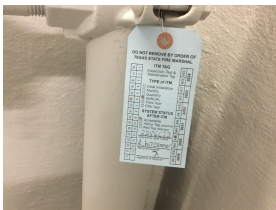
703.2 703.2 Repair of penetrations. Where damaged, materials used to protect membrane- and through-penetrations shall be replaced or restored with materials or systems that meet or exceed the code requirements applicable at the time when the assembly was constructed, remodeled or altered.

Inspector Notes: Throughout: 6th floor

Violation found on
02/07/2024

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02/15/2024

Violation Not
Repaired



Remove the accumulation of combustible WASTE

304.1 304.1 Waste accumulation prohibited. Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.

Inspector Notes: Throughout: floor 8

Violation found on
02/07/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired



Provide FLAME PROOFING for combustible decorations, drapes, etc

807.1 807.1 General. The following requirements shall apply to all occupancies: 1. Furnishings or decorative materials of an explosive or highly flammable character shall not be used. 2. Fire-retardant coatings in existing buildings shall be maintained so as to retain the effectiveness of the treatment under service conditions encountered in actual use. 3. Furnishings or other objects shall not be placed to obstruct exits, access thereto, egress therefrom or visibility thereof. 4. The permissible amount of noncombustible decorative materials shall not be limited.

Inspector Notes: Wall attachment plat in dinner.

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02/15/2024

Violation Not
Repaired



Discontinue STORAGE of COMBUSTIBLES inside BOILER ROOMS, MECHANICAL ROOMS, ELECTRICAL ROOMS, and FIRE COMMAND CENTERS.

315.3.3 315.3.3 Equipment rooms. Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.

Inspector Notes: Throughout Floor 11- Elavator closet, floor 9

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Violation Not
Repaired



Provide COVERS for electrical outlets, switches, junction boxes, and breaker boxes

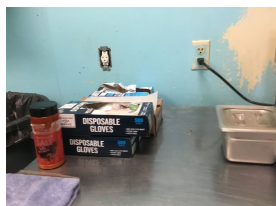
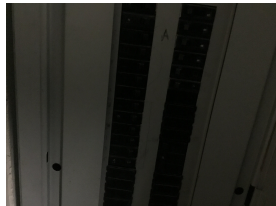
603.2.2 603.2.2 Open electrical terminations. Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Inspector Notes: Chiller Room, Electric Rm. 11-A, P—11-F, 10-A, Breaker blanks, junction boxes, kitchen area

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Repaired



Discontinue using EXTENSION CORDS as substitutes for permanent electrical wiring

603.6 603.6 Extension cords. Extension cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.

Inspector Notes: Throughout

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Discontinue DAISY CHAINING (plugging in series) extension cord and/or surge protectors.

603.5.2 603.5.2 Application and use. Relocatable power taps and current taps shall be directly connected to a permanently installed receptacle. Exceptions: 1. Where approved for use in a Group A occupancy or in a meeting room in a Group B occupancy, not more than five relocatable power taps shall be permitted to be connected together or connected to an extension cord for temporary use to supply power to electronic equipment. 2. Current taps and relocatable power taps shall not be required to connect directly to a permanently installed receptacle outlet where used for 90 days or less for the purpose of testing the performance of such devices.

Inspector Notes: Throughout

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Violation Not
Repaired



Maintain STORAGE 18 inches below sprinkler heads, and 24 inches below the ceiling

315.3.1 315.3.1 Ceiling clearance. Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings. Exceptions: 1. The 2-foot (610 mm) ceiling clearance is not required for storage along walls in nonsprinklered areas of buildings. 2. The 18-inch (457 mm) ceiling clearance is not required for storage along walls in areas of buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

Inspector Notes: Throughout

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Obtain City of Dallas Certificate of Occupancy.

[A] 115.1 [A] 115.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure, or portion thereof, shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the Dallas Building Code or of other ordinances of the jurisdiction.

Inspector Notes: CO needed for one tenant 7th floor, one tenant first floor cafe and entire bldg.

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Repaired

Obtain City of Dallas High Risk Permit for HIGH RISE OFFICE-STORAGE-ASSEMBLY - (OVER 600,000 square feet) - \$830.

116.4

116.4 Registration fee and inspection charge. The fee for a certificate of registration for a high-risk occupancy is \$280, plus an inspection charge in accordance with the following schedule.

BUILDING TYPE		INSPECTION FEE
Public Assembly		
	Under 5,000 square feet	\$225.00
	5,000 – 9,999 square feet	\$200.00

	10,000 – 59,999 square feet	\$255.00
	60,000 – 99,999 square feet	\$330.00
	100,000 square feet and over	\$365.00
Hazardous Materials		
	Under 5,000 square feet	\$385.00
	5,000 – 9,999 square feet	\$395.00
	10,000 – 59,999 square feet	\$455.00
	60,000 – 99,999 square feet	\$495.00
	100,000 square feet and over	\$535.00
High-rise Office/Storage/Assembly		
	Under 200,000 square feet	\$350.00
	200,000 - 600,000 square feet	\$495.00
	Over 600,000 square feet	\$550.00
High-rise Residential		
	Under 250 dwelling units	\$335.00
	250 to 600 dwelling units	\$495.00
	Over 600 dwellings units	\$625.00
Health Care Facilities		
	Under 100 patient rooms or individual dwelling units	\$335.00
	100 – 500 patient rooms or individual dwelling units	\$656.00
	Over 500 patient rooms or individual dwelling units	\$580.00

Exceptions: 1. The inspection charge shall not be assessed for inspecting a building

or occupancy that is subject to inspection in order to obtain one of the following operational permits from the fire code official: 1.1 Amusement building. 1.2 Aviation facilities. 1.3 Dry cleaning plant. 1.4 Lumber yards and woodworking plants. 1.5 State licensed facility (child care, residential care, small assisted living, adult day care). 2. The inspection charge shall not be assessed for any property that is exempt from paying city property taxes. 3. The inspection charge shall not be assessed for any property that has a current vacant building certificate of registration.

Inspector Notes: Must verify square footage for entire building once CO is obtained

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Provide and maintain RECORDS for all inspection, testing, and maintenance of EMERGENCY AND STANDBY POWER SYSTEMS.

1203.4.3 1203.4.3 Records. Records of the inspection, testing and maintenance of emergency and standby power systems shall include the date of service, name of the servicing technician, a summary of conditions noted and a detailed description of any conditions requiring correction and what corrective action was taken. Such records shall be maintained.

Violation found on 02/07/2024	Will be rechecked on or after 02/15/2024	Violation Not Repaired
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Upgrade required FIRE ALARM SYSTEM to current code when cumulative building remodel or expansion exceeds 30% of the building area.

907.1.4 907.1.4 Design standards. All new or replaced fire alarm systems, including fire alarm control panel replacements, shall comply with the requirements of Section 907 and shall be addressable and in accordance with Section 907.6.3. Alarm systems utilizing more than 20 alarm initiating devices shall be analog addressable. Exception: Existing systems need not comply unless the total building or fire alarm system remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30 percent of the building area. When cumulative building remodel or expansion exceeds 50 percent of the building area, all existing systems shall comply within 18 months of permit application. The owner/operator of the facility shall maintain documentation of amount of fire alarm system remodel or expansion. The documentation shall be submitted with each fire alarm system plans submittal and/or upon request from the fire code official.

Violation found on 02/07/2024	Will be rechecked on or after 02/15/2024	Violation Not Repaired
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Provide and maintain records of inspection and testing for EMERGENCY EGRESS LIGHTING monthly.

1032.10 1032.10 Emergency lighting equipment inspection and testing. Emergency lighting shall be maintained in accordance with Section 109 and shall be inspected and tested in accordance with Sections 1032.10.1 and 1032.10.2.

Violation found on 02/07/2024	Will be rechecked on or after 02/15/2024	Violation Not Repaired
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Provide and maintain LOCKING FIRE DEPARTMENT CONNECTION CAPS on all FDCs where required by FIRE CODE OFFICIAL.

912.4.1 912.4.1 Locking fire department connection caps. The fire code official is authorized to require locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal.

Violation found on 02/07/2024	Will be rechecked on or after 02/15/2024	Violation Not Repaired
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Provide and maintain RECORDS of INSPECTION, TESTING, AND MAINTENANCE for FIRE PUMPS in accordance with NFPA 25.

913.5 913.5 Testing and maintenance. Fire pumps shall be inspected, tested and maintained in accordance with the requirements of this section and NFPA 25. Records of inspection, testing and maintenance shall be maintained.

Violation found on 02/07/2024	Will be rechecked on or after 02/15/2024	Violation Not Repaired
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Provide ACCESS to all ROOMS, AREAS, and PORTIONS of the BUILDING or PROPERTY for basis of inspection by FIRE CODE OFFICIAL.

[A] 108.1 [A] 108.1 Inspection authority. The fire code official is authorized to enter and examine any building, structure, marine vessel, vehicle or premises in accordance with Section 104.3 for the purpose of enforcing this code.

Inspector Notes: Several doors unable to access - no keys

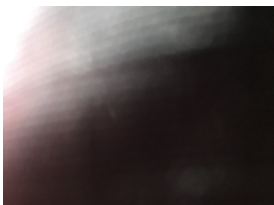
Violation found on 02/07/2024	Will be rechecked on or after 02/15/2024	Violation Not Repaired
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Provide and maintain EXIT SIGN GRAPHICS and CHEVRON DIRECTIONAL ARROW to APPROVED MANNER.

1013.6.1 [BE] [BE] 1013.6.1 Graphics. Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches (152 mm) high with the principal strokes of the letters not less than 3/4 inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than 2 inches (51 mm) wide, except the letter "I," and the minimum spacing between letters shall be not less than 3/8 inch (9.5 mm). Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height. The word "EXIT" shall be in high contrast with the background and shall be clearly discernible when the means of exit sign illumination is or is not energized. If a chevron directional indicator is provided as part of the exit sign, the construction shall be such that the direction of the chevron directional indicator cannot be readily changed.

Inspector Notes: Throughout

Violation found on 02/07/2024	Will be rechecked on or after 02/15/2024	Violation Not Repaired
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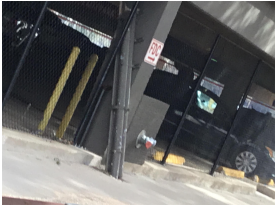


912.4.1 912.4.1 Locking fire department connection caps. The fire code official is authorized to require locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal.

Violation found on
02/07/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired



604.5 604.5 Maintenance of elevators. Elevator features and lobbies required by Section 3006 of the International Building Code shall be maintained in accordance with Sections 604.5.1 through 604.5.4.

Inspector Notes: Show maintenance of all elevators (5).

Violation found on
02/08/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired

604.1.1 604.1.1 Inspections. New and existing elevator equipment shall be inspected and tested annually by inspectors licensed by the State of Texas to determine its safety and compliance with ASME A17.1 and ASME A17.3. The building owner shall display the current certificate of compliance in an approved location.

Inspector Notes: Show maintenance of all elevators (5).

Violation found on
02/08/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired

[BE] 1025.1 [BE] 1025.1 General. Approved luminous egress path markings delineating the exit path shall be provided in high-rise buildings of Group A, B, E, I-1, M or R-1 occupancies in accordance with this section. Exception: Luminous egress path markings shall not be required on the level of exit discharge in lobbies that serve as part of the exit path in accordance with Section 1028.2, Exception 1.

Inspector Notes: All egress path markings delineated the exit path shall be provided. 1025.2.1 through 1025.2.6.3

Violation found on
02/08/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired

[BE] 1025.2 [BE] 1025.2 Markings within exit components. Egress path markings shall be provided in interior exit stairways, interior exit ramps and exit passageways, in accordance with Sections 1025.2.1 through 1025.2.6.3.

Inspector Notes: All egress path markings delineated the exit path shall be provided. 1025.2.1 through 1025.2.6.3

Violation found on
02/08/2024

Will be rechecked on or after
02/15/2024

Violation Not
Repaired
