SECTION 28 31 00

FIRE DETECTION AND ALARM

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Fire alarm system design and installation, including all components, wiring, and conduit.

B. Transmitters for communication with supervising station.

C. Circuits from protected premises to supervising station, including conduit.

D. Replacement and removal of existing fire alarm system components, wiring, and conduit indicated.

E. Maintenance of fire alarm system under contract for specified warranty period.

1.02 RELATED REQUIREMENTS

A. Section 07 84 00 - Firestopping: Materials and methods for work to be performed by this installer.

B. Section 08 71 00 - Door Hardware: Electrically operated locks and door holder devices to be monitored and released by fire alarm system.

C. Section 21 30 00 - Fire Pumps: Supervisory devices.

D. Section 21 13 00 - Fire-Suppression Sprinkler Systems: Supervisory, alarm, and actuating devices installed in sprinkler system.

E. Section 14 20 10 - Passenger Elevators: Elevator systems monitored and controlled by fire alarm system.

F. Section 23 33 00 - Air Duct Accessories: Smoke dampers monitored and controlled by fire alarm system.

1.03 REFERENCE STANDARDS

A. 36 CFR 1191 - Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities; Final Rule; (ADA Standards for Accessible Design).

B. IEEE C62.41.2 - Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and Less) AC Power Circuits.

C. NFPA 70 - National Electrical Code.

D. NFPA 72 - National Fire Alarm Code and Signaling Code.

1.04 SUBMITTALS

A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.

B. Drawings must be prepared using AutoCAD Release 11_.
   1. Red Clay Consolidated School District will provide floor plan drawings for Contractor's use; verify all dimensions on Red Clay Consolidated School District-provided drawings.

C. Evidence of designer qualifications.

D. Design Documents: Submit all information required for plan review and permitting by authorities having jurisdiction, including but not limited to floor plans, riser diagrams, and description of operation:
   1. Copy (if any) of list of data required by authority having jurisdiction.
   2. NFPA 72 "Record of Completion", filled out to the extent known at the time.
   3. Clear and concise description of operation, with input/output matrix similar to that shown in NFPA 72 Appendix A-7-5-2.2(9), and complete listing of software required.
   4. System zone boundaries and interfaces to fire safety systems.
   5. Location of all components, circuits, and raceways; mark components with identifiers used in control unit programming.
   6. Circuit layouts; number, size, and type of raceways and conductors; conduit fill calculations; spare capacity calculations; notification appliance circuit voltage drop calculations.
   7. List of all devices on each signaling line circuit, with spare capacity indicated.
   8. Manufacturer's detailed data sheet for each component, including wiring diagrams, installation instructions, and circuit length limitations.
   9. Description of power supplies; if secondary power is by battery include calculations demonstrating adequate battery power.
   10. Certification by either the manufacturer of the control unit or by the manufacturer of each other component that the components are compatible with the control unit.
   11. Certification by the manufacturer of the control unit that the system design complies with the contract documents.
   12. Certification by Contractor that the system design complies with the contract documents.
   13. Do not show existing components to be removed.

E. Evidence of installer qualifications.

F. Evidence of instructor qualifications; training lesson plan outline.

G. Evidence of maintenance contractor qualifications, if different from installer.

H. Inspection and Test Reports:
   1. Submit inspection and test plan prior to closeout demonstration.
   2. Submit documentation of satisfactory inspections and tests.
   3. Submit NFPA 72 "Inspection and Test Form," filled out.

I. Operating and Maintenance Data: See Section 01 78 00 for additional requirements; revise and resubmit until acceptable; have one set available during closeout demonstration:
   1. Complete set of specified design documents, as approved by authority having jurisdiction.
   2. Additional printed set of project record documents and closeout documents, bound or filed in same manuals.
   3. Contact information for firm that will be providing contract maintenance and trouble call-back service.
   4. List of recommended spare parts, tools, and instruments for testing.
   5. Replacement parts list with current prices, and source of supply.
   6. Detailed troubleshooting guide and large scale input/output matrix.
   7. Preventive maintenance, inspection, and testing schedule complying with NFPA 72; provide printed copy and computer format acceptable to Red Clay Consolidated School District.
   8. Detailed but easy to read explanation of procedures to be taken by non-technical administrative personnel in the event of system trouble, when routine testing is being conducted, for fire drills, and when entering into contracts for remodeling.

J. Project Record Documents: See Section 01 78 00 for additional requirements; have one set available during closeout demonstration:
   1. Complete set of floor plans showing actual installed locations of components, conduit, and zones.
   2. "As installed" wiring and schematic diagrams, with final terminal identifications.
   3. "As programmed" operating sequences, including control events by device, updated input/output chart, and voice messages by event.

K. Closeout Documents:
   1. Certification by manufacturer that the system has been installed in compliance with his installation requirements, is complete, and is in satisfactory operating condition.
   2. NFPA 72 "Record of Completion", filled out completely and signed by installer and authorized representative of authority having jurisdiction.
   3. Certificate of Occupancy.
   4. Maintenance contract.

L. Maintenance Materials, Tools, and Software: Furnish the following for Red Clay Consolidated School District's use in maintenance of project.
   1. Furnish spare parts of same manufacturer and model as those installed; deliver in original packaging, labeled in same manner as in operating and maintenance data and place in spare parts cabinet.
   2. In addition to the items in quantities indicated in PART 2, furnish the following:
      a. All tools, software, and documentation necessary to modify the fire alarm system using Red Clay Consolidated School District's personnel; minimum modification capability to include addition and deletion of devices, circuits, and zones, and changes to system description, operation, and evacuation and instructional messages.
      b. One copy, on CD-ROM, of all software not resident in read-only-memory.

1.05 QUALITY ASSURANCE

A. Designer Qualifications: NICET Level III or IV (3 or 4) certified fire alarm technician or registered fire protection engineer, employed by fire alarm control panel manufacturer, Contractor, or installer, with experience designing fire alarm systems in the jurisdictional area of the authorities having jurisdiction.

B. Installer Qualifications: Firm with minimum 3 years documented experience installing fire alarm systems of the specified type and providing contract maintenance service as a regular part of their business.
   1. Authorized representative of control unit manufacturer; submit manufacturer's certification that installer is authorized; include name and title of manufacturer's representative making certification.
   2. Installer Personnel: At least 2 years of experience installing fire alarm systems.
   3. Supervisor: NICET level III or IV (3 or 4) certified fire alarm technician; furnish name and address.

C. Maintenance Contractor Qualifications: Same entity as installer or different entity with specified qualifications.

D. Instructor Qualifications: Experienced in technical instruction, understanding fire alarm theory, and able to provide the required training; trained by fire alarm control unit manufacturer.

1.06 WARRANTY

A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.

B. Provide control panel manufacturer's warranty that system components other than wire and conduit are free from defects and will remain so for 1 year after date of Substantial Completion.

C. Provide installer's warranty that the installation is free from defects and will remain so for 1 year after date of Substantial Completion.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Fire Alarm Control Units - Basis of Design: _GE EST 3 fire alarm systems - Tie into existing system.

B. Fire Alarm Control Units - Other Acceptable Manufacturers: Provided their products meet or exceed the performance of the basis of design product, products of the following are acceptable:
   1. Provide all control units made by the same manufacturer.

C. Initiating Devices, and Notification Appliances:
   1. Same manufacturer as control units.
   2. Provide all initiating devices and notification appliances made by the same manufacturer.

D. Substitutions: See Section 01 60 00 - Product Requirements.
   1. For other acceptable manufacturers of control units specified, submit product data showing equivalent features and compliance with contract documents.
   2. For substitution of products by manufacturers not listed, submit product data showing features and certification by Contractor that the design will comply with contract documents.

2.02 FIRE ALARM SYSTEM

A. Fire Alarm System: Provide modifications and extensions to the existing GE EST- 3 automatic fire detection and alarm system:
   1. Provide all components necessary, regardless of whether shown in the contract documents or not.
   2. Protected Premises: Entire building shown on drawings.
   3. Comply with the following; where requirements conflict, order of precedence of requirements is as listed:
      a. ADA Standards for Accessible Design.
      b. The requirements of the State Fire Marshal.
      c. The requirements of the local authority having jurisdiction, which is Delaware state Fire Marshall's office..
      d. Applicable local codes.
      e. The contract documents (drawings and specifications).
      f. NFPA 72; where the word "should" is used consider that provision mandatory; where conflicts between requirements require deviation from NFPA 72, identify deviations clearly on design documents.
   4. Evacuation Alarm: Multiple smoke zones; allow for evacuation notification of any individual zone or combination of zones, in addition to general evacuation of entire premises.
   5. Voice Notification: Provide emergency voice/alarm communications with multichannel capability; digital.

6. General Evacuation Zones: Each smoke zone is considered a general evacuation zone unless otherwise indicated, with alarm notification in all zones on the same floor, on the floor above, and the floor below.
7. Program notification zones and voice messages as directed by Red Clay Consolidated School District.
8. Hearing Impaired Occupants: Provide visible notification devices in all public areas and in dwelling units.
9. Fire Command Center: Location indicated on drawings.
10. Master Control Unit (Panel): New, located at fire command center.

B. Supervising Stations and Fire Department Connections:
1. Public Fire Department Notification: By on-premises supervising station.
2. On-Premises Supervising Station: Existing proprietary station operated by Red Clay Consolidated School District, located at _____.
3. Means of Transmission to On-Premises Supervising Station: Directly connected noncoded system.

C. Circuits:
1. Initiating Device Circuits (IDC): Class A, Style D.
2. Signaling Line Circuits (SLC) Within Single Building: Class A, Style 7.
3. Notification Appliance Circuits (NAC): Class A, Style Z.

D. Spare Capacity:
1. Initiating Device Circuits: Minimum 25 percent spare capacity.
2. Notification Appliance Circuits: Minimum 25 percent spare capacity.
3. Speaker Amplifiers: Minimum 25 percent spare capacity.
4. Master Control Unit: Capable of handling all circuits utilized to capacity without requiring additional components other than plug-in control modules.

E. Power Sources:
1. Primary: Dedicated branch circuits of the facility power distribution system.
2. Secondary: Storage batteries.
3. Capacity: Sufficient to operate entire system for period specified by NFPA 72.
4. Each Computer System: Provide uninterruptible power supply (UPS).

2.03 EXISTING COMPONENTS

A. On-Premises Supervising Station: Include as part of this work all modifications necessary to existing supervising station to accommodate new fire alarm work.

B. Clearly label components that are "Not In Service."

C. Remove unused existing components and materials from site and dispose of properly.

2.04 FIRE SAFETY SYSTEMS INTERFACES

A. Supervision: Provide supervisory signals in accordance with NFPA 72 for the following:
1. Sprinkler water control valves.
2. Dry-pipe sprinkler system pressure.
3. Dry-pipe sprinkler valve room low temperature.
4. Fire pump(s).
5. Elevator shut-down control circuits.

B. Alarm: Provide alarm initiation in accordance with NFPA 72 for the following:
1. Sprinkler water flow.
2. Kitchen hood suppression activation; also disconnect fuel source from cooking

equipment.
3. Elevator lobby, elevator hoistway, and elevator machine room smoke detectors.
4. Duct smoke detectors.

C. Elevators:
1. Elevator lobby, hoistway, and machine room smoke detectors: Elevator recall for fire fighters' service.
2. Elevator Machine Room Heat Detector: Shut down elevator power prior to hoistway sprinkler activation.
3. Sprinkler pressure or waterflow: Shut down elevator power prior to hoistway sprinkler activation.

D. HVAC:
1. Duct Smoke Detectors: Close dampers indicated; shut down air handlers indicated.

2.05 COMPONENTS

A. General:
1. Provide flush mounted units where installed in finish areas; in unfinished areas, surface mounted unit are acceptable.
2. Provide legible, permanent labels for each control device, using identification used in operation and maintenance data.

B. Fire Alarm Control Units, Initiating Devices, and Notification Appliances: Analog, addressable type; listed by Underwriters Laboratories as suitable for the purpose intended.

C. Master Control Unit: As specified for Basis of Design above, or equivalent.

D. Remote Annunciators: _____.

E. Initiating Devices:
1. Manual Pull Stations: _____.
2. Key Operated Pull Stations: _____.
3. Smoke Detectors: _____.
4. Duct Smoke Detectors: _____.
5. Heat Detectors: _____.
6. Addressable Interface Devices: _____.

F. Notification Appliances:
1. Bells: _____.
2. Speakers: _____.
3. Strobes: _____.

G. Circuit Conductors: Copper or optical fiber; provide 200 feet extra; color code and label.

H. Surge Protection: In accordance with IEEE C62.41.2 category B combination waveform and NFPA 70; except for optical fiber conductors.

I. Locks and Keys: Deliver keys to Red Clay Consolidated School District.

J. Instruction Charts: Printed instruction chart for operators, showing steps to be taken when a signal is received (normal, alarm, supervisory, and trouble); easily readable from normal operator's station.
1. Frame: Stainless steel or aluminum with polycarbonate or glass cover.
2. Provide one for each control unit where operations are to be performed.
3. Obtain approval of Red Clay Consolidated School District prior to mounting; mount in location acceptable to Red Clay Consolidated School District.
4. Provide extra copy with operation and maintenance data submittal.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with applicable codes, NFPA 72, NFPA 70, and the contract documents.

B. Conceal all wiring, conduit, boxes, and supports where installed in finished areas.

C. Obtain Red Clay Consolidated School District's approval of locations of devices, before installation.

D. Install instruction cards and labels.

3.02 INSPECTION AND TESTING FOR COMPLETION

A. Notify Red Clay Consolidated School District 7 days prior to beginning completion inspections and tests.

B. Notify authorities having jurisdiction and comply with their requirements for scheduling inspections and tests and for observation by their personnel.

C. Provide the services of the installer's supervisor or person with equivalent qualifications to supervise inspection and testing, correction, and adjustments.

D. Prepare for testing by ensuring that all work is complete and correct; perform preliminary tests as required.

E. Provide all tools, software, and supplies required to accomplish inspection and testing.

F. Perform inspection and testing in accordance with NFPA 72 and requirements of local authorities; document each inspection and test.

G. Correct defective work, adjust for proper operation, and retest until entire system complies with contract documents.

3.03 Red Clay Consolidated School District PERSONNEL INSTRUCTION

A. Provide the following instruction to designated Red Clay Consolidated School District personnel:
   1. Hands-On Instruction: On-site, using operational system.
   2. Classroom Instruction: Red Clay Consolidated School District furnished classroom, on-site or at other local facility.

B. Administrative: One-hour session(s) covering issues necessary for non-technical administrative staff; classroom:
   1. Initial Training: 1 session pre-closeout.

C. Basic Operation: One-hour sessions for attendant personnel, security officers, and engineering staff; combination of classroom and hands-on:
   1. Initial Training: 1 session pre-closeout.

D. Furnish the services of instructors and teaching aids; have copies of operation and maintenance data available during instruction.

3.04 CLOSEOUT

A. Closeout Demonstration: Demonstrate proper operation of all functions to Red Clay Consolidated School District.
   1. Be prepared to conduct any of the required tests.

2. Have at least one copy of operation and maintenance data, preliminary copy of project record drawings, input/output matrix, and operator instruction chart(s) available during demonstration.
3. Have authorized technical representative of control unit manufacturer present during demonstration.
4. Demonstration may be combined with inspection and testing required by authority having jurisdiction; notify authority having jurisdiction in time to schedule demonstration.
5. Repeat demonstration until successful.

B. Occupancy of the project will not occur prior to Substantial Completion.

C. Substantial Completion of the project cannot be achieved until inspection and testing is successful and:
1. Approved operating and maintenance data has been delivered.
2. Spare parts, extra materials, and tools have been delivered.
3. All aspects of operation have been demonstrated to Red Clay Consolidated School District.
4. Final acceptance of the fire alarm system has been given by authorities having jurisdiction.
5. Occupancy permit has been granted.
6. Specified pre-closeout instruction is complete.

3.05 MAINTENANCE

A. See Section 01 70 00 - Execution Requirements, for additional requirements relating to maintenance service.

B. Provide to Red Clay Consolidated School District, at no extra cost, a written maintenance contract for entire manufacturer's warranty period, to include the work described below.

C. Perform routine inspection, testing, and preventive maintenance required by NFPA 72, including:
1. Maintenance of fire safety interface and supervisory devices connected to fire alarm system.
2. Repairs required, unless due to improper use, accidents, or negligence beyond the control of the maintenance contractor.
3. Record keeping required by NFPA 72 and authorities having jurisdiction.

D. Provide trouble call-back service upon notification by Red Clay Consolidated School District:
1. Provide on-site response within 2 hours of notification.
2. Include allowance for call-back service during normal working hours at no extra cost to Red Clay Consolidated School District.
3. Red Clay Consolidated School District will pay for call-back service outside of normal working hours on an hourly basis, based on actual time spent at site and not including travel time; include hourly rate and definition of normal working hours in maintenance contract.

E. Provide a complete description of preventive maintenance, systematic examination, adjustment, cleaning, inspection, and testing, with a detailed schedule.

F. Maintain a log at each fire alarm control unit, listing the date and time of each inspection and call-back visit, the condition of the system, nature of the trouble, correction performed, and parts replaced. Submit duplicate of each log entry to Red Clay Consolidated School District's representative upon completion of site visit.

G. Comply with Red Clay Consolidated School District's requirements for access to facility and

security.

END OF SECTION