

TOWN OF SANBORNTON, NH
FIRE ALARM ORDINANCE

Effective Date: October 23, 2014

PURPOSE: It is the purpose of this ordinance to establish regulations relative to the installation, use and possible activation of Fire alarms.

ARTICLE 1 DEFINITIONS

Accidental Alarm: Any activation of an alarm system, which is the result of an accidental occurrence or mishap. Examples include burned food, steam from a shower, and good-faith assumptions of a fire condition.

Alarm Supervisory Panel: A control unit that serves the protected premises as a local control unit and receives input from fire or smoke detection devices.

Annunciator Panel: A unit containing one or more indicator lamps, alphanumeric displays, or other equivalent means in which each indication provides status information about a circuit, condition, or location.

False Alarm: Any activation of an alarm system, which is not the result of a fire, emergency call for assistance, or accidental alarm. This shall include alarms improperly or maliciously sounded, alarms that turned out to be groundless, and system malfunctions.

Fire Watch: A qualified person as determined by the fire department posted in the event that the fire alarm system is out of service. This will be a responsible party that will be able to immediately notify the fire department in the event of a fire at the property.

Heat Detector: A fire detector that detects either abnormally high temperature or rate of rise, or both.

ICC: International Code Council.

Key Vault: A non-destructive key box entry system used to store keys for access to a building.

Radio Alarm Box: A radio fire alarm box that can be operated by a building's fire alarm system and sends a radio signal to Lakes Region Mutual Fire Aid when the activation is signaled.

LRMFA: Lakes Region Mutual Fire Aid dispatch center.

Outside Alarm Company: Any company that monitors activation of alarms for fire or medical, and conducts installation or maintenance of alarm systems.

A true copy attest:
M. A. Dain receives September 23, 2014

NFPA: National Fire Protection Association

Smoke Detector: A device that detects visible or invisible particles of combustion.

ARTICLE 2 FIRE ALARM REGULATIONS

Section 1: FIRE ALARM REGULATIONS: All alarms installed in the Town of Sanbornton shall conform to the standards set forth in State Law, NFPA publications, the National Electrical Code and any pertinent building Codes.

Section 2: MANDATORY CONNECTION: Any property required by NFPA 101 Life Safety Code to have a fire department notification alarm system must connect to an outside alarm company or a Radio Box that has a signal sent to LRMFA.

ARTICLE 3 ALL INSTALLATIONS

Section 1: GENERAL

- A) Before the installation of any interior fire alarm system or Radio Box, the owner or owner's appointed representative for the proposed system installation shall submit a detailed set of plans, blueprints, specifications, etc. outlining the system and its components to the Sanbornton Fire Department for review and approval before installation begins.
- B) Application and Approval shall be obtained from the Sanbornton Fire Department for the installation of any Radio box. This process must be completed before any installation work can begin.
- C) Installation of a Key Vault shall be required at all locations where a fire alarm and/or sprinkler system is being installed or is currently in use. Applications for a Key Vault are available at the Sanbornton Fire Department. (see Article 13, Section 1)
- D) All fire alarm equipment shall be new, unless otherwise approved by the Sanbornton Fire Department, and shall be furnished and installed by a State of New Hampshire Licensed Electrical Contractor or Alarm Company approved to do the work.
- E) Any or all parts of existing fire alarm systems, in a building undergoing renovation may be required to conform to the requirements for new installations as outlined in NFPA 101 Life Safety Code Section 9.6. The Sanbornton Fire Department shall be the authority having jurisdiction in application of the code.

All fire alarm installations shall conform to the requirements of currently adopted NFPA 1 & 101 as indicated in the State Fire Code, IBC and any applicable fire alarm related code(s) in effect.

A Key Vault access system to the protected property shall be installed before the alarm is put in service and/or connected to a Radio Box. (see Article 13, Section 1)

Section 2: SMOKE DETECTORS:

Smoke detectors installed within the protected property, and attached to the buildings fire protection system, shall be of an approved type for the installation, and shall bear the label of the "Underwriters Laboratory." All detectors within a single system shall be of the same design and manufacture.

Detectors shall be installed and spaced in accordance with NFPA 72-E.

Smoke detectors shall have an alarm indicating light, which shall illuminate upon activation of each detector. Detector operating current shall be supervised in the Main Fire Alarm Panel. A trouble signal shall sound at the control panel in the event of power loss to the system.

Section 3: RESIDENTIAL RENTAL HOUSING UNIT SMOKE DETECTORS:

All residential rental housing units are required to have correctly installed and operating smoke detectors and CO detectors. Residential single station smoke detectors shall have a primary power supply by AC circuit and shall have a battery backup, per the State Fire Code and NH RSA 153:10-a. It is the responsibility of the property owner to properly install sufficient number of smoke detectors in every residential unit in accordance to NFPA codes 1 and 101. The property owner is also responsible for servicing the detectors as needed to ensure their proper operation at all times.

FAILURE TO INSTALL OR MAINTAIN: Failing to properly install and/or properly service smoke detectors in working order at all times is a violation of this ordinance and New Hampshire State Fire Code and can result in additional action in the appropriate court of law.

If it is determined by a representative of the Sanbornton Fire Department that smoke detectors are not installed and serviced in proper working order by the property owner. Civil penalties will be assessed against the property owner under Article 10, Section 1, of this ordinance.

Section 4: TAMPERING WITH DETECTION EQUIPMENT:

It is a violation of this ordinance and State Fire Code, to tamper with, disable or not maintain smoke detectors in an operable condition. If it is determined by a representative of the Sanbornton Fire Department that properly installed and operating smoke detectors have been tampered with, deliberately made inoperable or are not maintained in an operable condition, Civil penalties under Article 10, Section 1, of this ordinance will be assessed against the resident/tenant of record for the property and/or any responsible party.

Section 5: HEAT DETECTORS:

Any heat detection devices installed shall be of the combination rate-of-rise and fixed temperature type, except in locations where it is normal for rapid changes in temperature to exist, such as areas housing ovens, heating coils, boilers, furnaces, etc. These locations shall use a fixed temperature detector approved for the location.

Heat detection devices shall be installed and spaced in accordance with NFPA 72- E and manufacturer's specifications.

All heat detection devices shall bear the label of "Underwriters Laboratory."

Section 6: FIRE ALARM MANUAL PULL STATIONS:

All pull stations installed within the protected property shall be an approved type for the installation and shall be consistent. The pull stations must be of a type approved by the Sanbornton Fire Department. When a pull station is replaced or added it must be of the same type that is consistent throughout the building.

Pull stations shall bear the label of "Underwriters Laboratory" and shall be installed and spaced in accordance with NFPA 72-E and the recommendations of the Sanbornton Fire Department. Pull stations shall be red and shall have the instructions for operation clearly shown on the face of the station.

Special pull stations designed to deter false alarms may be required by the Sanbornton Fire Department in areas of a protected property or for certain occupancies of the property. Access to the interior of the pull station for the purpose of resetting or testing shall be provided to the Sanbornton Fire Department. If a special tool or device is required to gain access to the interior of a pull station then it shall be provided to the Sanbornton Fire Department.

No pull station shall be acceptable to the Sanbornton Fire Department if it requires the replacement of flangible disc, glass rod, or other such device upon which the station is dependent for resetting. This requirement shall not rule out the use of other such attachments with the intention of deterring false alarms.

The Sanbornton Fire Department requires that for all new installations the pull stations be of the type that can be reset by a standard common alarm system key.

Section 7: AUDIBLE SIGNAL DEVICES:

All fire alarm systems connected to an Outside Alarm Company or Radio Box shall also have some method of warning the occupants of the protected property in the event the system activates. All audible alarms, audiovisual units, or other types of warning devices shall comply with NFPA 72-A. There shall be one (1) or more audible/visual signaling devices installed on each floor of the protected property, so located that their operation will be clearly heard and seen regardless of the maximum noise level under normal conditions. Each section of a floor divided by a separation shall be considered as a separate area.

Section 8: SPRINKLER SYSTEM WATER FLOW DETECTION:

Sprinkler System Water Flow Detection installed as a part of the protected property alarm system will have a "Underwriters Laboratory" approved delay device which will prevent false signals from being sent to the Fire Department as a result of low water pressure and/or pressure surges in the system.

Section 9: SPRINKLER SYSTEM TAMPER PROTECTION:

Electrical switches installed on sprinkler systems to prevent tampering with system valves and components will be wired as a local trouble alarm only on the main alarm panel. Activated tamper switches shall not transmit any alarm to the Sanbornton Fire Department via an Outside Alarm Company or Radio Box.

Section 10: ALARM TROUBLE SIGNALS:

Alarm Trouble Signals of any origin will be wired in the alarm system so they **DO NOT** transmit any type of signal or alarm to the Sanbornton Fire Department, Alarm Companies are required to contact the building representative not the Fire Department.

Section 11: ALARM SUPERVISORY PANEL (MASTER FIRE ALARM PANEL):

A supervisory control panel shall be installed as a main control point for the building's fire alarm system. This master fire alarm panel shall be used to allow for the features listed in Article 3 Section 11(1). Panel lock keys shall be made available to the Sanbornton Fire Department.

1. The control panel shall feature the following:
 - a. zone indication
 - b. alarm silence switch
 - c. system reset switch
 - d. trouble buzzer and light
 - e. trouble silence switch
 - f. ring back feature
 - g. Disconnect switch is not allowed and must be removed from the supervisory panel.

2. The location and area of all alarm system zones will be clearly marked by each zone indicator on the alarm panel and an acceptable zone map shall be provided to the Sanbornton Fire Department.

2. All controls shall be secured from unauthorized use by occupants of the protected property.

4. An annunciator panel shall be supplied and installed to identify the location of all originating signals in an installation where the fire alarm system will cover:
 - a. more than one (1) building
 - b. more than one (1) floor
 - c. or the alarm panel is located in a remote location away from the Fire Department accessEach zone on the annunciator must be clearly marked to identify the area of coverage. The Sanbornton Fire Department may require more zones depending on building size occupancy or hazard protected. The location of the annunciator panel shall be determined by the Sanbornton Fire Department.

5. The alarm supervisory panel (main alarm panel) shall conform to the requirements of NFPA 72-A and the following Sanbornton Fire Department requirements:
 - a. Access to the control functions of the alarm system is limited to the Sanbornton Fire Department and authorized alarm service personnel only.

 - b. When the panel is indicating zone trouble, activation of any detection or initiating device shall initiate the alarm.

 - c. Upon activation of a detector or pull station, the panel shall lock on the initiating circuit with audible and visual indication. Silencing the audible shall not cause the panel to reset.

 - d. Every alarm supervisory panel shall be equipped with adequate lightning and surge protection.

Section 12: WIRING:

All alarm system wiring components shall conform to the National Electrical Code, NFPA 70, and NFPA 72. All exposed wiring shall be installed in conduit or tubing approved by the Sanbornton Fire Department and shall terminate with a weatherhead before the junction box connection.

Section 13: ALARM SYSTEM POWER SUPPLY:

Power for the fire alarm system shall be a separate designated AC circuit from the property electrical power service. The Fire Alarm Power Supply Circuit shall be clearly marked and locked in the on/energized position.

The system shall be designed so that loss of operating current will not activate the system and the system shall not lose its effectiveness.

The secondary power supply shall conform to the provisions of NFPA 72-A.

ARTICLE 4 ALARM SYSTEM TESTING AND RESPONSIBILITY

Section 1: ALARM SYSTEM TESTING:

Prior to connection of the building's fire alarm system to the Outside Alarm Company or Radio Box, the Fire Alarm System and its components shall undergo a final inspection and be tested, in its entirety, by a Licensed Alarm System Electrician. This test shall be conducted in the presence of a member of the Sanbornton Fire Department.

It shall be the responsibility of the owner of the protected property to completely test the Fire Alarm System once a year. A current test sticker shall be affixed to the main alarm panel as proof of the annual test.

The owner of any protected property connected to an Outside Alarm Company or Radio Box shall notify the Alarm Company or LRMFA before transmission of the alarm or disconnection prior to testing of their system. Failure to do so will result in the owner of the property being charged with a false alarm as provided under Article 10, Section 1 of this ordinance

Section 2: ALARM SYSTEM RESPONSIBILITY:

When a Fire Alarm System is installed in a property a person responsible for the alarm system must be identified and provided to the Fire Department. This responsible party or parties can be the owner of the property or their appointed representative. This responsible party must maintain the Alarm System in designed operable condition and be readily available to address problems and/or malfunctions of the system.

The owner or owner's appointed representative shall be available to reset or zone out the main alarm panel as needed after it has activated.

The Fire Alarm panel will remain the property of the property owner. However the owner agrees to provide the Sanbornton Fire Department with free and unlimited access to the Fire Alarm panel.

ARTICLE 7 EXCEPTIONS

Section 1: EXCEPTIONS:

It is intended that these requirements provide a basis for providing a reliable, cost effective fire alarm protection system. It is expected that requests for clarification or exception to these requirements may be made from time to time. Requests for clarifications and/or exceptions should be made in writing to the:

Sanbornton Fire Department
565 Sanborn Rd.
Sanbornton, NH 03269

Every effort will be made by the Fire Department to provide solutions to individual problems. The Sanbornton Fire Department welcomes any input, which may improve the System's reliability. Such adjustments as may be made to these requirements will be made at the discretion of the Fire Chief or his/her representative with approval of the Sanbornton Selectboard.

ARTICLE 8 ALARM SYSTEM LIABILITY

Section 1: SYSTEM LIABILITY:

Neither the Town of Sanbornton, nor any of its employees, will be held liable under any circumstances for the failure of any of the equipment to operate during the transmission of an alarm. It is understood that the Sanbornton Fire Department will do all that is possible to render trouble-free, reliable service. The Sanbornton Fire Department shall take every reasonable precaution to ensure that fire alarms received are given appropriate attention and are acted upon as soon as possible. The Sanbornton Fire Department shall not be liable for any defects in the operation of the fire alarm system, for any failure or neglect to respond upon receipt of an alarm, nor for the failure or neglect of any person in connection with the installation and operation of alarms and systems.

ARTICLE 9 DISCONNECTIONS OF FIRE ALARMS SYSTEMS

Section 1: DISCONNECT REQUESTS:

The property owner shall provide a signed written request for disconnect of any fire alarm system. This request must be submitted to the Sanbornton Fire Department Fire Chief. Any occupancy that is required by code to have a fire alarm system will not be disconnected.

Section 3: RESETTING ALARM SYSTEMS:

In the event a fire alarm system has been activated or has been disabled for maintenance, testing or any other reason, the Owner or Owner's shall restore the system to service as soon as possible after maintenance or tests have been completed.

It shall be the Owners or the owner's appointed representative responsibility to notify the Sanbornton Fire Department immediately prior to alarm system maintenance.

ARTICLE 10 PENALTIES

Section 1: PENALTIES:

A violation of this ordinance or any part thereof shall be a Civil matter and enforced pursuant to RSA 31:39 and RSA 31:39-b with a Civil penalty of \$100.00 that may be imposed for the initial violation of this civil ordinance. The penalty for the second offense shall be \$300.00, and the penalty for subsequent offenses shall be \$500.00. Each day that the violation continues will constitute a separate violation of this ordinance.

Section 2: MINIMUM/MAXIMUM PENALTIES:

Minimum penalty for violations of this ordinance shall be \$100.00 per violation and a maximum penalty will not exceed \$500.00 per violation. Said fines/service charges must be paid within thirty (30) days of notification.

Failure to pay this fine/service charge will result in a collection action as allowed by New Hampshire RSA.

ARTICLE 11 FALSE FIRE ALARMS

Section 1: AUTHORITY:

The Sanbornton Fire Department shall be the only authority to determine if alarms are legitimate, false, or accidental.

Section 2: PREVENTION OF FALSE ALARMS, SERVICE CHARGE FEE:

Any owner, lessee or person in control of property having an alarm system on the premises and any user of alarm services or equipment designed and installed with the intent of eliciting an emergency response, shall be assessed a one-hundred (\$100) dollar service charge payable to the Town of Sanbornton for each false alarm initiating a Fire Department response to the property after three (3) false alarms have been responded to at the property in any 12 month period.

False alarms originated in different buildings on a common fire alarm system shall be charged as subsequent responses. It shall be the responsibility of the property owner to immediately correct any and all problems resulting in the activation of false alarms. If the Fire Department finds it necessary to disconnect an alarm device or system due to repeated faulty activations, the owner of the property will be notified and a fire watch may be ordered posted on the premises until such time that the protection provided by the system or device can be fully restored.

Any Service Charge assessment fees can be appealed to the Fire Chief. See Article 11, Section 4 "APPEALS"

Section 3: WILLFUL AND MALICIOUS FALSE ALARMS AND TAMPERING WITH FACILITIES:

A) Anyone who willfully or knowingly activates or aids in activating an alarm with no legitimate purpose or transmits a malicious false alarm or tampers with any alarm facilities may be turned over to the Sanbornton Police Department for further actions.

B) Anyone who willfully or knowingly activates or aids in activating an alarm with no legitimate purpose, or transmits a malicious false alarm or tampers with any alarm facilities, may be cited under Article 10, Section 1 of this ordinance.

Section 4: APPEALS:

Anyone charged with a false alarm service charge may appeal false alarm service charges in writing to the:

Sanbornton Fire Chief
565 Sanborn Rd.
Sanbornton, NH 03269

Appeals must be postmarked within fifteen (15) days after mailing of the notice of the service charge. The Fire Chief may waive assessment of the service charge when, in his or her judgment, reasonable attempts are being taken to discover and eliminate the cause of the false alarms.

ARTICLE 12 PRIVATE ALARM SYSTEMS.

Section 1: RECEIVING PRIVATE ALARM SYSTEMS:

These signals must be transmitted to an approved Proprietary, Remote or Central Station answering point and then relayed by phone to LRMFA Dispatch from there.

These private alarms systems will follow any and all applicable regulations included in the Fire Alarm Regulations. Installed and operating smoke detectors and CO detectors. Residential single station smoke detectors shall have a primary power supply by AC circuit and shall have a battery backup, per the State Fire Code and NH RSA 153:10-a

1) Types of Private Alarm Systems

- a. ADT
- b. Honeywell
- c. Lifeline

- d. Any type alarm that transmits to a call taker with a required response from the Fire Department

ARTICLE 13 KEY VAULT-NONDESTRUCTIVE ENTRY

Section 1: KEY VAULT-NONDESTRUCTIVE ENTRY:

Any person or entity wishing to connect any alarm system to an Outside Alarm Company, radio box or sprinkler system must provide a Key Vault to the Sanbornton Fire Department for the protected property. The system shall be of a type that is currently in use in the community and approved by the Sanbornton Fire Department.

This Key Vault system is required for all alarmed and/or sprinklered properties. The cost of procurement and installation of this system is the sole responsibility of the property owner or tenant, and shall be installed under the supervision of, and at a location specified by, the Sanbornton Fire Department.

The Fire Department does not and will not accept custody of any property keys.

Application for a Key Vault entry system is to be made through the Sanbornton Fire Department. To obtain additional information and application procedures contact the Sanbornton Fire Department at 286-4819.

ARTICLE 14 APPLICABILITY

This ordinance is adopted by the Town of Sanbornton, and Sanbornton Selectboard and shall apply to properties in the town limits of Sanbornton, New Hampshire.

ARTICLE 15 SEVERABILITY

If any part of this ordinance shall be held invalid, such part shall be deemed severable, and the invalidity thereof shall not affect the remaining parts of this ordinance.

This Ordinance shall take effect on October 23, 2014 and shall remain in full force and effect until amended or repealed by appropriate authority.

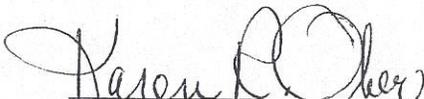
Presented by the town Fire Chief and recorded by the Town Clerk on 9/23/14, and posted in 2 or more public places in the town of Sanbornton for 30 days prior to taking effect.



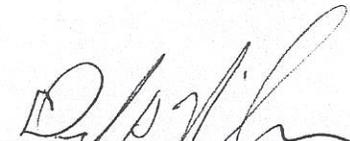
Fire Chief Paul D. Dexter Jr.

9/23/14

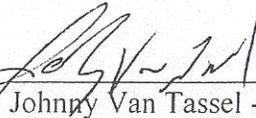
Date



Karen Ober - Chairman



Dave Nickerson - Selectmen



Johnny Van Tassel - Selectmen