



Life Safety Plan Requirements

The City of Delray Beach Fire Marshal's Office requires the submittal of a code summary and life safety plan for building permits for all new construction and existing building alterations to ascertain if occupancy is code compliant and to assist the fire inspector in performing Life Safety Inspections. It is understood that all listed items may not apply in your situation.

Fire Code specific code summary

The building code and fire code differ on occupancy types and uses and can make the proper application of the code difficult. Please provide, in addition to the normal building code summary, a fire code specific summary based off the Florida Fire Prevention Code (current edition) to include all the following information listed below. Failure to provide accurate fire code summary may delay plans review approvals as we return plans for corrections and clarifications.

Florida Fire Prevention Code 8th Edition.

- Occupancy type sub-classification (per NFPA 101 6.1)
- Building construction type (per NFPA 101 8.2.1)

TABLE 601

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B	HT	A	B
Primary structural frame ^f (see Section 202)	3 ^a	2 ^a	1	0	1	0	HT	1	0

- Gross square footage
- Number of stories
- Building height
- Dimensions of egress pathways
- Interior wall and ceiling finish requirements See NFPA 101 10.2 Chapter 10

10.2.3.3 * Interior Wall and Ceiling Finish Materials Tested in Accordance with ASTM E84 or UL 723.

Interior wall and ceiling finish materials shall be classified in accordance with ASTM E84, *Standard Test Method for Surface Burning Characteristics of Building Materials*, or UL 723, *Test for Surface Burning Characteristics of Building Materials*, except as indicated in [10.2.3.4](#) and [10.2.3.5](#), and shall be grouped in the following classes in accordance with their flame spread and smoke developed indexes:

1. Class A: Flame spread index 0–25; smoke developed index 0–450
2. Class B: Flame spread index 26–75; smoke developed index 0–450
3. Class C: Flame spread index 76–200; smoke developed index 0–450



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Also, all existing buildings must provide classification of rehabilitation work categories per NFPA 101 43.1.1

Rehabilitation work on existing buildings shall be classified as one of the following work categories:

- (1) Repair
- (2) Renovation
- (3) Modification
- (4) Reconstruction
- (5) Change of use or occupancy classification
- (6) Addition

Life Safety Plan:

Required measurements:

- Dead end corridors measurements.
- Common path of travel measurements.
- Total travel distance to exits.

Required separation:

- All rated walls / adjacent tenant occupancy type, required occupancy separation.

Required Lock Latch details:

- Lock/Latch details: Panic Hardware, Thumb turn lock, Key Lock with indicator and required signage.

Required Occupant Load Calculation:

- Calculated occupant load using table 7.3.1.2 of NFPA 101 2021 edition.

Required Egress Inches:

- Egress inches for means of egress components. (doors, stairs, etc.)

Required Number of Exits:

- All required exits shall terminate at a "public way". Access to the public way shall be via a stable, firm, and slip resistant conveyance such as a concrete sidewalk with a min. 5'x5' landing and 44" walkway.

Required Exit Separation Distance:

Separation of exits using the one half (non-sprinkled) or one third (sprinkled) the diagonal distance rule.



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Required Electrical Stop/Disconnect Details:

- Any required Emergency stops or Shunt trips.
- Main Electrical disconnects access/location.

Required markings of means of egress:

- Exit signs to include tactile exits signage.

Required Emergency lighting:

- Show emergency illumination.

Required Lightweight Truss Signage:

- Location of lightweight truss signage per FAC 69A-60.0081. (if applicable)

Determining Occupant Load:

Identify all area or room “uses” and calculate occupant load using the occupant load factors listed in table 7.3.1.2 of NFPA 101. For use areas using gross square footage the gross area of a space is defined as everything within its walls, including occupiable spaces and non-occupiable spaces, such as closets, bathrooms, hallways, and stairs. For use areas using net square footage the area is determined by measuring all the non-occupiable spaces and then subtracting this area from the gross area and then applying the appropriate use factor. In general, “net floor area” in an assembly space is where the public is expected to or can assemble. Each “use” area should be hatched or delineated in such a way as to be able to separate one “use” from another for figuring purposes.

Please note that assembly “use” should typically be figured using net square footage based off the following:

- 1 person for every 7 square feet (concentrated use) Example dance floor.
- 1 person for every 15 square feet (less concentrated use) Example non-fixed tables and chairs.
- 1 person for every 18 linear inches of bench type seating.
- 1 person for every fixed seat. (seating that is secured to building structure)

Determining total exit width:

Once occupant load is determined required exit capacity must be calculated per FFPC requirements for capacity factor.

Note:

1. Doors must open in the direction of egress travel with appropriate lock latch devices to be considered an exit. (for Assemblies)
 2. Access through an open kitchen cannot be deemed as public access to exit.
- 7.5.1.5 Exit access from rooms or spaces shall be permitted to be through adjoining or intervening rooms or areas, provided that such rooms or areas are accessory to the area served. Foyers, lobbies, and reception rooms constructed as required for corridors shall not be construed as intervening rooms. Exit access shall be arranged so that it is not necessary to pass through any area identified under Protection from Hazards in Chapters 11 through 43.



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- 7.5.2.1 Access to an exit shall not be through kitchens, storerooms other than as provided in Chapters 36 and 37, restrooms, closets, bedrooms or similar spaces, or other rooms or spaces subject to locking, unless passage through such rooms or spaces is permitted for the occupancy by Chapter 18, 19, 22, or 23.
- 3. All exits, particularly existing buildings, must comply with all requirements in the Florida Fire Prevention Code for exits (e.g. flame spread rating, emergency lights, exit lights, door hardware, etc.) to be considered as contributing to required exit widths.

MAXIMUM OCCUPANT LOAD CALCULATION:

The maximum occupant load of a room or floor area for assembly occupancy shall be the lesser number derived by:

1. Dividing the net floor area by the pertinent Occupant load factor table. (see NFPA Table 7.3.1.2 page 3 of this document)
2. Determining the number of people for whom there is sufficient exit capacity using the Capacity factor table. (see NFPA Table 7.3.1.2 below)

The number of people permitted to occupy a room shall not exceed the maximum occupant load calculated.



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Table 7.3.1.2 Occupant Load Factor

Use	(ft ² /person) ^a
Assembly Use	
Concentrated use, without fixed seating	7 net
Less concentrated use, without fixed seating	15 net
Bench-type seating	1 person/18 linear in.
Fixed seating	Use number of fixed seats
Waiting spaces	See 12.1.7.2 and 13.1.7.
Kitchens	100
Library stack areas	100
Library reading rooms	50 net
Swimming pools	50 (water surface)
Swimming pool decks	30
Exercise rooms with equipment	50
Exercise rooms without equipment	15
Stages	15 net
Lighting and access catwalks, galleries, gridirons	100 net
Casinos and similar gaming areas	11
Skating rinks	50

Table 7.3.3.1 Capacity Factors

Area	Stairways (width/person)	
	in.	mm
Board and care	0.4	10
Health care, sprinklered	0.3	7.6
Health care, nonsprinklered	0.6	15
High hazard contents	0.7	18
All others	0.3	7.6



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Authority and Approval

This Fire Life Safety Plan Requirements document is issued under the authority of the Delray Beach Fire Rescue Department and the Fire Marshal's Office. These requirements are established to ensure compliance with applicable fire codes and life safety standards.

Approved by:

Ronald L. Martin

Ronald L. Martin, Fire Chief

Date: 02/12/2026

AM
Joseph Mazzeo (Feb 12, 2026 12:34:06 EST)

Joseph Mazzeo, Assistant Chief/Fire Marshal

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Delray FD Life Safety Plan Requirements

Final Audit Report

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