

**EXHIBIT C**

**FIRE & LIFE SAFETY EH&S 241**

**Standard for Safeguarding Construction, Rehabilitation, Alteration, and  
Demolition Operations**

**POLICY STATEMENT:**

Construction or renovation of areas within the hospitals and clinics pose hazards which may require additional safety precautions to ensure the safety of our patients, guests, visitors, and employees. In order to identify where these conditions occur, each project manager shall complete a brief hazard analysis. As part of the hazard analysis, a life safety survey shall be completed to identify potential impairments and their impact to the hospital operations or the building functions. Upon completion of the analysis, an Interim Life Safety Measure (ILSM) shall be completed which identifies each hazard and steps taken to ensure the safety of the building occupants. Policy LS 01.02.01 shall be used as guidance during the creation of the ILSM(s). The ILSM(s) will remain in effect until the deficiency or action causing the deficiency has been corrected and verified.

The implementation of this policy is a coordinated effort between the following departments:

1. The Office of Safety and Business Continuity- Fire Safety Program
2. Facilities: Capital Improvement Projects (CIP), and/or Design, Renovations and Construction Groups
3. University Hospitals Facilities Management

**AREAS OF RESPONSIBILITY:**

**1. Office of Safety and Business Continuity-Fire Safety Program shall:**

- (a) Conduct a pre-construction evaluation using the referenced policy LS 01.02.01;
- (b) Coordinate the ILSM notification to hospital management, providing the appropriate safety training as necessary;
- (c) Ensure Hot Work permits are issued correctly;
- (d) Conduct a weekly inspection program of hospitals and hospital managed clinics, with records maintained and made available; and
- (e) Ensure the necessary actions are taken on all impairments to the fire protection, fire alarm, or egress routes resulting from construction activities.

**2. Facilities: Capital Improvement Projects (CIP), and/or Design, Renovations and Construction Groups shall:**

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- (a) Ensure that construction projects meet the objectives of this standard;
- (b) Provide drawings, specifications, and submittals for review by all the appropriate UT Southwestern departments;
- (c) Ensure that all identified ILSM(s) are implemented and prominently displayed at the entry to the construction site;
- (d) Post emergency and non-emergency telephone numbers on/ or adjacent to the entry door to the construction site;
- (e) Ensure safety permits shall be in place prior to the operation commencing;
- (f) Validate that all contractors and subcontractors have received the appropriate safety training for the areas that they are working in; and
- (g) Ensure that a Work Permit has been processed and approved (Zale, CUH, clinics).

**3. Hospital and Clinics Facilities Management Responsibilities shall:**

- (a) Review and approve construction permits prior to the start of any project, including but not limited to in-house construction activities; and
- (b) Ensure integration with standard EC 02.03.03.

**FIRE PROTECTION:**

**1. Fire Extinguishers:**

- (a) The contractor shall provide fire extinguisher(s) on the site prior to start of construction. The fire extinguishers shall be new, or have a current inspection tag affixed to them. While located in a hospital or clinical building, the fire extinguisher(s) shall be inspected monthly at the contractor's expense.
- (b) Fire extinguisher(s) shall be located conspicuously along normal paths of travel.
- (c) Construction areas are classified as moderate hazard; the maximum travel distance to a 10-pound ABC extinguisher is 30 feet and a 20-pound ABC extinguisher is 50 feet.

**2. Fire Protection Systems:**

- (a) **All preplanned impairments to any fire protection system must be approved by Fire Safety at least three work days in advance.**
- (b) Existing fire alarm devices, including but not limited to, smoke and heat detectors, manual pull stations, speakers, and strobes are to be secured or removed prior to demolition of a wall or ceiling containing a fire alarm device. If the devices are left in

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place during the demolition, they must be protected against physical damage and/or contamination to prevent false alarms. In addition, devices left in place must never be supported by their wires at any time.

- (c) Operational smoke/heat detection devices within a construction area must have temporary protective coverings installed to prevent false alarms. The bag must be removed or unzipped at the conclusion of each day.
- (d) There shall be a readily available fire alarm pull station immediately adjacent to all renovation activates.

**3. Impairment:**

Impairment is defined as removing or disabling the system in a manner that inhibits the system functionality. Before authorization is given, Fire Safety shall verify the following information:

- (1) The extent and expected duration of the impairment have been determined.
- (2) The areas or buildings involved have been inspected and the increased risks determined.

Where a required fire protection system is out of service for more than 4 hours in a 24-hour period, the UTSW project manager shall arrange a fire watch.

Emergency Impairments

Emergency impairments include but are not limited to system leakage, interruption of water supply, frozen or ruptured piping, and equipment failure. When emergency impairments occur, the project manager shall immediately notify Hospital Facilities and Fire Safety to minimize potential injury and damage.

**4. Temporary Separation Walls:**

Temporary separation walls shall be provided to separate an occupied portion of the structure from the portion of the structure undergoing construction. Partitions are to be smoke-tight and built of noncombustible or limited combustible materials that will not contribute to the development or spread of a fire. Depending on the location, walls may be required to maintain an hourly rating of the area that is being renovated.

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**DOCUMENTATION:**

All records and documentation relating to this policy will be stored and maintained by the Office of Safety and Business Continuity Fire Safety Program.