City of Houston
Building Inspection
CODE WORD 2006
INTERPRETATIONS AND APPLICATIONS OF
THE HOUSTON ADOPTED CODES
2006 IBC, 2006 IRC, 2011 NEC, 2006 UMC, 2006 UPC,
2006 IECC, 2009 IECC and ASHRAE 90.1-2007

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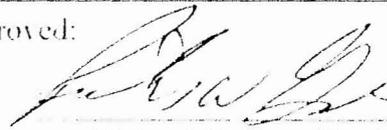|	
PUBLICATION:	April 4, 2012
SUBJECT:	Policy- Sprinkler Finals on Core/Shell Permits
CODE(S):	Building
SECTION(S)	106.3.3 and 109.3.10 - Building Code

Historically, when a shell and core permit was issued and subsequent tenant improvement permits began construction prior to the final of the shell and core, a number of challenges ensued.

Past practice was to have the entire fire sprinkler system installed prior to the core/shell finals. Prior to the tenant improvement final the ceiling was required to be installed to ensure the actuation of the sprinklers.   The installation was required regardless of activity on other permits; consequently, after the sprinkler approvals were achieved, a portion of the ceiling system needed to be removed in order to complete the tenant build out. This caused delays and additional expense to the builder, without achieving any additional level of fire protection.

When a tenant build out receives a permit, and begins construction prior to the core and shell permit receiving all of the final inspection approvals, the following shall apply:

- The core and shell permit final approvals, including the sprinkler approval, for shall **not apply** to any portion(s) of the building that are under construction with a valid separate tenant improvement permit.

- Any work done under a tenant improvement will be inspected and approved under the permit issued for the build out and will stand independently from the core/shell approval.

- All fire protection, including fire pumps, sprinklers and alarms shall be fully functional in all areas with the exception of turning down sprinkler heads in the area under remodel.

Approved: _Thomas J. Hosey_ Thomas J. Hosey, Building Official	Approved: _[signature]_ Richard Galvan, Fire Marshal