



New Construction Guidelines & Requirements

Osceola County Department of Fire Rescue and Emergency Medical Services

Life Safety Management

2586 Partin Settlement Road, Kissimmee, Florida 34744
Phone: 407-742-6700 Fax: 407-742-6714



PRIOR TO VERTICAL CONSTRUCTION AND STORAGE OF COMBUSTIBLE MATERIALS ON-SITE

- In accordance with NFPA 1, Chapter 16; NFPA 241, Chapter 8; & the Land Development Code, Chapter 4, Article 4.9.
- When underground water mains and fire hydrants are to be provided, they shall be installed, inspected, and in service prior to the commencement of construction operations. No combustible materials are to be on-site prior to all water mains and fire hydrants being installed and in service. (Slabs and footers are permitted; however, no combustible framing, plywood, or roof assemblies may be stored on-site). Fire hydrants shall have proper clearances provided and maintained, 7 ½ feet to the front and each side, with 4 ½ feet to the rear of the hydrant. The front distance shall be clear to the roadway with only grass or mulch being the ground cover. No poles, signs, or other obstructions shall be in this clear space.
- All temporary and permanent access roads shall be unobstructed and provide a minimum of 20 feet in width, 13 ½ feet in vertical clearance, and compacted to support the live loads of emergency equipment (42 tons) in all-weather conditions and shall be maintained throughout the construction process.
- There shall be at least one usable stairwell to the upper floors prior to any work on that floor.
- All job sites shall have sufficient portable fire extinguishers with current state tags. The proper extinguisher shall also be provided for any site performing welding, cutting, and other hot work, in accordance with NFPA, 51B.
- All floors shall be kept clear to facilitate the use of lift equipment needed to inspect Automatic Sprinkler and Fire Alarm System overhead installations.
- An RF study shall be provided and shall indicate “pass” or “fail” and clearly state whether a system is required or is exempt from the installation of a BDA system. Buildings and structures that cannot support the required level of radio coverage shall be equipped with a system that includes RF-emitting devices that are certified by the radio licensing authority (FCC) to achieve the minimum required radio coverage. No temporary nor permanent certificate of occupancy will be issued for new buildings or structures that require a Public Safety Radio Enhancement System until such system is installed and operational.
- Failed inspections will incur a re-inspection fee of \$65.00 and they will be assessed to the entity requesting the inspection regardless of the reason for failure.
- If these fees are not paid prior to a requested inspection that inspection will not be performed until the fees are paid.
- In addition to a **Fire Flow Test Inspection**, a **Fire Site Inspection** is required to be conducted prior to vertical construction and/or the storage of combustible materials on-site.
- All Fire Protection Systems shall be permitted prior to installation. There will be no inspections until the permit card has been issued and is on-site with the stamped approved plans.
- There shall be no closure of walls or ceilings prior to the required rough-in inspection of any required Automatic Sprinkler and/or Fire Alarm systems.
- Prior to calling for an inspection, all fire protection systems must be 100% pre-tested to assure they are complete and will pass the intended inspection. This will avoid a failed inspection fee.
- Please schedule inspections through the online portal at permits.osceola.org
- Please call with any questions or problems as soon as they arise (407-742-6700). Our department’s primary goal is to prevent any delays of your approvals and Certificate of Occupancy.

Kellie Martin

Fire Marshal

1 Courthouse Square, Kissimmee, FL 34741
Phone #: 407-742-0297

GC / Site Representative Signature: _____

Phone #: _____ Date: _____