



# DALLAS FIRE-RESCUE DEPARTMENT

## INSPECTION & LIFE SAFETY EDUCATION DIVISION

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### UNSECURED VACANT STRUCTURES

This checklist is intended to provide some of the basic regulations governing the approved securement of a vacant structure. All unsecured vacant structures shall comply with these standards.

**REFERENCE: 2016 DALLAS FIRE CODE, APPENDIX N, SECTION N102**

#### ENFORCEMENT IS ACCOMPLISHED PURSUANT TO THE DALLAS FIRE CODE

- N102.1 General.** The diagrams and/or specifications in this standard delineate the approved methods for properly securing windows, doors and oversized openings of an unsecured vacant structure. All first-floor openings shall be secured. Openings above the first floor shall be secured if they are subject to unauthorized entry or vandalism. All open vacant structures shall comply with these standards.
- N102.2 First notification to secure a structure.** Upon receipt of a first notification to secure an unsecured vacant structure, the operator shall secure the structure within 48 hours. Doors and windows which are not in disrepair can be locked and shall be considered secured. All other openings shall be adequately secured to prevent unauthorized entry.
- N102.3 Second notification to secure a structure.** Should a second notification to secure a structure be necessary within one year of the initial notification, all openings shall be secured as specified in Section N102.4.

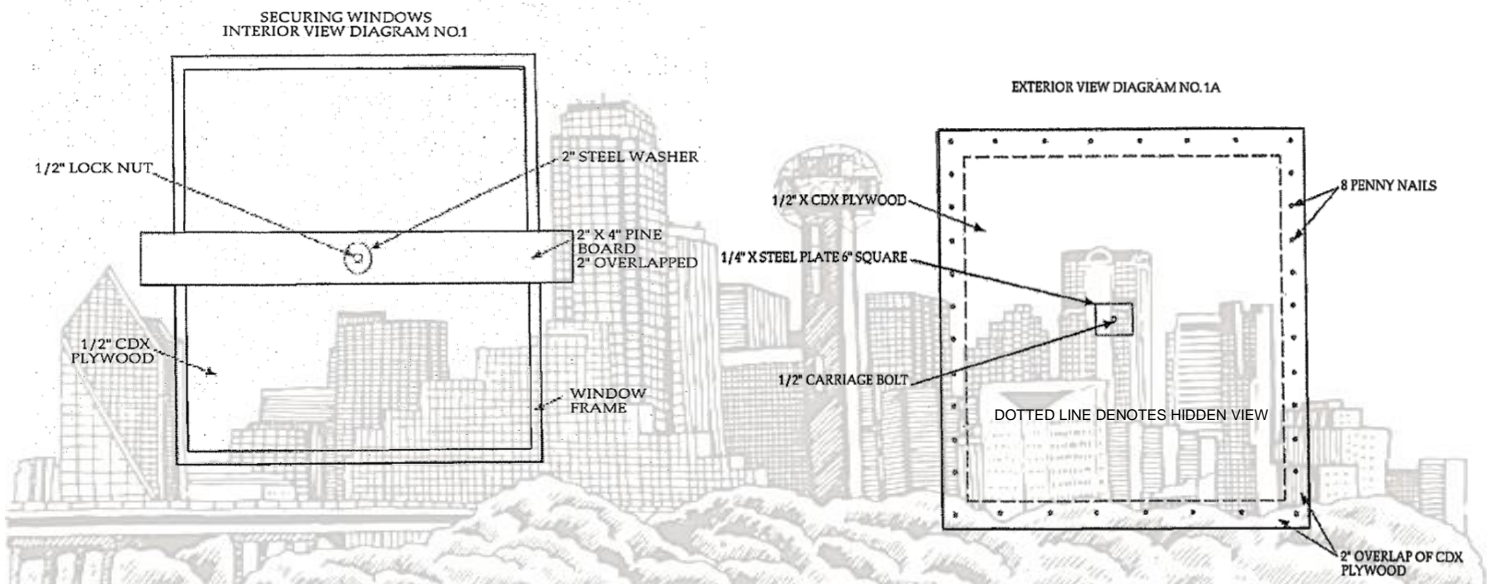
#### SPECIFICATIONS FOR SECURING WINDOWS (DFC N102.4.1)

- ½-inch (12.7-mm) CDX plywood cut to provide an overlap of 2 inches (50.8 mm) on all sides secured on exterior side.
- 8 penny cement coated, hot dipped zinc or galvanized nails.<sup>a</sup>
- 2-inch (50.8 mm) steel washer.
- ¼-inch (6.4 mm) steel plate 6-inch square (0.003 87 m<sup>2</sup>) for use as a washer.
- 2-inch X 4-inch (50 mm by 101.6 mm) pine board cut to provide an overlap of 2 inches (50.8 mm) on both sides.<sup>b</sup>
- ½-inch (12.7 mm) carriage bolt and ½-inch (12.7 mm) lock nut.

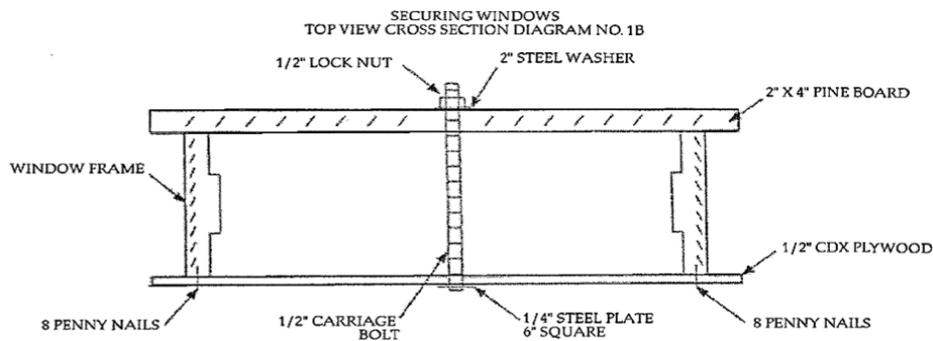
<sup>a</sup> If applicable, 1½-inch (38.1 mm) masonry nails or # 8 1¼-inch (31.8 mm) sheet metal screws shall be used. All nails and screws on all installations may not exceed a maximum spacing of 12 inches (304.8 mm).

<sup>b</sup> 2-inch X 4-inch (50.8 mm by 101.6 mm) pine board assembly should be centered if possible. Window shall have to be raised if not broken.

Casement, other window types which open outward, and picture windows with glass intact are exempt from the 2-inch X 4-inch (50 mm by 101.6 mm) pine board assembly requirement. However, they shall still be boarded from the exterior. Nails or screws may not exceed a maximum spacing of 6 inches (152.4 mm)



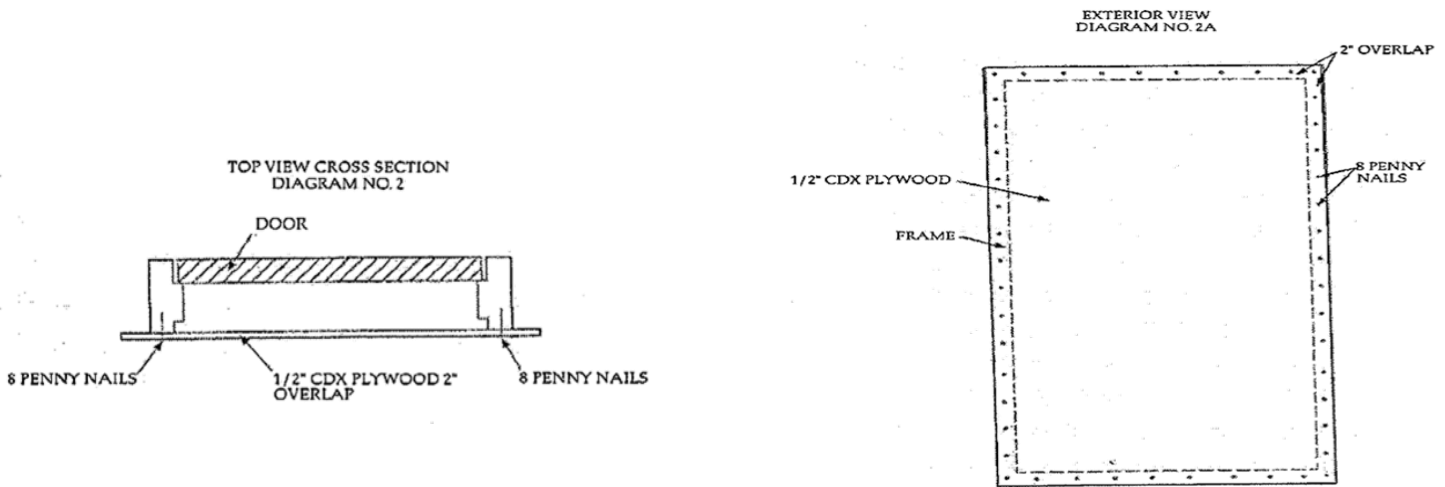
THE ABOVE REFERENCED DFC CITATIONS ARE IN RELATION TO THE ADOPTED AMENDMENTS TO THE 2015 IFC UNLESS OTHERWISE SPECIFIED.



**SPECIFICATIONS FOR SECURING DOORS (DFC N102.4.2)**

- 1/2-inch (12.7-mm) CDX plywood cut to provide an overlap of 2 inches (50.8 mm) on all sides secured on exterior side.
- 8 penny cement coated, hot dipped zinc or galvanized nails.<sup>a</sup>
- All doors are to be secured on the exterior side.

<sup>a</sup> If applicable, 1 1/2-inch (38.1 mm) masonry nails or # 8 1 1/4-inch (31.8 mm) sheet metal screws shall be used. All nails and screws on all installations may not exceed a maximum spacing of 12 inches (304.8 mm).

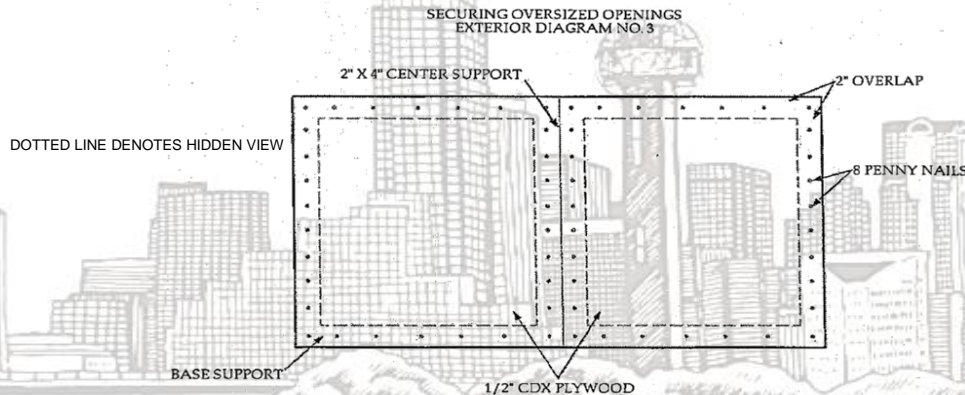


**SPECIFICATIONS FOR SECURING OVERSIZED OPENINGS (DFC N102.4.3)**

- 1/2-inch (12.7-mm) CDX plywood cut to provide an overlap of 2 inches (50.8 mm) on all sides secured on exterior side.
- 2-inch X 4-inch (50 mm by 101.6 mm) pine board cut to provide an overlap of 2 inches (50.8 mm) on both sides.<sup>a</sup>
- 8 penny cement coated, hot dipped zinc or galvanized nails.<sup>b</sup>
- 1/2-inch (12.7 mm) carriage bolt and 1/2-inch (12.7 mm) lock nut.

<sup>a</sup> 2-inch X 4-inch (50.8 mm by 101.6 mm) center support shall be substantially anchored to prevent the separation of the adjoining sections of plywood [plywood clip couplers may not be used in lieu of 2-inch X 4-inch (50.8 mm by 101.6 mm) pine board].

<sup>b</sup> If applicable, 1 1/2-inch (38.1 mm) masonry nails or #8 1 1/4-inch (31.75 mm) sheet metal screws shall be used. All nails and screws on all installations may not exceed a maximum spacing of 6 inches (152.4 mm).



**REVISED – FEBRUARY 25, 2020**

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