



Osceola County Building Office  
1 Courthouse Square, Suite 1400  
Kissimmee, Florida 34741  
Ph. (407) 742-0200 Fax (407) 742-0202

## Vertical Construction Policy

It is the policy of Osceola County that the following items must be in-place before any construction projects go vertical or before any combustible materials are delivered or stored on the construction site:

1. A firefighting water system must be complete, operational, and certified by the fire department (Osceola County Land Development Code 4.9.4)
2. A stabilized access road must be provided between an existing County maintained road and the construction site for firefighting or rescue operations. This access shall be capable of supporting and the navigation of fire rescue vehicles (construction and layout must be approved by the fire department) (Osceola County Land Development Code 4.9.5)
3. Permanent street signs must be posted in a visible location (Osceola County Land Development Code 4.6.2)

Additionally, the following are required on all structures:

1. Street numbers are required to be posted on all buildings under construction (FBCBuilding501.2)
2. Permits must be posted on all structures under construction (FBCBuilding105.7)
3. Notice of Commencement must be posted on all structures under construction (FS713.135)

Should you have any questions about this policy you may contact the Osceola County Building Department at (407) 742-0200 or [buildingmailbox@osceola.org](mailto:buildingmailbox@osceola.org)

SDP number: \_\_\_\_\_

Contractor signature: \_\_\_\_\_ Date: \_\_\_\_\_



**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 ANY COMBUSTIBLES BEING BROUGHT ON SITE**

- Per NFPA 1 Chapter 16, NFPA 241 Chapter 8 & LDC Chapter 4 article 4.9.
- When underground water mains and hydrants are to be provided, they shall be installed, inspected and in service prior to construction work. No combustibles are to be on site prior to the water mains and hydrants being installed and in service. (Slabs can be poured, no combustible framing or roof assemblies may be 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 a clearance with a minimum of 20 feet in width, 13 ½ feet in height and compacted to support the live loads of emergency equipment in severe weather and shall always be kept clear .
- 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.
- Fire Suppression Sprinkler system piping and supports shall not be used as temporary or permanent support for any other system or equipment. Fees will be assessed as re-inspection needed at \$65.00 per violation. The entity responsible will be assessed the fee.
  - If these fees are not paid prior to a requested inspection that inspection will not be performed until the fees are paid.
- There shall be no closure of walls or ceilings prior to the required rough in inspection of Sprinkler and Fire Alarm systems.
- There shall be at least one usable stairwell to the upper floors prior to any work on that floor.
- All Fire Suppression and Fire Alarm systems shall be permitted prior to commencement of work. Early start of work can be permitted with proper documentation through the Fire Marshal's Office. There will be no inspections until the regular permit card has been issued and on site with approved plans.
- 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, soldering etc.
- Floors shall be kept clear to facilitate use of lift equipment to inspect sprinkler and fire alarm overhead installations.
- A 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 required adequate radio coverage (-95). 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.
- Prior to calling for an inspection the systems need to be 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](http://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.

Daniel Harshburger  
Division Chief / Fire Marshal  
320 N. Beaumont Ave  
Kissimmee, FL 34741  
Phone #: 407-742-0228

Site Representative: \_\_\_\_\_

Phone #: \_\_\_\_\_ Date: \_\_\_\_\_