



Consider directing the City Manager to develop an ordinance to require central reporting smoke detectors for commercial buildings over an age considered appropriate but not newer than 40 years old.



- While this is a good idea and would help the fire department ultimately save property, the code takes into account the cost of these systems and the type of property that they will be protecting.
- Requiring all buildings to have a fire alarm not based on use would require many costly upgrades to older structures.



- Alarms are required in many buildings based on use.
- Buildings where there will be people sleeping will have a smoke detection system to alert occupants.
- These systems in a commercial setting will be monitored from a remote location that will report the situation to a fire department for an automatic response.



- Automatic smoke detection systems are required in hotels, motels, apartments, hazardous occupancies, nursing homes, hospitals, and other institutional occupancies.
- The installation of fire alarm systems in older buildings will still be required to meet NFPA 72.



- This code will have design requirements for these occupancies. Any amendments to NFPA 72 could not reduce them beyond the minimum requirements listed below or it will not function as an automatic system.
- Also, if the system is cut below the minimum standards of NFPA 72, an alarm company will not certify them because they are required to meet this standard by state law.



- A normal monitored alarm system will have at a minimum a pull station, smoke detectors in each space dependent on area, horns, strobes, a control panel, a dedicated phone line, a secondary phone line, a dialer, batteries, a dedicated electrical circuit, and power controllers.



- This will require a contract from the monitoring company to monitor the alarm 24 hours a day. The monitoring company is insured and certified to perform this task.
- These systems require circuits that will need to be wired by a licensed electrician and require a licensed fire alarm technician to install the system.



- Vacant buildings will require the owner to restore power to the building which could lead to requiring an upgrade to the electrical system.
- This will most likely need to be accomplished even if currently occupied because many older buildings, unless renovated, have outdated electrical systems.



- The cost of a simple system could run between \$2,000 and \$5,000 which does not include any upgrades that would need to be performed before installation.
- The City will not be able to control the costs of these basic systems. It would be a business decision determined by the building owner and the installer.



- These systems will require a system inspection and maintenance annually to keep them working correctly.
- This will cause a large increase in false alarms and responses by fire department personnel.
- Older properties not air conditioned will become dusty causing false alarms.



- This will also require installation of Knox Boxes for fire department access to these buildings so that we can check for fire if alerted.
- A Knox Box is a secured metal box that holds keys to a structure.
- Knox Boxes prevents the need to break a door or window to gain access. These boxes cost approximately \$250.