



Miami Beach Fire Department
FIRE PREVENTION DIVISION
STANDARDS



TOPIC: **Fire Alarm Systems Central Station**
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STANDARD NO: **NEWC-S13**
Revision 0

The purpose of this FPS is to simply the requirements outlined in the Fire Alarm Ordinance adopted by Miami-Dade County.

Miami Dade Ordinance (08-27) amending Article III, Chapter 14 Code of Miami Dade County, Florida, related to maintenance requirements for Fire Alarm, and Sprinklers Systems was adopted on March 4th, 2008. This FPS provides Notice of Fire Alarm Policy Change for City of Miami Beach Fire Prevention Division effective January 1, 2009 to implement the abovementioned ordinance.

The purpose of the ordinance is to enhance the reliability of critical life safety systems primarily fire alarm and sprinkler systems, by increasing maintenance, and providing a runner service to reset, and repair non-functional systems. The building owner should note that improving reliability of life safety systems will significantly reduce the number, and length of required fire watch patrols, and reduce the number of nuisance alarms.

New Fire Alarm Systems:

- All new fire alarm systems must be certificated or placarded systems installed by a Listed company. A listing is obtained from a nationally recognized organization such as Underwriter's Laboratory (UL), Factory Mutual (FM), etc.
 - The supervision of all new fire alarm systems, and new sprinkler systems installed in the jurisdiction of Miami Beach shall be by a listed Central Station or a listed Proprietary Supervision Station in compliance with the adopted edition of NFPA 72 that are in effect at the time of permit application.
 - Service contract must be in place to provide all maintenance, service, and testing in accordance with the Listing and with NFPA 72. A service contract shall be in effect for the duration of the certification or placard providing all of the six elements of Central Station Service described in NFPA 72.
 - Runner Service Agreement must be in place as part of the service contract above.
 - Post a certificate or a placard within 36 inches of the main control panel.
 - Exception for Existing Apartment occupancies installing a new fire alarm system: Central Station Monitoring is not required for buildings four (4) stories or less in height (FFPC-2007, NFPA 101, Section 31.3.4.3.5). However, system must be installed by a Listed contractor to ensure reliability of the system. The exception requires: a sign must be installed at each pull station reading "Local Alarm Only – In Case of Fire Call 911"; lettering 2 inches in height and 3/8 inch stroke width; red lettering on white background; sign located no higher than 4 inches above pull station; and one visual/audible appliance must be provided at approved location on outside wall.
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Plan Review (Permitting):

- A permit will be issued to a contractor licensed in the State of Florida to install Fire Alarm system and listed by an approved third party verification agency (FM approval or UL.) to install Central Station Service Alarm System (submit copy of Listing), or
- A permit will be issued to a contractor licensed in the State of Florida to install Fire Alarm System, who may not be a Listed contractor, but shows on the plans that the installation will be performed by a Listed contractor. There must be a note on the plans documenting this process.
- Note on the plans indicating that the system is UL listed or FM approved and monitored by a listed central station or listed proprietary supervising station; or note must list signage requirements for exception granted under Section 31.3.4.3.5.

Inspection

- For all Central Station Service Fire Alarm System, a posted certification or placard must be provided at the time of Final Fire Inspection. No Final Fire Inspection shall be approved without proper proof and documentation. A posted U.L. fax-back acknowledgement will be accepted pending receipt of an original U.L. certification. The certification of placard shall be required to remain continuously in effect for the life of the system or until replaced by a new system.
- Runner Service information by the main panel or main entrance. (see details below)
- Service contract showing service for same time period as the time of certification.
- Documentation of UL/FM monitored central or proprietary supervising station.

Existing Fire Alarm Systems:

- Existing fire alarm systems and sprinkler systems not required to be monitored at the time of installation would not be required to be monitored by the Miami-Dade Ordinance 08-27.
 - All existing systems monitored by a Central or Remote supervising station need not change to a Listed Central Station unless upgrades as required.
 - All existing fire alarm systems and sprinkler systems must have a runner service agreement by 9/15/2009 (extended to 12/31/2009).
 - All existing fire alarm systems must be tested and maintained by a licensed contractor in accordance with NFPA 72.
 - Modification to an existing system does not constitute compliance with the Central Station requirements of this FPS. Replacement of existing system with a new fire alarm system would require compliance with this FPS. (See FPS NEWC-S14 for guidance on upgrade requirements)
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Runner Service Agreement:

A Fire Alarm Runner Service agreement must be executed between owner and fire alarm company for all protected premises to include repair and restoring of the fire alarm system, including resetting, and silencing of all equipment transmitting fire alarm or supervisory signals to and off site premises location.

The Fire Alarm Runner is a technician who is qualified and licensed to inspect, test, and maintain fire alarm systems. The Fire Alarm runner service must be available to respond to the protected premises at any and all times within two (2) hours of notification of the runner service of any alarm or supervisory signal, and within four (4) hours of notification of any trouble signal.


The Fire Alarm Runner shall restore the fire alarm system to complete working order. In the event the runner cannot restore the fire alarm system to complete working order, the building, structure or occupancy may be subject to certain limitations, conditions, and restrictions including fire watch requirement, as determined by the authority having jurisdiction.

The owner shall conspicuously post at the main entrance to the alarm user's premises, a notice stating: (1) The name of an individual or alarm company able, and authorized to enter the premises, and deactivate the alarm; (2) Emergency telephone numbers by which those individuals can be reached at all times; (3) The names and address of the alarm user. The information must be kept current, and failure to update this information within forty eight (48) hours of any change constitutes a violation of this section.

Miami Dade Fire Department conducted a survey of approximately 100 alarm contractors to identify contracting options that will meet the requirements of the ordinance. Some contractors offer a Basic Cost Plan, which lists various services on a set fee schedule and payment is due only when service is provided. Other contractors offer a Full Service Plan, which provides for scheduled maintenance and testing, repairs, and runner service with labor included. It is believed that costs for contractual pre-negotiated services will be lower than services outside of a contract. Building owners are encouraged to shop for quotes from several licensed contractors to obtain competitive pricing.

References:

Florida Fire Prevention Code 2007 Edition
NFPA 72, The Fire Alarm Code, 2002 Edition
Miami-Dade County Code, Chapter 14


Sonia Flores Machen, P.E.
Fire Marshal

1/1/09
Date Issued