



EDINA BUILDING SAFETY POLICY/INFORMATION ₁			
Fire Alarm Requirements – Apartment & Condominium Occupancies		2015 MSFC 907.2.9	
subject		code reference	
Fire Department		<i>Tom M. Schmitz</i>	
department		approval	
SP-021-F ₂	08/30/2017	1/1/2015	1 of 2
policy number	revision date	effective date	page number
1. All Building Safety sheets adopted by Fire Department and Inspections Department.			
2. Sheet numbers with B suffix developed by Inspections Dept. Sheet numbers with F suffix developed by Fire Dept.			



Purpose: Upgrade existing Fire Alarm Systems to current fire code to greatly improve fire detection and alerting the occupants to a fire in existing apartment buildings, both rental and condominiums.

Scope: Existing R-2 occupancies shall meet the requirements of the 2015 Minnesota State Fire Code (MSFC) Section 907.2.9, 2010 National Fire Alarm Code (NFPA 72) and 2011 National Electrical Code (NFPA 70).

1. R-2 Occupancies Defined:

- a. Any guest room or dwelling unit is located 2 or more stories above level of exit discharge,
- b. Any guest room or dwelling unit is located more than 1 story below level of exit discharge,
- c. The building contains more than 16 dwelling units or guest rooms,

Some exceptions allowed for buildings without interior corridors or where each unit has exit direct to the exterior.

2. Initiation: automatic detection of fire by fire detectors provided in;

- a. Laundry rooms,
- b. Boiler & furnace rooms,
- c. Mechanical & electrical rooms,
- d. Shops,
- e. Trash-collection rooms,
- f. Storage rooms,
- g. Similar areas,
- h. Automatic smoke detection in common areas and interior corridors serving as required means of egress.

Exception: System fire and smoke detectors are not required when an approved automatic fire extinguishing system is installed throughout the building.

3. Notification: general evacuation signal.

- a. Horn – Strobes placed throughout the common areas and corridors,
- b. Audible notification appliances for sound level requirements in sleeping areas.

4. Installation Requirements:

- a. 2015 Minnesota State Fire Code
- b. 2010 National Fire Alarm Code NFPA 72
- c. Edina Fire Prevention Bureau Fire Alarms & Alternative Fire Suppression Permit
- d. State Board of Electricity Permit
- e. Licensed Low Voltage Electrical Contractor
- f. Licensed Electrical Contractor
- g. Service Contract for Fire Alarm System (annual inspection, testing & maintenance)
- h. Central Station Monitoring for buildings with 100 or more sprinkler heads

5. Time To Complete the Work:

- a. 30 days to acknowledge receipt of the orders,
- b. 45 additional days to complete a building survey and select a contractor,
- c. 180 days from date of orders to complete the building base common areas,
- d. 1 year from date of orders to complete the sound level requirements for each sleeping area.



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6. Additional commentary:

- a. A survey of the existing fire alarm system is required to determine the needs of the building.
- b. Testing of sound level is required to meet the requirements of the fire alarm code for decibel level at the pillow of sleeping rooms. Reference Section 18.4.5.1 Sleeping Area Requirements of 2010 NFPA 72.
- c. Existing wiring needs to be inspected to determine if it meets the current fire alarm code. Reference 2010 NFPA 72.
- d. Heat detectors located in the residential units shall be removed from the fire alarm system. The detectors can be removed and the existing wires capped and a cover plate installed.
- e. The type of fire alarm system to be installed shall be a fully addressable system to allow firefighters to quickly locate the possible source of the fire.

7. Automatic Fire Sprinklers:

- a. To use the exception for smoke detectors a building survey for fire sprinklers is required. A letter explaining this survey is available from the Edina Fire Prevention Bureau.
- b. A licensed fire sprinkler contractor shall inspect the entire building for compliance with 2010 NFPA 13 or NFPA 13R.
- c. A letter is required from the fire sprinkler contractor stating that the building is 100% sprinkled per 2010 NFPA 13 or NFPA 13R. NFPA 13R has limited application and the contractor will determine which type of system was installed per building code requirements.

8. Fire Alarm Installation Requirements:

- a. Fire alarm installation requirements can be found on the City of Edina website under Fire Department Policies.