

EXHIBIT "A"

SARATOGA FIRE DISTRICT EARLY WARNING FIRE ALARM SYSTEM STANDARDS AND REQUIREMENTS

**Revision 5/17/2010
Adopted June 15, 2010**

**SARATOGA FIRE DISTRICT
EARLY WARNING FIRE ALARM SYSTEM
STANDARDS AND REQUIRMENTS
CONTENTS**

I. APPLICATION AND DEFINITIONS

- 1.01 Authorization for Standards
- 1.02 Application of Standards
- 1.03 Definitions

II. GENERAL EWAS DESIGN STANDARDS

- 2.01 General Design Standards
- 2.02 EWAS Equipment Certification
- 2.03 Monitoring of EWAS

III. REQUIRED COMPONENTS

- 3.01. Single Family Residential Structures
 - A. Initiation
 - 1. Smoke detectors
 - 2. Heat detectors
 - 3. Automatic sprinkler systems
 - 4. Manually actuated alarm-initiating devices
 - 5. Medical emergency push buttons
 - B. Notification
 - C. Control Equipment
 - D. Communications.
- 3.02. Multi-Family Residential Structures
 - A. Initiation
 - 1. Smoke detectors
 - 2. Smoke detectors for control of smoke spread
 - 3. Heat detectors
 - 4. Fire suppression systems
 - 5. Manually actuated alarm-initiating devices
 - 6. Medical push buttons
 - B. Notification
 - C. Control equipment
 - D. Communications

- 3.03. Commercial Structures
 - A. Initiation
 - 1. Smoke detectors
 - 2. Smoke detectors for control of smoke spread
 - 3. Heat detectors
 - 4. Fire suppression systems
 - 5. Manually actuated alarm-initiating devices
 - 6. Medical push buttons
 - B. Notification
 - C. Control equipment
 - D. Communications

IV. INSTALLATION REQUIREMENTS

- 4.01. Submittal Requirements For Plan Check
 - A. Requirement for plan check by Fire District
 - B. Qualification of system designer
 - C. Information and documents to be submitted
 - D. Payment of plan check fee
- 4.02. Qualifications And Responsibilities Of Installer
- 4.03. Inspection and Testing
 - A. Inspections by contractors
 - B. Inspections by Fire District
- 4.04. Voluntary Installations

V. MAINTENANCE AND REPAIR OF EWAS

- 5.01. Maintenance Responsibilities Of EWAS Owner
- 5.03. Inspections And Repairs By Fire District

VI. ADMINISTRATIVE FEE; RECORDED NOTICE OF EWAS

- 6.01. Payment To District Of Administrative Fee
- 6.02. Recorded Notice Of Fire Alarm System

VII. AMENDMENT OF EWAS REGULATIONS

- 7.01. Procedure For Amendment

**SARATOGA FIRE DISTRICT
EARLY WARNING FIRE ALARM SYSTEM
STANDARDS AND REQUIRMENTS**

**ARTICLE I
APPLICATION AND DEFINITIONS**

1.01 Authorization for Standards. These Standards and Requirements are established pursuant to Ordinance No. 1-2005, adopted by the Saratoga Fire Protection District. These Standards and Requirements, as initially adopted and hereafter amended, shall also constitute the standards and requirements for installation and operation of the early warning fire alarm system as referenced in Section 16.60.020 of the City of Saratoga Municipal Code.

1.02 Application of Standards. Where installation of an early warning fire alarm system is required or permitted under the safety element of the City of Saratoga General Plan or any provision of the subdivision, zoning, or building regulations of the City of Saratoga, or any ordinance or regulation of the Saratoga Fire Protection District, such early warning fire alarm system shall be installed, operated, and maintained in accordance with the Standards and Requirements set forth herein.

1.03 Definitions. The following definitions shall be applied to these Standards and Requirements:

- A. **CBC** means the California Building Code, and when followed by a year means the particular edition of that Code.
- B. **CEC** means the California Electric Code, and when followed by a year means the particular edition of that Code.
- C. **CFC** means the California Fire Code, and when followed by a year means the particular edition of that Code.
- D. **City** means the City of Saratoga.
- E. **CMC** means the California Mechanical Code, and when followed by a year means the particular edition of that Code.
- F. **County Fire** means the Santa Clara County Central Fire Protection District.
- G. **CSFM** means the California State Fire Marshall.
- H. **Fire District** or **Saratoga Fire** means the Saratoga Fire Protection District.
- I. **EWAS** means the Early Warning Fire Alarm System.

- J. **EWAS Owner** means the owner of the real property on which the EWAS has been installed, or the person having possession or control over such property who is responsible for payment of the maintenance expenses.
- K. **EWAS Regulations** means the standards and requirements for installation, operation and maintenance of EWAS, as set forth in this document and as hereafter amended by resolution of the Fire District's Board of Fire Commissioners.
- L. **Fire Chief** means the Fire Chief of the Fire District, or his or her authorized representative.
- M. **NFPA** means the National Fire Protection Association, and when followed by a number and year means the particular number and year of the NFPA standard being referenced.
- N. **SPL** means sound pressure level, as measured in decibels with sound level meters set "A" weighted and "fast" response.
- O. **Supervising station** means a facility that receives EWAS signals and at which personnel are available at all times to respond to these signals.
- P. **Zone** means a space within a structure that is separated from all other spaces by floors, horizontal exits, or smoke barriers. Compartments not meeting these requirements shall be evaluated as part of an adjacent zone. When a floor is not subdivided by horizontal exits or smoke barriers, the entire floor is considered to be a single zone. (See also CFC 2001 Section 1006.3.3.7).

ARTICLE II GENERAL EWAS DESIGN STANDARDS

2.01 General Design Standards. Early Warning Fire Alarm Systems shall be designed, installed and maintained in accordance with the following codes and standards:

- A. CBC 2007
- B. CEC 2007
- C. CFC 2007
- D. CMC 2007
- E. NFPA 13, 13D, 13R 2002 as amended in CBC 2007, chapter 35.
- F. NFPA 20 2003
- G. NFPA 72 2007 as amended in CBC 2007, chapter 35.

H. NFPA 92A 2003

I. Any applicable provisions of the City's building regulations as contained in Title 16 of the Saratoga Municipal Code

2.02 EWAS Equipment Certification. All equipment used in Early Warning Alarm Systems shall be CSFM listed and approved for the purpose for which it is installed.

2.03 Monitoring of EWAS. All Early Warning Alarm Systems shall be installed and maintained to permit monitoring 24 hours a day 7 days a week, in such manner as may be specified by the Fire District. No EWAS equipment shall be altered to redirect an alarm signal to any location other than the supervising station approved by the Fire District. The EWAS Owner may voluntarily install a dual monitoring system approved by the Fire Chief, but if installed, the first alarm signal must at all times be transmitted to the Fire District's supervising station.

ARTICLE III REQUIRED COMPONENTS

3.01. Single Family Residential Structures. Early Warning Alarm Systems for single family residential structures shall comply with the following requirements:

A. Initiation.

1. Smoke detectors. System smoke detectors shall be installed per NFPA 72 2007 Chapter 11 as amended in CBC 2007, Chapter 35.
2. Heat detectors. Heat-sensing fire detectors of the rate of rise and/or fixed temperature spot-type, with the appropriate temperature classification shall be installed in but not limited to the following areas: furnace/boiler rooms; mechanical rooms; attics; garages (not carports); kitchens; storage areas where the area of the storage space exceeds 24 sq ft and the least dimension exceeds 3 ft and the walls and ceilings are surfaced with combustible materials.

Exception: Where an automatic sprinkler system is installed per NFPA 13, 13D or 13R and monitored by the fire alarm system, no heat detectors shall be required to be installed in areas already protected by the sprinkler system except for operation of control equipment as required by another standard or code.

3. Automatic sprinkler systems. Automatic sprinkler system waterflow switch shall be connected to the fire alarm system to initiate an alarm indicating a flow of water in a sprinkler system. External notification of water flow alarm shall not be silenced except where a separate external water flow bell is provided for the water flow switch only. Note: sprinkler control valves shall not be required to be supervised or monitored for single and two-family dwellings.

4. Manually actuated alarm-initiating devices.
 - (a) Manual fire alarm boxes shall be located in the following locations:
 - (1) minimum one manual pull on each floor level including basements.
 - (2) at the front entry.
 - (3) at the door from the dwelling to the garage if applicable.
 - (b) Per CFC 2007 907.4.2, manual fire alarm boxes shall be installed a minimum of 42” and a maximum of 48” above finished floor to the operable part.
5. Medical emergency push buttons. Medical emergency push buttons shall be required for all types of occupancies. At least one medical emergency push button shall be located on each story/level of the structure. A push button should normally be located in the kitchen area near the telephone and either in or near the master bedroom. Additional buttons may be required, as determined by the Fire Chief. Medical buttons shall be labeled “Medical Emergency”.

B. Notification.

1. Notification appliances shall be installed per:
 - (a) NFPA 72 2007 as amended in CBC 2007, chapter 35.

Exception: The maximum allowable SPL of audible notification appliances complying with NFPA 72 2007 Section 7.4 shall be no greater than 110 dbA at the minimum hearing distance from the audible appliance per CFC 2007 Section 907.10.
 - (c) If alarm notification appliances for hearing impaired persons are employed in sleeping rooms then they shall be installed per NFPA 72 2007 Chapter 11.
 - (d) Notification devices shall not automatically time out.
2. To facilitate location of premises, an exterior weatherproof horn strobe shall be installed facing the direction of emergency services approach.
3. Fire System Annunciation:
 - (a) The fire system annunciator shall be installed per NFPA 72 2007 Chapter 4.
 - (b) The fire system annunciator (also known as a remote keypad) can be located within the common entry area or other location approved by the Fire Chief.

C. Control Equipment.

1. No control panels for a combination of fire and burglar alarm systems shall be allowed.
2. Control equipment shall be installed per CBC 2007, Chapter 35 and NFPA 72 2007 Chapter 11.
3. System type shall be supervising station.

D. Communications.

1. All alarm systems shall be supervising station systems per CBC 2007, Chapter 35; provided, however, the test signal for any EWAS panel shall be daily per NFPA 72 2007 section 8.6.3.2.1.5 (6).
2. Control panels shall be only required to have a single telephone line per NFPA 72 2007 11.7.8.1.1.

3.02. Multi-Family Residential Structures. Early Warning Alarm Systems for multi-family residential structures shall comply with the following requirements:

A. Initiation.

1. Smoke detectors.
 - (a) System smoke detectors shall be installed per NFPA 72 2007 Chapter 5.
 - (b) System smoke detectors shall be provided in all common areas and interior corridors of all multi-family Group R occupancies.
 - (c) System smoke detectors shall be provided within all dwelling units and guest rooms per CBC 2007 Section 907.2.10.1.2. Upon activation of the detector(s), only those notification appliances in the dwelling unit or guest room shall activate. When activated, the system smoke detector shall indicate a supervisory condition on the fire system annunciator, the fire control panel, and the supervising station indicating dwelling unit of origin.

Exception:: Single or multi-station "Smoke Alarms" can be substituted for System type smoke detectors if all of the following requirements are met:

- (1) An alarm condition on any one Smoke Alarm shall indicate a supervisory condition on the fire system annunciator, the fire control panel, and the supervising station indicating dwelling unit of origin.
- (2) Newly installed single and multiple station smoke alarms shall produce the audible emergency signal described in ANSI S3.41, Audible Emergency

Evacuation Signal. Signals from different notification appliances shall not be required to be synchronized.

- (3) Upon activation of the detector, only those notification appliances in the dwelling unit or guest room shall activate.

2. Smoke detectors for control of smoke spread.

- (a) Smoke detectors installed and used to prevent smoke spread by initiating control of fans, dampers, doors, and other equipment shall be installed per CMC 2007, NFPA 72 2007 and NFPA 92A 2003.
- (b) The smoke detector(s) shall be connected to the building fire alarm system such that activation of any one detector shall cause a supervisory signal to be indicated at the fire control panel, the fire system annunciator, and at the supervising station.

Exception:: If open area smoke detectors are used to release doors per NFPA 72 2007 Section 5.16.6 then they are no longer dedicated to smoke control and shall initiate the evacuation sequence.

- (c) Duct smoke detectors and pendant mounted smoke detectors shall be accessible for cleaning, maintenance and testing.
- (d) The location of duct smoke detectors in air duct systems shall be permanently and clearly identified and recorded. Permanent labels or placards outside the first point of access shall be installed to indicate that a detector is accessible from that point.
- (e) All air handling units shall be properly labeled.

3. Heat detectors.

- (a) Heat detectors shall be installed per NFPA 72 2007 Chapter 5 as amended in CBC 2007 Chapter 35.
- (b) Heat-sensing fire detectors of the rate of rise and/or fixed temperature spot-type, with the appropriate temperature classification shall be installed in but not limited to the following areas: furnace/boiler rooms; mechanical rooms; common bathrooms; attics; garages (not carports); kitchens; storage areas where the area of the storage space exceeds 24 sq ft and the least dimension exceeds 3 ft and the walls and ceilings are surfaced with combustible materials.

Exception: Where an automatic sprinkler system is installed per NFPA 13, 13D or 13R and monitored by the fire alarm system, no heat detectors shall be required to be

installed in areas already protected by the sprinkler system except for operation of control equipment as required by another standard or code.

4. Fire suppression systems.
 - (a) Automatic Sprinkler Systems: Automatic sprinkler system waterflow alarm and the control valve supervisory signals shall be monitored per NFPA 72 2007 Chapter 5 as amended in CBC 2007, chapter 35.
 - (b) Other automatic fire extinguishing systems, such as Ansul, pre-action, deluge, foam, wet chemical, FM-200, etc., shall be connected to the fire alarm system as required by other standards. The activation of any of these fire suppression systems shall initiate the evacuation sequence.
 - (c) Fire Pumps:
 - (1) All new and existing fire pumps shall be monitored per NFPA 20 2003.
 - (2) All fire pumps shall be monitored for trouble and supervisory conditions (separate signals) at the supervising station.
 - (3) Fire pump trouble and supervisory conditions shall be indicated at the fire control panel and at the fire system annunciator.

5. Manually actuated alarm-initiating devices.
 - (a) Manual fire alarm boxes shall be located per NFPA 72 2007 Section 5.13.
 - (b) Per CFC 2007 Section 907.4, manual fire alarm boxes shall be installed a minimum of 42" and a maximum of 48" above finished floor to the operable part.

6. Medical push buttons. Medical emergency push buttons shall be required for all types of occupancies. At least one medical emergency push button shall be located on each story/level of the structure. A push button should normally be located in the kitchen area near the telephone and either in or near the master bedroom. Additional buttons may be required, as determined by the Fire Chief. Medical buttons shall be labeled "Medical Emergency".

B. Notification.

1. Alarm systems shall include both audible and visual alarms per CFC 2007 Section 907.10.1.

2. Notification appliances shall be installed per:
 - (a) NFPA 72 2007 Chapter 7 as amended in CBC 2007, chapter 35.
Exception: The maximum allowable SPL of audible notification appliances complying with NFPA 72 2007 Section 7.4 shall be no greater than 110 dbA at the minimum hearing distance from the audible appliance per CFC 2007 907.10.
 - (b) If alarm notification appliances for hearing impaired persons are employed in sleeping rooms then they shall be installed per NFPA 72 2007 Chapter 7 as amended in CBC 2007, chapter 35.
3. To facilitate location of premises, an exterior weatherproof horn strobe shall be installed facing the direction of emergency services approach.
4. Fire System Annunciation:
 - (a) The fire system annunciator shall be installed per NFPA 72 2007 and CFC 2007 907.9.1.
 - (b) The fire system annunciator shall be located within the common entry area or other location approved by the Fire Chief.

C. Control equipment.

1. Control equipment shall be installed per NFPA 72 2007 as amended in CBC 2007, chapter 35 and CFC 2007 Section 907.9.2.
2. A permanent and readily visible sign shall identify the location of the fire control panel.
3. System Type shall be supervising station.

D. Communications.

1. All alarm systems shall be supervising station systems employing a Digital Alarm Communicator Transmitter per NFPA 72 2007 Section 8.6. The test signal for any EWAS panel is daily per NFPA 72 2007 section 8.6.3.2.1.5 (6).
2. Control panels shall be only required to have a single telephone line per NFPA 72 2007 11.7.8.1.1. if control panels are installed in individual dwelling units (not a common panel for all dwelling units).

3.03. Commercial Structures. Early Warning Alarm Systems for commercial structures shall comply with the following requirements:

A. Initiation.

1. Smoke detectors: System smoke detectors shall be installed per NFPA 72 2007 Chapter 6 as amended in CBC 2007, chapter 35.

2. Smoke Detectors for Control of Smoke Spread:

(a) Smoke detectors installed and used to prevent smoke spread by initiating control of fans, dampers, doors, and other equipment shall be installed per CMC 2007, NFPA 72 2007 and NFPA 92A 2003.

(b) The smoke detector(s) shall be connected to the building fire alarm system such that activation of any one detector shall cause a supervisory signal to be indicated at the fire control panel, the fire system annunciator, and at the supervising station.

Exception:: If open area smoke detectors are used to release doors per NFPA 72 2007 Section 5.16.6 then they are no longer dedicated to smoke control and shall initiate the evacuation sequence.

(c) Duct smoke detectors and pendant mounted smoke detectors shall be accessible for cleaning, maintenance and testing.

(d) The location of duct smoke detectors in air duct systems shall be permanently and clearly identified and recorded. Permanent labels or placards outside the first point of access shall be installed to indicate that a detector is accessible from that point.

(e) All air handling units shall be properly labeled.

3. Heat detectors:

(a) Heat detectors shall be installed per NFPA 72 2007 Chapter 5 as amended in CBC 2007, chapter 35.

(b) Heat-sensing fire detectors of the rate of rise and/or fixed temperature spot-type, with the appropriate temperature classification shall be installed in but not limited to the following areas: furnace/boiler rooms; mechanical rooms; attics; garages (not carports); kitchens; storage areas where the area of the storage space exceeds 24 sq ft and the least dimension exceeds 3 ft and the walls and ceilings are surfaced with combustible materials.

Exception: Where an automatic sprinkler system is installed per NFPA 13 and monitored by the fire alarm system, no heat detectors shall be required to be installed in areas already protected by the sprinkler system except for operation of control equipment as required by another standard or code.

4. Fire suppression systems:

(a) Automatic Sprinkler Systems: Automatic sprinkler system waterflow alarm and the control valve supervisory signals shall be monitored per NFPA 72 2007 Chapter 5 as amended in CBC 2007, chapter 35.

- (b) Other automatic fire extinguishing systems, such as Ansul, pre-action, deluge, foam, wet chemical, FM-200, etc., shall be connected to the fire alarm system as required by other standards. The activation of any of these fire suppression systems shall initiate the evacuation sequence.
 - (c) Fire Pumps:
 - (1) All new and existing fire pumps shall be monitored per NFPA 20 2003.
 - (2) All fire pumps shall be monitored for trouble and supervisory conditions (separate signals) at the supervising station.
 - (3) Fire pump trouble and supervisory conditions shall be indicated at the fire control panel and at the fire system annunciator.
5. Manually actuated alarm-initiating devices:
- (a) Manual fire alarm boxes shall be located per NFPA 72 2007 Section 5.13.
 - (b) Per CFC 2007 Section 907.4, manual fire alarm boxes shall be installed a minimum of 42" and a maximum of 48" above finished floor to the operable part.
6. Medical push buttons. Medical emergency push buttons shall be required for all types of occupancies. At least one medical emergency push button shall be located on each story/level of the structure. A push button should normally be located in the kitchen area near the telephone and either in or near the master bedroom. Additional buttons may be required, as determined by the Fire Chief. Medical buttons shall be labeled "Medical Emergency".

B. Notification.

- 1. Alarm systems shall include both audible and visual alarms per CFC 2007 Section 907.10.1.
- 2. Notification appliances shall be installed per:
 - (a) NFPA 72 2007 Chapter 7 as amended in CBC 2007, chapter 35.
Exception: The maximum allowable SPL of audible notification appliances complying with NFPA 72 2007 Section 7.4.2.1 shall be no greater than 110 dbA at the minimum hearing distance from the audible appliance per CFC 2007 Section 907.10.
- 3. To facilitate location of premises, an exterior weatherproof horn strobe shall be installed facing the direction of emergency services approach.

4. Fire System Annunciation:
 - (a) The fire system annunciator shall be installed per NFPA 72 2007 and CFC 2007 Section 907.2.3.3.
 - (b) The fire system annunciator shall be located within the common entry area or other location approved by the Fire Chief.

C. Control equipment.

1. Control equipment shall be installed per NFPA 72 2007 as amended in CBC 2007, chapter 35 and CFC 2007 Section 907.9.2.
2. A permanent and readily visible sign shall identify the location of the fire control panel.
3. System Type shall be supervising station.

D. Communications.

1. All alarm systems shall be supervising station systems employing a Digital Alarm Communicator Transmitter per NFPA 72 2007 Chapter 8.6. The test signal for any EWAS panel is daily per NFPA 72 2007 section 8.6.3.2.1.5 (6).
2. All commercial fire alarm systems shall have two methods of transmission to the supervising station per NFPA 72 2007 section 8.6.3.2.1.4.

ARTICLE IV INSTALLATION REQUIREMENTS

4.01. Submittal Requirements For Plan Check.

- A. Requirement for plan check by Fire District. All plans and specifications for the installation, repair, alteration, or upgrades of an Early Warning Fire Alarm System shall be subject to review and approval by the Fire District. All documentation relative to the proposed installation, repair, alteration or upgrade shall be submitted to the Fire District for plan check. As of July 1, 2010, the Saratoga Fire District will be assigning such responsibility to Santa Clara County Fire Department for all submittals, reviews and approvals.
- B. Qualification of system designer. Submittals for approval of the EWAS work shall be made by a person holding a valid Fire Protection Engineering license or a qualified and experienced, design-build contractor with a valid California State C-10 Electrical Contractor's License. Plans and accompanying submittals shall be wet signed by the licensed design-build C-10 contractor. If the installing C-10 contractor is not the designer of the system, the plans and accompanying submittals shall be stamped and wet signed by a licensed Fire Protection Engineer.

- C. Information and documents to be submitted. The submittal documentation shall include the following:
1. Complete manufacturer's specification sheets with appropriate CSFM listing for each system component. If more than one model of the device is represented on the specification sheet, clearly indicate the specific item(s) to be installed.
 2. Three sets of working plans shall be submitted, drawn to an indicated scale (not smaller than 1/8" = 1'), on sheets of uniform size (11" x 17" minimum), with a plan of each floor including basements and attics. The applicant shall also submit such additional sets of working plans as may be required by County Fire.
 3. The working plans for new installations submitted for review shall contain the following items:
 - (a) Names of owner and occupant.
 - (b) Street address of building, including assessor's block and lot number or parcel number.
 - (c) Contractor's name, address, telephone number, email address and license number and class.
 - (d) Stamp (including expiration date) and wet signature of engineer of record (if applicable) or wet signature of C-10 design-build contractor.
 - (e) Legend to include symbol list, description, quantity, manufacturer, model number, CSFM number for each device.
 - (f) Site map (for clarity) to include surrounding access roads and point of compass.
 - (g) Cross sectional drawings including ceiling height as needed for clarity.
 - (h) Location of partitions and walls indicating which extend through concealed spaces.
 - (i) Use of each area and room.
 - (j) Describe the degree the building is protected by automatic sprinklers. Is the elevator hoistway and/or the elevator machine room protected by sprinklers?
 - (k) Location of each device to include address, candela and proposed SPL.
 - (l) Diagram indicating device address nomenclature.
 - (m) Mounting heights of manual fire alarm boxes and notification appliances.

- (n) Type and size of wire, cable and conduit (include conduit fill ratio).
 - (o) Single line riser diagram. NOTE: No combination control panels servicing both fire and burglar alarm systems will be allowed.
 - (p) Wiring diagram showing the connection to primary power source and typical point-to-point wiring diagram of each initiation and notification device.
 - (q) Standby battery calculation for the fire control panel and all fire alarm power supplies.
 - (r) Voltage drop calculations (voltage drop shall not exceed 10% or manufacture's minimum specification, whichever voltage drop is less).
 - (s) Sequence of operation narrative or matrix.
 - (t) Assignment of class and style designation to device circuits (signaling line circuit, initiating device circuit, and notification appliance circuit).
 - (u) List of protected premises (fire system annunciator/fire control panel) zones to include list of zones assigned initiation device addresses.
 - (v) Description of ancillary features and operations (such as smoke control, fire/smoke damper operation, fan shutdown, phase one emergency elevator operation, corridor pendant lights etc.), and a description of any special features, such as detector cross zoning.
 - (w) Indicate method of compliance with CBC 2007 Section 712 if applicable for through penetrations. Include manufacture's cut sheets and CSFM listing.
 - (x) Per CEC 2007 Section 760-10, fire alarm circuits shall be identified at terminal and junction locations, in a manner that will prevent unintentional interference with the signaling circuit during testing and servicing. All splice boxes shall be tagged, labeled, or color-coded to indicate containing fire circuits and remain accessible.
 - (y) Name, address, and telephone number of alarm service company and, if available, the name of a contact person.
 - (z) Such other information and documents as Fire Chief deems reasonably necessary in order to determine whether the proposed EWAS installation will comply with the EWAS Regulations set forth herein.
4. The working plans for modifications to existing systems shall contain the following items:

- (a) Make, model number and current CSFM listing sheet of existing fire control panel.
- (b) Size of existing battery, battery calculations to include new devices.
- (c) Make and model number of existing devices (to ensure compatibility).
- (d) Manufacturer's specification sheets and CSFM listing sheets on new devices.
- (e) Address all items for new submittal (listed above) relative to new or modified system devices.
- (f) Sequence of operation to included all new, modified and existing devices.
- (g) Such other information and documents as Fire Chief deems reasonably necessary in order to determine whether the proposed modification to the existing system will comply with the EWAS Regulations set forth herein.

D. Payment of plan check fee. Each request to the Fire District for review and approval of plans or other materials relating to the installation of a new Early Warning Alarm System or the modification of an existing Early Warning Alarm System shall be accompanied by the payment of a plan check fee in such amount as established from time to time by resolution of the Fire District's Board of Fire Commissioners.

4.02. Qualifications And Responsibilities Of Installer.

- A. Installation of early warning fire alarm systems shall be under the direct supervision of a person holding a valid Fire Protection Engineering license or a qualified and experienced contractor with a valid California State C-10 Electrical Contractor's License.
- B. All such systems shall be installed in a workmanlike manner and in accordance with the approved plans and specifications, the EWAS Regulations set forth herein, and such other requirements as may be adopted by the Fire District.
- C. Upon completion of the installation and prior to calling for a final inspection, the licensed installer shall conduct a 100% certification test of the system and provide a completed Fire Alarm System Record of Completion form (NFPA 72 2007 figure 4.5.2.1) for the Fire Chief and the EWAS Owner.
- D. The licensed installer shall instruct the EWAS Owner, or the Owner's designated representative, in the use of the EWAS.

- E. The licensed installer shall provide the EWAS Owner with a complete set of applicable manufacturer's operating manuals, specifications, and as-built drawings.
- F. The licensed installer shall provide the Fire District one set of as-built drawings.

4.03. Inspection and Testing.

A. Inspections by Contractors.

- 1. The inspection and testing of all fire alarm systems described in these standards shall be per NFPA 72 2007 Chapter 10 as adopted or amended by CSFM in the CBC/CFC. More stringent inspection or testing procedures that are required by other parties shall be permitted.
- 2. Service personnel shall be qualified and experienced in the inspection, testing, and maintenance of fire alarm systems per NFPA 72 2007 Section 10.2.2.5.

B. Inspections by Fire District.

- 1. As of July 1, 2010, Santa Clara County Fire Department has been contracted the responsibility for conducting inspections and approving or disapproving any EWAS installed in a structure pursuant to these EWAS Regulations. County Fire shall notify Saratoga Fire District's Business Manager (either by e-mail or fax) of the final inspection date, the alarm account number, the alarm installer name and phone number, the name and phone number of the property owner if available or the contractor's name and phone number if the building is for sale. This notification shall be transmitted within 5 business days after the final inspection date.
- 2. The EWAS Owner shall be responsible for payment of any inspection fees that may be established by Saratoga Fire and County Fire for performance of the inspection services pursuant to this Section.
- 3. Required inspections shall be a rough wire inspection prior to covering the wiring to assure the placement of devices meet the code requirements and the approved wiring is installed and a final inspection to determine all devices function properly and report to the Saratoga Fire District's designated monitoring station through the approved transmission method.

4.04. Voluntary Installations. Nothing contained herein shall prohibit any person from voluntarily installing and maintaining an early warning fire alarm system as described in these EWAS Regulations in any type of building or structure within the City, subject only to appropriate arrangement for such installation and maintenance being made between the EWAS Owner and the Fire Chief of the Fire District.

**ARTICLE V
MAINTENANCE AND REPAIR OF EWAS**

5.01. Maintenance Responsibilities Of EWAS Owner.

- A. It shall be the responsibility of the EWAS Owner to maintain the EWAS in good operating condition and repair.
- B. Verification that the EWAS is operating properly shall be indicated by a daily test signal from the system being received by the District's supervising station.
- C. Upon being given notice by the Fire District that the EWAS has failed to transmit the required test signal, the EWAS Owner shall promptly restore the system to proper working order. Failure to do so shall constitute a violation of these EWAS Regulations, as well as a violation of Ordinance 1-2005 and any applicable ordinance adopted by the City.

5.02. Inspections And Repairs By Fire District.

- A. Pursuant to the authority set forth in CFC 2007 Appendix Chapter 1, Section 104, every EWAS installation shall be subject to inspection by the Fire Chief of the Fire District, or an authorized representative of County Fire if the system is located within the jurisdictional limits of County Fire. Inspections shall be conducted at such times and intervals as may be determined by the agency making the inspection, based upon availability of personnel and other resources. Nothing herein shall be construed as imposing a legal duty upon either the Fire District or County Fire to conduct any inspection of an Early Warning Fire Alarm System.
- B. If an EWAS fails transmit a daily test signal, the Fire District shall have the option, but not the obligation, to arrange for a service call by a qualified repair company, at the expense of the Fire District. The Fire Chief shall also be authorized to pay for nominal repairs to the EWAS performed by the repair company at a cost not exceeding one hundred dollars (\$100.00). If the cost of repair exceeds the sum of one hundred dollars (\$100.00), all excess cost shall be paid by the EWAS Owner, except as otherwise provided in Paragraph C of this Section 5.02.
- C. Where the EWAS Owner demonstrates, to the satisfaction of the Fire Chief, that he or she is financially unable to pay the EWAS repair costs, as shown by the Owner's income tax returns, financial statements, or other data acceptable to the Fire Chief, the Fire Chief shall have the option, but not the obligation, to authorize the repair work to be performed at the initial expense of the Fire District. Such expense shall constitute a loan by the Fire District to the EWAS Owner which shall be evidenced by a promissory note signed by the Owner and secured by a deed of trust against the property. The note shall become due and payable upon any sale, refinancing, or transfer of the property, or upon the death of the EWAS Owner, together with interest thereon at the rate of five percent (5%) per annum from the date of disbursement. A loan for repair costs shall only

be authorized for an EWAS installed in a single-family residence owed and occupied by one or more individuals.

ARTICLE VI
ADMINISTRATIVE FEE; RECORDED NOTICE OF EWAS

6.01. Payment To Fire District Of Administrative Fee.

- A. An administrative fee shall be payable by each EWAS Owner, in such amount as established from time to time by resolution of the Fire District's Board of Fire Commissioners. The fee shall be based upon the costs incurred by the Fire District in connection with the operation and administration of the EWAS program, including the cost of the supervising station and a portion of the Fire District's general overhead expenses reasonably allocated to the EWAS program.
- B. The administrative fee shall be billed quarterly to the EWAS Owner or other person who may be responsible for payment thereof, or at such other time intervals as determined by the Fire District. The administrative fee shall constitute an indebtedness owed to the Fire District and upon any failure or refusal to pay the same within thirty (30) days after it becomes due, the Fire District may seek to collect the delinquent amount through appropriate legal proceedings.
- C. The administrative fee for the EWAS shall be determined according to a Schedule of Fees that reflects the nature of the property on which the system has been installed, taking into account the type of use, the number and size of buildings, and the complexity of the EWAS installation.

6.02. Recorded Notice Of Fire Alarm System. When the recording of a disclosure notice is required under the District's or the City's ordinances, or otherwise with the prior written consent of the EWAS Owner, the Fire Chief or his or her authorized representative may execute and record a disclosure notice for any property on which an early warning fire alarm system has been or will be installed. The disclosure notice shall contain the following information:

- A. The address and legal description of the property on which the early warning fire alarm system has been installed;
- B. A general description of the fire alarm system, including the locations within the structure where components of the system have been installed.
- C. If applicable, a reference to the permit or other development approval granted by the City which required installation and continued operation of the fire alarm system.
- D. The obligation of the EWAS Owner to maintain the fire alarm system in good condition and repair.
- E. The obligation of the EWAS Owner to pay the administrative fee to the Fire District in accordance with Section 6.01 above.

- F. The job title, address and telephone number of an authorized representative of the Fire District who may be contacted if the EWAS Owner requires any assistance or has any questions concerning the early warning fire alarm system.

**ARTICLE VII
AMENDMENT OF EWAS REGULATIONS**

7.01. Procedure For Amendment.

- A. These EWAS Regulations may be amended by resolution of the Fire District's Board of Fire Commissioners.
- B. Prior to adopting any amendment, the Fire District shall send a copy of the proposed amendment to the fire chief of County Fire and the Saratoga City Manager, along with a notice indicating the time and place when the proposed amendment will be considered by the Board.
- C. Unless otherwise stated in the resolution adopting the amendment, it shall become effective immediately upon passage of the resolution.