



**North Collier Fire Control and Rescue District
Authority Having Jurisdiction (AHJ) Guidelines for Successful Review or Inspection**

Article Number	FAL 22-011
Effective Date	August 8, 2022
Subject	Existing Building Fire Alarm System – Elevator Upgrade
Objective	Clarify the Minimum Standard an Existing Building’s Fire Alarm System is expected to Meet When a Panel Needs Replacement Due to a Building Elevator Upgrade

BACKGROUND

There is a great deal of confusion regarding the requirements for fire alarm systems in existing buildings when a panel needs replacement due to the addition of State required elevator equipment upgrades. As the State of Florida has not provided clarification as to what extent a fire alarms system has to be upgraded when replacement equipment is installed, the local AHJ is providing direction in order to comply with code standards. In accordance with Florida State Statute 633.202(13), the installation of a manual fire alarm system is not required as specified in the Florida Fire Prevention Code (FFPC) if a building complies with the specific requirements noted in current Statute. Per the FFPC requirements, the AHJ’s direction is to comply with a reasonable degree of safety and permit an approved system that is no less conforming than when the building was constructed.

PROCEDURE/GUIDELINE

In order to provide consistency and a reasonable approach to enforcing the adopted code, it has been determined that the following be required to meet minimum standards below:

- The new fire alarm panel (different make, model, etc.) shall be permitted to be a newer (conventional to conventional or addressable to addressable) model capable of supporting the fire alarm system and new elevator control functions related to fire alarm activation and supervision.
- The new fire alarm panel shall be cross compatible with all devices proposed for the system. The addition of newly installed and dedicated devices shall only be permitted for required elevator control functions.
- The elevator control functions related to fire alarm activation and supervision shall be connected directly into the fire alarm control unit per NFPA standards and manufacturers specifications.
- Existing fire alarm conductor type previously approved for the building will be permitted to remain if in good condition and capable of supporting system design calculations.
- The new fire alarm panel shall be installed in an enclosed room if available and climate control area per manufacturer’s specifications.

- Exterior horns if provided shall be updated with horn/strobe devices complying with visual and audible notification.
- Exterior devices (horn/strobe, pull station, heat detector) shall be updated with exterior weatherproof devices of such kind.
- In accordance with the FFPC, NFPA 101: Chapter 31 Existing Apartment Buildings, 31.3.4.5 Smoke Alarms, all buildings will need installed or *Verified* prior installation of unit smoke alarms in the immediate area outside each sleeping room and inside each sleeping room (smoke alarms by code are permitted to be battery powered for existing buildings). NCFD recommends the interconnection of smoke alarms.
- Emergency Forces Notification shall be in compliance with FFPC, NFPA 101: 31.3.4.3.5. IF required by code, monitoring for the fire alarm system shall be upgraded to an approved method in accordance with NFAP 72: 26.6.4.1.4 (cellular or radio dialer).
- A Knox box shall be installed at each building that contains a fire alarm system. An existing NCFD lock box in good and operable condition may remain in place.

Applicability: This policy shall be applicable to all circumstances when a fire alarm panel needs replacement due to a building elevator upgrade. A fire alarm permit is required pursuant to the FFPC, NFPA 1: 1.12.8.

Code References: Florida State Statute 633.202(13); FFPC (NFPA 1 & 101); NFPA 72
