

**Top 10 –Fire Alarm Review Comments**

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1. **Sprinkler Bell:** Approved audible devices shall be connected to every automatic sprinkler system. They shall be provided on the exterior of the building in an approved location. Where a fire alarm systems in installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. (*VUSBC - 903.4.2, NFPA 13 6.9.1*)
2. **Voice Evacuation:** All new fire alarm systems shall be tone and voice evacuation systems with a digital message repeater and microphone allowing for local paging from the control panel/annunciator. (*FDG 6.6.3.6.5*)
3. **Systems Control Center:** All buildings (in Charlottesville) fire alarm systems shall communicate with University FM - Systems Control Center via Keltron transceiver. The cost of transceiver and its installation shall be included in the project budget. Coordinate the requirements very early in the project. (*FDG 6.6.3.6.5.1*)
4. **Fire Alarm Zones:** The fire alarm notification zoning by smoke compartment shall be coordinated with sprinkler zones. Sprinkler zones and the fire alarm notification zones shall be identical for notification purposes. Verify that activation of an alarm (water flow or tamper switch) in one fire alarm notification zone will not communicate as an alarm from zone other than the activated zone. (*NFPA 99 15.7.4.3.6*)
5. **Shop Drawings:** Shop drawings for the fire alarm system shall be submitted to the A/E of record for review and approval prior to submittal to UBO. Approval from UBO is required PRIOR to installation. (*FDG 6.6.3.6.4*)
6. **Smoke Detectors:** Ensure that rooms without smooth ceiling or with beam depths exceeding 10% of ceiling height are provided with smoke detection in accordance with *NFPA 72 17.7.3.2.4*.
7. **Wiring:** Fire alarm conductors are to be installed in conduit. (*FDG 6.6.3.6.5.2*)
8. **Labeling:** Junction box covers shall be painted red with letters “F/A” using a permanent marker on the cover. All fire alarm initiating devices, control modules, speaker, horn, and strobe circuits shall be labeled to identify the device address, circuit origin and function, as applicable on the device. (*FDG 6.6.3.6.5.2*)
9. **Visual Notification Devices (Strobes):** Candela level for all strobes must be indicated on the drawings. (*FDG 6.6.3.6.3*)
10. **Dedicated Circuit:** Provide dedicated circuit and lockable circuit breaker with red marking for fire alarm circuits. (*NFPA 72 10.5.5.2*)