



CITY OF HOUSTON

Fire Marshal, Life Safety Bureau
Houston Fire Department
60 Braeswood Sq., Houston, Texas 77096
713-551-2232 / fax: 713-726-7117

AMERICAN SPECTRUM REALTY
12000 WESTHEIMER RD
HOUSTON, TX 77077

Project No: **12084001**
Report Date: 31-AUG-2012
Compliance Date: 20-SEP-2012
Subject to Re-Inspection

<<INSPECTION REPORT>>

Your attention is respectfully called to the violation of the provisions of the City of Houston Fire Code as indicated herein, on the premises located at:

12000 WESTHEIMER RD

REPORT HEADER

THANH X. NGUYEN
Fire Inspector

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Status	Date	Inspector's ILMS-ID
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GENERAL

1) HFC 105.1.1 - PERMITS REQUIRED (HPC ADDRESS)

Permits required by this code shall be obtained from the Fire Permit Office. A permit shall be obtained prior to engaging in any activities, operations, practices, or functions regulated by this code and requiring a permit as listed in Section 105.6. Permit fees, as required, shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official. It shall be unlawful for any person to engage in any activities, operations, practices or functions listed in Section 105.6 for

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any reason without holding a current and valid permit for the activity, operation, practice or function as issued by the fire permit office.

****Payments must be made in person**** . A receipt from the Permit Office must be obtained as proof of payment.

The Houston Permitting Center
 Fire Prevention Permits
 1002 Washington Avenue
 Houston, Texas 77007
 Hours of operation: 8:00 a.m. to 3:30 p.m. Central Time
 Monday through Friday
 Office phone (832)394-8811

Compliance Instructions:

Renew fire alarm and 911 key box permits annually (due April 2012).

Also elevator permit shall be renewed it.

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2) HFS 01-03.1 - ANNUAL MAINTENANCE (FIRE EXTINGUISHERS)

All fire extinguishers shall have a current annual inspection tag by an approved licensed fire protection equipment company. All servicing, testing, maintenance and tagging of listed portable fire extinguishers shall be conducted annually by qualified personnel in accordance with LSB Standard 02, "Inspection and Testing of Fire Protection and Life-Safety Equipment".

Exception: Listed portable fire extinguishers that can not be serviced (disposable) or listed fire extinguishers that may be service only at the manufacturer.

Compliance Instructions:

Portable fire extinguishers need servicing in the elevator room.

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3) HFS 2.4.1.1 - ALARM SYSTEMS TESTED ANNUALLY (MAG LOCK ALSO)

Fire alarm systems shall be tested, and service tagged at the main alarm panel, not less than annually. Testing shall include all smoke detectors, manual pull devices, annunciators, visual indicators and strobes, control units, voice/alarm communications systems and other devices that may be part of the fire alarm system.

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Exceptions: 1. Heat and flame detection devices shall be tested in accordance with manufacturer s guidelines. 2. Hazardous vapors release detection alarm systems shall be tested in accordance with manufacturer s guidelines. 3. Where an approved electronic exit egress locking device is installed on an exit egress door, in accordance with the Construction Codes, the fire alarm system, relay devices to locking device and at the door shall be tested at least semi-annually to ensure fail-safe operation of the relay and locking device.

Compliance Instructions:

Show proof of magnetic locking device test record within a past six-month and maintain its servicing semi-annually by a certified technician.

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4) HFC 605.1 - Abatement of electrical hazards.

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the code official responsible for enforcement of the ICC Electrical Code. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Compliance Instructions:

Missing spacers in the electrical panel box (mechanical room on the second and third floor).

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5) HFC 703.1 - MAINTENANCE.(FIRE RESISTANCE-RATED CONSTRUCTION)

The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

Compliance Instructions:

<< INSPECTION REPORT -- CONTINUED>>

Missing ceiling tiles in the fire command room on the first floor.

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6) HFS 5.3.3 - LOCATION. (KEY BOX LOCATION)

Key boxes shall be installed on the exterior of a structure or building, as near as practical to the main entrance door or designated emergency access door. Boxes should be located within 48 to 60 inches above the ground level and securely affixed to a wall, post or column so as not to be loose or movable. Boxes shall be positioned so as to be readily apparent upon approach to the door. -- At locations where hazardous materials are stored in quantities requiring fire department permits and at warehouse locations, Key boxes shall be located at the main fire department access entrance to the facility, either at a guard shack or gate house, or similar location. Where no guard station or gate house is provided, then a weather resistant 9-1-1 box, large enough to contain all required Hazardous Materials Inventory Sheets, floor plans and access keys, shall be provided at a readily identifiable and accessible location that will not be endangered by fire in the facility.

Compliance Instructions:

Elevator and roof access keys shall be available fire fighting operation at all time. They shall be clearly labelled and either put in the 911 key box or in the fire command room for easy access.

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7) HFC 105.8.2 - Re-inspection fee

Whenever it becomes necessary to make a re-inspection (after the initial inspection and one follow-up inspection under Section 105.8 of the city fire code), because of faulty material, faulty workmanship, or incomplete work, or for any other reason, the owner, operator, or lessee, shall pay for each re-inspection.

Failure on your part to comply with the indicated violations will subject you to the penalties prescribed by law for such violations.

Inspecting Officer Signature	_____	Date	_____
Copy Received By Signature	_____	Date	_____
Followup Inspection	_____	Date	_____
Scheduled Reinspection Date	_____	Date	_____
Scheduled Reinspection Date	_____	Date	_____
Inspection Complete	_____	Date	_____