

**SECTION 28 31 00**  
**FIRE DETECTION AND ALARM**

**PART 1 - GENERAL**

**1.1 DESCRIPTION**

- A. This section of the specifications includes the furnishing, installation, and connection of the fire alarm equipment to form a complete coordinated system ready for operation. It shall include, but not be limited to, alarm initiating devices, alarm notification appliances, control units, fire safety control devices, annunciators, power supplies, and wiring as shown on the drawings and specified.
- B. Fire alarm systems shall comply with requirements of NFPA 72-2010 unless variations to NFPA 72 are specifically identified within these contract documents by the following notation: "variation". The design, system layout, document submittal preparation, and supervision of installation and testing shall be provided by a technician that is certified NICET level III or a registered fire protection engineer. The NICET certified technician shall be on site for the supervision and testing of the system. Factory engineers from the equipment manufacturer, thoroughly familiar and knowledgeable with all equipment utilized, shall provide additional technical support at the site as required by the Contracting Officer or his authorized representative. Installers shall have a minimum of two years experience installing fire alarm systems.
- C. Fire alarm signals:
  - 2. Building shall have a general evacuation fire alarm signal in accordance with ASA S3.41 to notify all occupants in the respective building to evacuate.
- D. Alarm signals (by device), supervisory signals (by device) and system trouble signals (by device not reporting) shall be distinctly transmitted to the main fire alarm system control unit located in the security office.
- E. The main fire alarm control unit shall automatically transmit alarm signals to a listed central station using a digital alarm communicator transmitter in accordance with NFPA 72.

**1.2 SCOPE**

- A. All existing fire alarm equipment, wiring, devices and sub-systems that are not shown to be reused shall be removed. All existing fire alarm conduit shall be removed.
- B. A new fire alarm system shall be designed and installed in accordance with the specifications and drawings. Device location and wiring runs

shown on the drawings are for reference only unless specifically dimensioned. Actual locations shall be in accordance with NFPA 72 and this specification.

- C. Existing fire alarm panels may be reused only as specifically indicated on the drawings.
- E. Existing reused equipment shall be covered as new equipment under the Warranty specified herein.
- F. Basic Performance:
  - 1. Alarm and trouble signals from building fire alarm control panel shall be digitally encoded by UL listed electronic devices onto a multiplexed communication system.
  - 2. Response time between alarm initiation (contact closure) and recording at the main fire alarm control unit (appearance on alphanumeric read out) shall not exceed five (5) seconds.
  - 3. The signaling line circuits (SLC) between building fire alarm control units shall be wired in accordance with NFPA 72. Isolation shall be provided so that no more than one building can be lost due to a short circuit fault.
  - 4. Initiating device circuits (IDC) shall be wired in accordance with NFPA 72.
  - 5. Signaling line circuits (SLC) within buildings shall be wired in accordance with NFPA 72. Individual signaling line circuits shall be limited to covering 22,500 square feet of floor space or 3 floors whichever is less.
  - 6. Notification appliance circuits (NAC) shall be wired in accordance with NFPA 72.

### **1.3 RELATED WORK**

- A. Section 01 00 00, GENERAL REQUIREMENTS: Restoration of existing surfaces.
- B. Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES: Procedures for submittals.
- C. Section 07 84 00, FIRESTOPPING: Fire proofing wall penetrations.
- D. Section 08 71 00, DOOR HARDWARE: Combination Closer-Holder.
- E. Section 09 91 00, PAINTING: Painting for equipment and existing surfaces.
- F. Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS: General electrical requirements for items which are common to other Division 26 sections.
- G. Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS: Conduits and boxes for cables/wiring.

H. Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES  
(600 VOLTS AND BELOW: Cables/wiring.

**1.4 SUBMITTALS**

A. General: Submit 4 copies and 1 reproducible in accordance with Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES, and Section 26 05 11, REQUIREMENTS FOR ELECTRICAL INSTALLATIONS.

B. Drawings:

1. Prepare drawings using AutoCAD 2011 software and include all contractors information. Layering shall be by VA criteria as provided by the RESIDENT ENGINEER. Bid drawing files on AutoCAD will be provided to the Contractor at the pre-construction meeting. The contractor shall be responsible for verifying all critical dimensions shown on the drawings provided by VA.
2. Floor plans: Provide locations of all devices (with device number at each addressable device corresponding to control unit programming), appliances, panels, equipment, junction/terminal cabinets/boxes, risers, electrical power connections, individual circuits and raceway routing, system zoning; number, size, and type of raceways and conductors in each raceway; conduit fill calculations with cross section area percent fill for each type and size of conductor and raceway. Only those devices connected and incorporated into the final system shall be on these floor plans. Do not show any removed devices on the floor plans. Show all interfaces for all fire safety functions.
3. Riser diagrams: Provide, for the entire system, the number, size and type of riser raceways and conductors in each riser raceway and number of each type device per floor and zone. Show door holder interface, HVAC shutdown interface, and all other fire safety interfaces. Show wiring Styles on the riser diagram for all circuits. Provide diagrams both on a per building and campus wide basis.
4. Detailed wiring diagrams: Provide for control panels, modules, power supplies, electrical power connections, auxiliary relays and annunciators showing termination identifications, size and type conductors, circuit boards, LED lamps, indicators, adjustable controls, switches, ribbon connectors, wiring harnesses, terminal strips and connectors, spare zones/circuits. Diagrams shall be drawn to a scale sufficient to show spatial relationships between components, enclosures and equipment configuration.
5. Two weeks prior to final inspection, the Contractor shall deliver to the RESIDENT ENGINEER one (1) set of reproducible, as-built drawings,

two blue-line copies and one (1) set of the as-built drawing computer files using AutoCAD Release 14 or later. As-built drawings (floor plans) shall show all conduit used for the fire alarm system.

C. Manuals:

1. Submit simultaneously with the shop drawings, companion copies of complete maintenance and operating manuals including technical data sheets for all items used in the system, power requirements, device wiring diagrams, dimensions, and information for ordering replacement parts.
  - a. Wiring diagrams shall have their terminals identified to facilitate installation, operation, expansion and maintenance.
  - b. Wiring diagrams shall indicate internal wiring for each item of equipment and the interconnections between the items of equipment.
  - c. Include complete listing of all software used and installation and operation instructions including the input/output matrix chart.
  - d. Provide a clear and concise description of operation that gives, in detail, the information required to properly operate, inspect, test and maintain the equipment and system. Provide all manufacturers' installation limitations including but not limited to circuit length limitations.
  - e. Complete listing of all digitized voice messages.
  - f. Provide standby battery calculations under normal operating and alarm modes. Battery calculations shall include the magnets for holding the doors open for one minute.
  - g. Include information indicating who will provide emergency service and perform post contract maintenance.
  - h. Provide a replacement parts list with current prices. Include a list of recommended spare parts, tools, and instruments for testing and maintenance purposes.
  - i. A computerized preventive maintenance schedule for all equipment. The schedule shall be provided on disk in a computer format acceptable to the VA facility and shall describe the protocol for preventive maintenance of all equipment. The schedule shall include the required times for systematic examination, adjustment and cleaning of all equipment. A print out of the schedule shall also be provided in the manual. Provide the disk in a pocket within the manual.
  - j. Furnish manuals in 3 ring loose-leaf binder or manufacturer's standard binder.

- k. A print out for all devices proposed on each signaling line circuit with spare capacity indicated.
2. Two weeks prior to final inspection, deliver four copies of the final updated maintenance and operating manual to the RESIDENT ENGINEER.
  - a. The manual shall be updated to include any information necessitated by the maintenance and operating manual approval.
  - b. Complete "As installed" wiring and schematic diagrams shall be included that shows all items of equipment and their interconnecting wiring. Show all final terminal identifications.
  - c. Complete listing of all programming information, including all control events per device including an updated input/output matrix.
  - d. Certificate of Installation as required by NFPA 72. The certificate shall identify any variations from the National Fire Alarm Code.
  - e. Certificate from equipment manufacturer assuring compliance with all manufacturers installation requirements and satisfactory system operation.
- D. Certifications:
  1. Together with the shop drawing submittal, submit the technician's NICET level III fire alarm certification as well as certification from the control unit manufacturer that the proposed performer of contract maintenance is an authorized representative of the major equipment manufacturer. Include in the certification the names and addresses of the proposed supervisor of installation and the proposed performer of contract maintenance. Also include the name and title of the manufacturer's representative who makes the certification.
  2. Together with the shop drawing submittal, submit a certification from either the control unit manufacturer or the manufacturer of each component (e.g., smoke detector) that the components being furnished are compatible with the control unit.
  3. Together with the shop drawing submittal, submit a certification from the major equipment manufacturer that the wiring and connection diagrams meet this specification, UL and NFPA 72 requirements.

#### **1.5 WARRANTY**

- A. All work performed and all material and equipment furnished under this contract shall be free from defects and shall remain so for a period of five (5) years from the date of acceptance of the entire installation by the Contracting Officer.

**1.7 APPLICABLE PUBLICATIONS**

- A. The publications listed below (including amendments, addenda, revisions, supplements and errata) form a part of this specification to the extent referenced. The publications are referenced in text by the basic designation only.
- B. National Fire Protection Association (NFPA):
  - 70-2008.....National Electrical Code (NEC).
  - 72-2007.....National Fire Alarm Code.
  - 90A-2009.....Installation of Air Conditioning and Ventilating Systems.
  - 101-2009.....Life Safety Code
- C. Underwriters Laboratories, Inc. (UL):
  - 2000-2009.....Fire Protection Equipment Directory
- D. Factory Mutual Research Corp (FM): Approval Guide, 2005 Edition
- E. American National Standards Institute (ANSI):
  - S3.41-2008.....Audible Emergency Evacuation Signal
- F. International Code Council, International Building Code (IBC) 2006 Edition

**PART 2 - PRODUCTS**

**2.1 EQUIPMENT AND MATERIALS, GENERAL**

- A. Existing equipment may be reused only where indicated on the drawings.
- B. Except as indicated in paragraph A above, all equipment and components shall be new and the manufacturer's current model. All equipment shall be tested and listed by Underwriters Laboratories, Inc. or Factory Mutual Research Corporation for use as part of a fire alarm system. The authorized representative of the manufacturer of the major equipment shall certify that the installation complies with all manufacturers' requirements and that satisfactory total system operation has been achieved.

**2.2 CONDUIT, BOXES, AND WIRE**

- A. Conduit shall be in accordance with Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS and as follows:
  - 1. All conduit shall be installed in accordance with NFPA 70.
  - 2. Conduit fill shall not exceed 40 percent of interior cross sectional area.
  - 3. All conduit shall be 19 mm (3/4 inch) minimum.
- B. Wire:
  - 1. All existing wiring shall be removed and new wiring installed in new conduit or raceway.

2. Wiring shall be in accordance with NEC article 760, Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW), and as recommended by the manufacturer of the fire alarm system. All wires shall be color coded. Number and size of conductors shall be as recommended by the fire alarm system manufacturer, but not less than 18 AWG for initiating device circuits and 14 AWG for notification device circuits.
  3. Addressable circuits and wiring used for the multiplex communication loop shall be twisted and shielded unless specifically excepted by the fire alarm equipment manufacturer in writing.
  4. Any fire alarm system wiring that extends outside of a building shall have additional power surge protection to protect equipment from physical damage and false signals due to lightning, voltage and current induced transients. Protection devices shall be shown on the submittal drawings and shall be UL listed or in accordance with written manufacturer's requirements.
  5. All wire or cable used in underground conduits including those in concrete shall be listed for wet locations.
- C. Terminal Boxes, Junction Boxes, and Cabinets:
1. Shall be galvanized steel in accordance with UL requirements.
  2. All boxes shall be sized and installed in accordance with NFPA 70.
  3. New and existing covers shall be painted red in accordance with Section 09 91 00, PAINTING and shall be identified with white markings as "FA" for junction boxes and as "FIRE ALARM SYSTEM" for cabinets and terminal boxes. Lettering shall be a minimum of 19 mm (3/4 inch) high.
  4. Terminal boxes and cabinets shall have a volume 50 percent greater than required by the NFPA 70. Minimum sized wire shall be considered as 14 AWG for calculation purposes.
  5. Terminal boxes and cabinets shall have identified pressure type terminal strips and shall be located at the base of each riser. Terminal strips shall be labeled as specified or as approved by the RESIDENT ENGINEER.

### **2.3 FIRE ALARM CONTROL UNIT**

A. General:

1. The building shall be provided with a fire alarm control unit and shall operate as a supervised zoned fire alarm system.
2. Each power source shall be supervised from the other source for loss of power.
3. All circuits shall be monitored for integrity.

4. Visually and audibly annunciate any trouble condition including, but not limited to main power failure, grounds and system wiring derangement.
  5. Transmit digital alarm information to the main fire alarm control unit.
- B. Enclosure:
1. The control unit shall be housed in a cabinet suitable for both recessed and surface mounting. Cabinet and front shall be corrosion protected, given a rust-resistant prime coat, and manufacturer's standard finish.
  2. Cabinet shall contain all necessary relays, terminals, lamps, and legend plates to provide control for the system.
- C. Power Supply:
1. The control unit shall derive its normal power from a 120 volt, 60 Hz dedicated supply connected to the emergency power system. Standby power shall be provided by a 24 volt DC battery as hereinafter specified. The normal power shall be transformed, rectified, coordinated, and interfaced with the standby battery and charger.
  2. The door holder power shall be arranged so that momentary or sustained loss of main operating power shall not cause the release of any door.
  3. Power supply for smoke detectors shall be taken from the fire alarm control unit.
  4. Provide protectors to protect the fire alarm equipment from damage due to lightning or voltage and current transients.
  5. Provide new separate and direct ground lines to the outside to protect the equipment from unwanted grounds.
- D. Circuit Supervision: Each alarm initiating device circuit, signaling line circuit, and notification appliance circuit, shall be supervised against the occurrence of a break or ground fault condition in the field wiring. These conditions shall cause a trouble signal to sound in the control unit until manually silenced by an off switch.
- E. Trouble signals:
1. Arrange the trouble signals for automatic reset (non-latching).
  2. System trouble switch off and on lamps shall be visible through the control unit door.
- F. Function Switches: Provide the following switches in addition to any other switches required for the system:
1. Remote Alarm Transmission By-pass Switch: Shall prevent transmission of all signals to the main fire alarm control unit when in the "off"

- position. A system trouble signal shall be energized when switch is in the off position.
2. Alarm Off Switch: Shall disconnect power to alarm notification circuits on the local building alarm system. A system trouble signal shall be activated when switch is in the off position.
  3. Trouble Silence Switch: Shall silence the trouble signal whenever the trouble silence switch is operated. This switch shall not reset the trouble signal.
  4. Reset Switch: Shall reset the system after an alarm, provided the initiating device has been reset. The system shall lock in alarm until reset.
  5. Lamp Test Switch: A test switch or other approved convenient means shall be provided to test the indicator lamps.
  6. Drill Switch: Shall activate all notification devices without tripping the remote alarm transmitter. This switch is required only for general evacuation systems specified herein.
  7. Door Holder By-Pass Switch: Shall prevent doors from releasing during fire alarm tests. A system trouble alarm shall be energized when switch is in the abnormal position.
  8. HVAC/Smoke Damper By-Pass: Provide a means to disable HVAC fans from shutting down and/or smoke dampers from closing upon operation of an initiating device designed to interconnect with these devices.
- G. Remote Transmissions:
1. Provide capability and equipment for transmission of alarm, supervisory and trouble signals to the main fire alarm control unit.
  2. Transmitters shall be compatible with the systems and equipment they are connected to such as timing, operation and other required features.
- H. Remote Control Capability: The building fire alarm control unit shall be installed and programmed so that the unit must be reset locally after an alarm, before the main fire alarm control unit can be reset. After the local building fire alarm control unit has been reset, then the all system acknowledge, reset, silence or disabling functions can be operated by the main fire alarm control unit
- I. System Expansion: Design the control units and enclosures so that the system can be expanded in the future (to include the addition of twenty percent more alarm initiating, alarm notification and door holder circuits) without disruption or replacement of the existing control unit and secondary power supply.

## 2.4 ANNUNCIATION

### A. Annunciator, Alphanumeric Type (System):

1. Shall be a supervised, LCD display containing a minimum of two lines of 40 characters for alarm annunciation in clear English text.
2. Message shall identify building number, floor, zone, etc on the first line and device description and status (pull station, smoke detector, or trouble condition) on the second line.
3. The initial alarm received shall be indicated as such.
4. A selector switch shall be provided for viewing subsequent alarm messages.
5. The display shall be UL listed for fire alarm application.
6. Local building annunciator, for general evacuation system buildings, shall be permitted when shown on the drawings and approved by the RESIDENT ENGINEER.

### B. Printers:

1. System printers shall be high reliability digital input devices, UL approved, for fire alarm applications. The printers shall operate at a minimum speed of 30 characters per second. The printer shall be continually supervised.
2. Printers shall be programmable to either alarm only or event logging output.
  - a. Alarm printers shall provide a permanent (printed) record of all alarm information that occurs within the fire alarm system. Alarm information shall include the date, time, building number, floor, zone, device type, device address, and condition.
  - b. Event logging printers shall provide a permanent (printed) record of every change of status that occurs within the fire alarm system. Status information shall include date, time, building number, floor, zone, device type, device address and change of status (alarm, trouble, supervisory, reset/return to normal).
3. System printers shall provide tractor drive feed pins for conventional fan fold 213 mm x 275 mm (8-1/2" x 11") paper.
4. The printers shall provide a printing and non-printing self test feature.
5. Power supply for printers shall be taken from and coordinated with the building emergency service.
6. Each printer shall be provided with a stand for the printer and paper.

7. Spare paper and ribbons for printers shall be stocked and maintained as part of the five (5) year guarantee period services in addition to the one installed after the approval of the final acceptance test.

## **2.5 VOICE COMMUNICATION SYSTEM (VCS)**

### **A. General:**

1. An emergency voice communication system shall be installed throughout the Building.
3. The VCS shall be arranged as a single channel system to manually broadcast an emergency voice message.
4. The VCS shall supervise all speaker circuits, control equipment, remote audio control equipment, and amplifiers.

### **B. Speaker Circuit Control Unit:**

1. The speaker circuit control unit shall include switches to manually activate or deactivate speaker circuits grouped by floor in the system.
2. Speaker circuit control switches shall provide on, off, and automatic positions and indications.
3. The speaker circuit control unit shall include visual indication of active or trouble status for each group of speaker circuits in the system.
4. A trouble indication shall be provided if a speaker circuit group is disabled.
5. A lamp test switch shall be provided to test all indicator lamps.
6. A single "all call" switch shall be provided to activate all speaker circuit groups simultaneously.
7. A push-to-talk microphone shall be provided for manual voice messages.
8. Remote microphones shall be provided in the central alarm security room #133.
9. The system shall be arranged to allow manual voice messages and indicate a system trouble condition when activated.

### **C. Speaker Circuit Arrangement:**

1. Speaker circuits shall be arranged such that there is one speaker circuit per smoke zone.
2. Audio amplifiers and control equipment shall be electrically supervised for normal and abnormal conditions.
3. Speaker circuits shall be either 25 VRMS or 70.7 VRMS with a minimum of 50% spare power available.

4. Speaker circuits and control equipment shall be arranged such that loss of any one speaker circuit will not cause the loss of any other speaker circuit in the system.

D. Audio Amplifiers:

1. Audio Amplifiers shall provide a minimum of 50 Watts at either 25 or 70.7 VRMS output voltage levels.
2. Amplifiers shall be continuously supervised for operational status.
3. Amplifiers shall be configured for either single or dual channel application.
4. Each audio output circuit connection shall be configurable for Style X.
5. A minimum of 50% spare output capacity shall be available for each amplifier.

E. Tone Generator(s):

1. Tone Generator(s) shall be capable of providing a distinctive three-pulse temporal pattern fire alarm signal as well as a slow whoop.
2. Tone Generator(s) shall be continuously supervised for operational status.

**2.6 ALARM NOTIFICATION APPLIANCES**

A. Bells:

1. Shall be electric, single-stroke or vibrating, heavy-duty, under-dome, solenoid type.
2. Unless otherwise shown on the drawings, shall be 150 mm (6 inches) diameter and have a minimum nominal rating of 80 dBA at 3000 mm (10 feet).
3. Mount on removable adapter plates on outlet boxes.
4. Bells located outdoors shall be weatherproof type with metal housing and protective grille.
5. Each bell circuit shall have a minimum of twenty percent spare capacity.

B. Speakers:

1. Shall operate on either 25 VRMS or 70.7 VRMS with field selectable output taps from 0.5 to 2.0W and originally installed at the one-half watt tap. Speakers shall provide a minimum sound output of 80 dBA at ten feet with the one-half watt tap.
2. Frequency response shall be a minimum of 400 HZ to 4000 HZ.
3. 100 mm (4 inches) or 200 mm (8 inches) cone type speakers ceiling mounted with white colored baffles in areas with suspended ceilings and wall mounted in areas without ceilings.

C. Strobes:

1. Xenon flash tube type minimum 15 candela in toilet rooms and 75 candela in all other areas with a flash rate of 1 HZ. Strobes shall be synchronized where required by the National Fire Alarm Code (NFPA 72).
2. Backplate shall be red with 13 mm (1/2 inch) permanent red letters. Lettering to read "Fire", be oriented on the wall or ceiling properly, and be visible from all viewing directions.
3. Each strobe circuit shall have a minimum of twenty (20) percent spare capacity.
4. Strobes may be combined with the audible notification appliances specified herein.

D. Fire Alarm Horns:

1. Shall be electric, utilizing solid state electronic technology operating on a nominal 24 VDC.
2. Shall be a minimum nominal rating of 80 dBA at ten feet.
3. Mount on removable adapter plates on conduit boxes.
4. Horns located outdoors shall be of weatherproof type with metal housing and protective grille.
5. Each horn circuit shall have a minimum of twenty (20) percent spare capacity.

**2.7 ALARM INITIATING DEVICES**

A. Manual Fire Alarm Stations:

1. Shall be non-breakglass, address reporting type.
2. Station front shall be constructed of a durable material such as cast or extruded metal or high impact plastic. Stations shall be semi-flush type.
3. Stations shall be of single action pull down type with suitable operating instructions provided on front in raised or depressed letters, and clearly labeled "FIRE".
4. Operating handles shall be constructed of a durable material. On operation, the lever shall lock in alarm position and remain so until reset. A key shall be required to gain front access for resetting, or conducting tests and drills.
5. Unless otherwise specified, all exposed parts shall be red in color and have a smooth, hard, durable finish.

B. Smoke Detectors:

1. Smoke detectors shall be UL listed for use with the fire alarm control unit being furnished.
2. Smoke detectors shall be addressable type complying with applicable UL Standards for system type detectors. Smoke detectors shall be

installed in accordance with the manufacturer's recommendations and NFPA 72.

3. Detectors shall have an indication lamp to denote an alarm condition. Provide remote indicator lamps and identification plates where detectors are concealed from view. Locate the remote indicator lamps and identification plates flush mounted on walls so they can be observed from a normal standing position.
4. All spot type and duct type detectors installed shall be of the photoelectric type.
5. Photoelectric detectors shall be factory calibrated and readily field adjustable. The sensitivity of any photoelectric detector shall be factory set at 3.0 plus or minus 0.25 percent obscuration per foot.
6. Detectors shall provide a visual trouble indication if they drift out of sensitivity range or fail internal diagnostics. Detectors shall also provide visual indication of sensitivity level upon testing. Detectors, along with the fire alarm control units shall be UL listed for testing the sensitivity of the detectors.

C. Heat Detectors:

1. Heat detectors shall be of the addressable restorable rate compensated fixed-temperature spot type.
2. Detectors shall have a minimum smooth ceiling rating of 2500 square feet.
3. Ordinary temperature (135 degrees F) heat detectors shall be utilized in elevator shafts and elevator mechanical rooms. Intermediate temperature rated (200 degrees F) heat detectors shall be utilized in all other areas.
4. Provide a remote indicator lamp, key test station and identification nameplate (e.g. "Heat Detector - Elevator P-") for each elevator group. Locate key test station in plain view on elevator machine room wall.

D. Water Flow and Pressure Switches:

1. Wet pipe water flow switches for sprinkler systems shall be connected to the fire alarm system by way of an address reporting interface device.
2. All new water flow switches shall be of a single manufacturer and series and non-accumulative retard type. Connect all switches shown on the approved shop drawings.
3. All new switches shall have an alarm transmission delay time that is conveniently adjustable from 0 to 60 seconds. Initial settings shall

be 30-45 seconds. Timing shall be recorded and documented during testing.

## **2.8 SUPERVISORY DEVICES**

### **A. Duct Smoke Detectors:**

1. Duct smoke detectors shall be provided and connected by way of an address reporting interface device. Detectors shall be provided with an approved duct housing mounted exterior to the duct, and shall have perforated sampling tubes extending across the full width of the duct (wall to wall). Detector placement shall be such that there is uniform airflow in the cross section of the duct.
2. Interlocking with fans shall be provided in accordance with NFPA 90A and as specified hereinafter under Part 3.2, "TYPICAL OPERATION".
3. Provide remote indicator lamps, key test stations and identification nameplates (e.g. "DUCT SMOKE DETECTOR AHU-X") for all duct detectors. Locate key test stations in plain view on walls or ceilings so that they can be observed and operated from a normal standing position.

### **B. Sprinkler and Standpipe System Supervisory Switches:**

1. Each sprinkler system water supply control valve, riser valve or zone control valve, and each standpipe system riser control valve shall be equipped with a supervisory switch. Standpipe hose valves, and test and drain valves shall not be equipped with supervisory switches.
2. PIV (post indicator valve) or main gate valve shall be equipped with a supervisory switch.
3. Valve supervisory switches shall be connected to the fire alarm system by way of address reporting interface device.
4. The mechanism shall be contained in a weatherproof die-cast aluminum housing that shall provide a 19mm (3/4 inch) tapped conduit entrance and incorporate the necessary facilities for attachment to the valves.
5. The entire installed assembly shall be tamper-proof and arranged to cause a switch operation if the housing cover is removed or if the unit is removed from its mounting.
6. Fire pump running, power failure and phase reversal supervisory alarms shall be provided and monitored by way of address reporting interface devices for the fire pump located at basement.

## **2.9 ADDRESS REPORTING INTERFACE DEVICE**

- A. Shall have unique addresses that reports directly to the building fire alarm panel.
- B. Shall be configurable to monitor normally open or normally closed devices for both alarm and trouble conditions.

- C. Shall have terminal designations clearly differentiating between the circuit to which they are reporting from and the device that they are monitoring.
- D. Shall be UL listed for fire alarm use and compatibility with the panel to which they are connected.
- E. Shall be mounted in weatherproof housings if mounted exterior to a building.

#### **2.10 SMOKE BARRIER DOOR CONTROL**

- A. Electromagnetic Door Holders:
  - 1. New Door Holders shall be standard wall mounted electromagnetic type. In locations where doors do not come in contact with the wall when in the full open position, an extension post shall be added to the door bracket.
  - 2. Operation shall be by 24 volt DC supplied from a battery located at the fire alarm control unit. Door holders shall be coordinated as to voltage, ampere drain, and voltage drop with the battery, battery charger, wiring and fire alarm system for operation as specified.
- B. A maximum of twelve door holders shall be provided for each circuit. Door holders shall be wired to allow releasing doors by smoke zone.
- C. Door holder control circuits shall be electrically supervised.
- D. Smoke detectors shall not be incorporated as an integral part of door holders.

#### **2.11 UTILITY LOCKS AND KEYS**

- A. All key operated test switches, control units, annunciator panels and lockable cabinets shall be provided with a single standardized utility lock and key.
- B. Key-operated manual fire alarm stations shall have a single standardized lock and key separate from the control equipment.
- C. All keys shall be delivered to the RESIDENT ENGINEER.

#### **2.12 SPARE AND REPLACEMENT PARTS**

- A. Provide spare and replacement parts as follows:
  - 1. Manual pull stations - 2
  - 2. Heat detectors - 2 of each type
  - 3. Fire alarm strobes - 2
  - 4. Fire alarm bells - 0
  - 5. Fire alarm speakers - 5
  - 6. Smoke detectors - 10
  - 7. Duct smoke detectors with all appurtenances - 1
  - 8. Control equipment utility locksets - 2

9. Control equipment keys - 10
  10. 2.5 oz containers aerosol smoke - 6
  11. Printer paper - 1 boxes
  12. Printer replacement ribbons - 3
  13. Monitor modules - 3
  14. Control modules - 3
  15. Fire alarm SLC cable (same as installed) - 152 m (500 feet)
- B. Spare and replacement parts shall be in original packaging and submitted to the RESIDENT ENGINEER.
- D. Furnish and install a storage cabinet of sufficient size and suitable for storing spare equipment. Doors shall include a pad locking device. Padlock to be provided by the VA. Location of cabinet to be determined by the RESIDENT ENGINEER.
- E. Provide to the VA, all hardware, software, programming tools, license and documentation necessary to permanently modify the fire alarm system on site. The minimum level of modification includes addition and deletion of devices, circuits, zones and changes to system description, system operation, and digitized evacuation and instructional messages.

### **2.13 INSTRUCTION CHART**

Provide a typeset printed or typewritten instruction card mounted behind a Lexan plastic or glass cover in a stainless steel or aluminum frame with a backplate. Install the frame in a conspicuous location observable from each control unit where operations are performed. The card shall show those steps to be taken by an operator when a signal is received under all conditions, normal, alarm, supervisory, and trouble. Provide an additional copy with the binder for the input output matrix for the sequence of operation. The instructions shall be approved by the RESIDENT ENGINEER before being posted.

## **PART 3 - EXECUTION**

### **3.1 INSTALLATION**

- A. Installation shall be in accordance with NFPA 70, 72, 90A, and 101 as shown on the drawings, and as recommended by the major equipment manufacturer. Fire alarm wiring shall be installed in conduit. All conduit and wire shall be installed in accordance with Section 26 05 33, RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS , Section 26 05 21, LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES (600 VOLTS AND BELOW), and all penetrations of smoke and fire barriers shall be protected as required by Section 07 84 00, FIRESTOPPING.

- B. All new conduits, junction boxes, conduit supports and hangers shall be concealed in finished areas and may be exposed in unfinished areas. All existing accessible fire alarm conduit not reused shall be removed.
- C. All new or reused exposed conduit shall be painted in accordance with Section 09 91 00, PAINTING to match surrounding finished areas and red in unfinished areas.
- D. All fire detection and alarm system devices, control units and remote annunciators shall be flush mounted when located in finished areas and may be surface mounted when located in unfinished areas. Exact locations to be approved by the RESIDENT ENGINEER.
- E. Speakers shall be ceiling mounted and fully recessed in areas with suspended ceilings. Speakers shall be wall mounted and recessed in finished areas without suspended ceilings. Speakers may be surface mounted in unfinished areas.
- F. Strobes shall be flush wall mounted 2,000 mm (80 inches) above the floor or 150 mm (6 inches) below ceiling, whichever is lower. Locate and mount to maintain a minimum 900 mm (36 inches) clearance from side obstructions.
- G. Manual pull stations shall be installed not less than 1050 mm (42 inches) or more than 1200 mm (48 inches) from finished floor to bottom of device and within 1500 mm (60 inches) of a stairway or an exit door.

### **3.2 TYPICAL OPERATION**

- A. Activation of any manual pull station, water flow or pressure switch, heat detector, or smoke detector shall cause the following operations to occur:
  - 2. Continuously sound a temporal pattern general alarm and flash all strobes in the building in alarm until reset at the local fire alarm control unit.
  - 3. Release only the magnetic door holders in the smoke zone after the alert signal.
  - 4. Transmit a separate alarm signal, via the main fire alarm control unit to the fire department.
  - 5. Unlock the electrically locked exit doors within the zone of alarm.
- B. Operation of duct smoke detectors shall cause a system supervisory condition and shut down the ventilation system and close the associated smoke dampers as appropriate.

### **3.3 TESTS**

- A. Provide the service of a NICET level III, competent, factory-trained engineer or technician authorized by the manufacturer of the fire alarm equipment to technically supervise and participate during all of the

adjustments and tests for the system. Make all adjustments and tests in the presence of the RESIDENT ENGINEER.

- B. When the systems have been completed and prior to the scheduling of the final inspection, furnish testing equipment and perform the following tests in the presence of the RESIDENT ENGINEER. When any defects are detected, make repairs or install replacement components, and repeat the tests until such time that the complete fire alarm systems meets all contract requirements. After the system has passed the initial test and been approved by the RESIDENT ENGINEER, the contractor may request a final inspection.
  - 1. Before energizing the cables and wires, check for correct connections and test for short circuits, ground faults, continuity, and insulation.
  - 2. Test the insulation on all installed cable and wiring by standard methods as recommended by the equipment manufacturer.
  - 3. Open each alarm initiating and notification circuit to see if trouble signal actuates.
  - 4. Ground each alarm initiation and notification circuit and verify response of trouble signals.

#### **3.4 FINAL INSPECTION AND ACCEPTANCE**

- A. Prior to final acceptance a minimum 30 day "burn-in" period shall be provided. The purpose shall be to allow equipment to stabilize and potential installation and software problems and equipment malfunctions to be identified and corrected. During this diagnostic period, all system operations and malfunctions shall be recorded. Final acceptance will be made upon successful completion of the "burn-in" period and where the last 14 days is without a system or equipment malfunction.
- B. At the final inspection a factory trained representative of the manufacturer of the major equipment shall repeat the tests in Article 3.3 TESTS and those required by NFPA 72. In addition the representative shall demonstrate that the systems function properly in every respect. The demonstration shall be made in the presence of a VA representative.

#### **3.5 INSTRUCTION**

- A. The manufacturer's authorized representative shall provide instruction and training to the VA as follows:
  - 1. Three one-hour sessions to engineering staff, security police and central attendant personnel for simple operation of the system. One session at the start of installation, one session at the completion of installation and one session 3 months after the completion of installation.

2. Two two-hour sessions to engineering staff for detailed operation of the system. One session at the completion of installation and one session 3 months after the completion of installation.
  3. One eight-hour sessions to electrical technicians for maintaining, programming, modifying, and repairing the system at the completion of installation and one eight-hour refresher session 3 months after the completion of installation.
- B. The Contractor and/or the Systems Manufacturer's representative shall provide a typewritten "Sequence of Operation" including a trouble shooting guide of the entire system for submittal to the VA. The sequence of operation will be shown for each input in the system in a matrix format and provided in a loose leaf binder. When reading the sequence of operation, the reader will be able to quickly and easily determine what output will occur upon activation of any input in the system. The INPUT/OUTPUT matrix format shall be as shown in Appendix A to NFPA 72.
- C. Furnish the services of a competent instructor for instructing personnel in the programming requirements necessary for system expansion. Such programming shall include addition or deletion of devices, zones, indicating circuits and printer/display text.

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