

Scope of Fire Alarm & Life Safety Support Program

Contractor will Inspect, Test, Maintain, and Certify the fire alarm systems detailed on the “List of Equipment” below for the (OWNER LOCATION). The Contractor will satisfy requirements of the lasted edition of NFPA 72, Chapter 10, conform to the equipment manufactures recommendations, and verify operation of the fire alarm systems.

Inspection

A **visual inspection** of every device in the “List of Equipment” will be performed to ensure that no facility changes have occurred which could affect equipment or system performance based on the original design.

Testing

Every device and control function shown in the “List of Equipment” will be **physically activated** to ensure its functionality as designed and installed. Testing takes into consideration the AHJ (Authority Having Jurisdiction) requirements, local ambient conditions and the manufacturer’s recommendations. Contractor will follow NFPA 72 recommended test methods and frequencies as a minimum guideline for system testing. System configuration is verified during quarterly inspections and compared to existing records. Complete documentation of testing and a report of any deficiencies will be presented for review before the Technician leaves the facility. Audible Testing will be conducted during off or non-operational hours and the schedule will be pre-approved by the(OWNER LOCATION).

Preventative Maintenance

System components will be cleaned, recalibrate and retested if necessary to ensure continued performance and reduce the risk of component or system failure. During scheduled visits, minor repairs will be made, such as replacement of faulty detectors or damaged devices.

Smoke Detector Sensitivity Testing

Smoke Detector Sensitivity testing will be performed in accordance with NFPA 72 using the manufacturer’s recommended test methods and a UL approved testing device. Contractor will provide the necessary documentation to satisfy the AHJ. Contractor will provide an analysis of the report along with recommendations for detectors that require cleaning or replacement.

System Software Updates

Microprocessor based systems will have the software upgraded when required to maintain the listing requirements of the AHJ.

Corrective Maintenance

Necessary repairs for deficient or inoperable devices such as those found during the course of system testing, inspection or preventative maintenance, or have failed during operation will be provided. Only original replacement components manufactured by the

original equipment manufacturer or other compatible components are used in order to preserve Underwriters Laboratories (U.L.) Listings and meet NFPA requirements.

Emergency Service

Emergency service response between scheduled tests will be available 24 hours a day / 7 days a week to minimize system downtime. Emergencies will be determined by Owner and Subcontractor.

On-Site Response will be provided via a telephone response within 30 minutes and Service Technicians will be onsite within four (4) hours. Non-emergency calls, as determined by Owner and Subcontractor, will be handled the next business day.

On Site Staffing

Trained and certified personnel for on-site system support will be provided. As part of the services, any additional training will be provided while technicians are on site.

List of Equipment

Annual Testing Frequencies

14 Siemens XLS Fire Alarm Control Panels	100%
3 Network Command Centers	100%
3 Printers	100%
352 Addressable Smoke Detectors	100%
91 Addressable Duct Detectors	100%
50 Manual Pull Stations	100%
2 Flame Detectors	100%
91 Water Flow Monitor Modules	200%
138 Tamper Switch Monitor Modules	200%
90 Door Holders	100%
840 Speaker Strobes	100% after hours
175 Strobes	100% after hours
2 Outdoor Strobes	100%
104 Contact Input Monitoring Points	100%