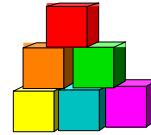


# BUILDING BLOCKS



---

---

## FIRE ALARM & MONITORING SYSTEMS

**EFFECTIVE OCTOBER 1, 2007**

**REVISED July 31, 2015**

ALL new fire alarm and monitoring system installations must have a separate permit prior to commencement of work.

All household fire alarm systems installed in one and two family dwellings only, shall be installed in accordance with the provisions of the current Florida Building Code – Residential and NFPA 72 – 2010.

All other permits are based on the Florida Building Code per sections 101.2.105.1, and 105.3.1.2, as well as on elements within Chapters 9 and 36 that require compliance with the Florida Fire Prevention Code.

Requirements for all commercial permits, this includes residential permits for 3 units or more: Fire alarm systems and the monitoring of such systems shall abide by the following provisions:

- Policy will require a Fire Alarm permit for the replacement of any existing fire alarm system component with a component of a dissimilar make or model; the replacement of any existing fire alarm control panel or internal component involving the reprogramming of software or firmware (regardless of whether the existing fire alarm control panel component is being replaced with a component of the same make or model); the installation of a protected premises or a supervising station fire alarm system, and a separate Monitoring-Only Fire Alarm permit shall be required where programming of a fire alarm system is arranged to transmit alarm signals to an offsite monitoring station in order to provide fire department notification.
- The scope of work for the permit to install a protected premises fire alarm system or a supervising station fire alarm system shall include the complete installation of all fire alarm components required for the system to function as a protected premises fire alarm system. The Fire Alarm permit SHALL NOT include any equipment related to the communication methods and transmission technologies utilized to transmit fire alarm system signals to an offsite monitoring company.
- The scope of work for the Monitoring-Only Fire Alarm permit SHALL include all equipment related to the communication methods and transmission technologies utilized to transmit fire alarm system signals to an offsite monitoring company.
- When submitted by one contractor who will be responsible for both activities, two permit applications may result from one submittal package. When submitted by two different contractors, two separate permit application packages must be submitted.

- The two separate permits are required regardless of whether fire department notification is required by the Florida Building Code or the Florida Fire Prevention Code, whether fire department notification is voluntarily instituted by the occupancy owner, or whether the fire alarm installation and offsite monitoring will be performed by the same contractor (*applicant*) or two separate contractors (*applicants*).
- The requirement for two separate permits will enable the respective Fire Districts to clearly report an approved inspection after it is accomplished under the proper peculiar inspection code number for monitoring. It will also help to differentiate between contractor Scope of Work and Record of Completion responsibilities.
- An applicant who applies for a permit to install a supervising station fire alarm system only (*where offsite monitoring is mandated by either by the Florida Building Code or the Florida Fire Prevention Code*) may do so and receive an inspection from the respective Fire District; however, the scope of work for the offsite monitoring will be excluded from the inspection. In this eventuality, a CO HOLD will be placed against the Fire Alarm permit or the Building permit (*as applicable*) and the CO HOLD will not be removed until a second applicant applies for a Monitoring-Only Fire Alarm permit.
- Please note that unique technological equipment may be subject to review and examination on a case-by-case basis.
- Contractors applying for a Fire Alarm system permit or a Monitoring-Only Fire Alarm permit must have the appropriate license - issued by the Florida Electrical Contractor's Licensing Board - to perform fire alarm work and/or fire alarm monitoring services.
- The Fire Code Plan Review and Fire Inspection fees for the aforementioned Fire Alarm system permits and Monitoring-Only Fire Alarm permits are based on the Fee Resolution Schedule adopted by the Board of County Commissioners that is in effect at the time of the permit application. These Fire Code Plan Review and Fire Inspection fees are separate from and in addition to any permitting fees established by the Building Department.
- Fire alarm system inspections typically involve a rough and final inspection and are contingent upon the scope of work being permitted. It is the responsibility of the applicant to contact the respective jurisdictional Fire District for that District's specific inspection scheduling requirements and re-inspection fee requirements.