



Fire Prevention Division

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SUPPLEMENTAL RULES & REGULATIONS

Number:	15-901.4		
Subject:	Fire Alarm Code Applicability for Additions, Alterations, or Repairs to Existing Buildings and/or Occupancies		
Code:	2003 International Fire Code	Code Section:	901.4
Effective Date:	July 9, 2015	Issued by:	Fire Marshal Roger Parker <i>Roger Parker</i>
Revision Date:	NA	Issued by:	NA
Supersedes:	NA	Date:	NA

AUTHORITY:

§104.1 of the 2003 International Fire Code authorizes the fire marshal to render interpretations of the fire code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions.

PURPOSE:

To clarify fire alarm code applicability and establish rules and regulations regarding the fire alarm system requirements for additions, alterations, or repairs to existing buildings.

SCOPE:

This regulation covers all facilities, buildings, fire protection systems, and life safety systems within the City of Avondale after the effective date.

GENERAL:

In most cases, fire code requirements for existing buildings and/or occupancies are based on the version of the fire code that was in effect on the date that the plans were received by the City of Avondale for review and approval. New or updated fire code requirements don't apply unless there are additions, alterations, repairs, change in use, or hazardous condition.

The 2003 International Fire Code §901.4, states:

901.4 Installation. Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered, or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards.

SUPPLEMENTAL RULE OR REGULATION:

1. When plans for additions, alterations, repairs, or change of use to existing buildings are submitted the fire alarm system requirements will be reviewed based on the **ORIGINAL INSTALLATION STANDARDS** in effect at the time the building was built and/or the fire alarm system was installed. The fire alarm system shall be extended, altered, or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to.
2. **FIRE ALARM SYSTEMS NOT IN COMPLIANCE WITH THE ORIGINAL INSTALLATION STANDARDS SHALL BE BOUGHT INTO COMPLIANCE WITH THOSE STANDARDS.**
3. **DOCUMENTATION SHALL BE PROVIDED SHOWING THAT THE FIRE ALARM SYSTEM IS IN COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THE FIRE CODE AND ALL DEFICIENCIES MUST BE CORRECTED.**

The following City of Avondale Fire Code adoption information will be used to determine fire alarm code applicability:

- Buildings built and/or fire alarm systems installed between **October 21, 1968 and July 18, 1977** shall meet the requirements of the **1965 Uniform Fire Prevention Code**, as adopted and amended by the City of Avondale.
- Buildings built and/or fire alarm systems installed between **July 18, 1977 and June 2, 1986** shall meet the requirements of the **1976 Uniform Fire Code and NFPA National Fire Codes**, as adopted and amended by the City of Avondale.
- Buildings built and/or fire alarm systems installed between **June 2, 1986 and April 15, 1991** shall meet the requirements of the **1985 Uniform Fire Code**, as adopted and amended by the City of Avondale.
- Buildings built and/or fire alarm systems installed between **April 15, 1991 and December 15, 1997** shall meet the requirements of the **1988 Uniform Fire Code and 1988 Uniform Fire Code Standards (1979 NFPA 72A)**, as adopted and amended by the City of Avondale.
- Buildings built and/or fire alarm systems installed between **December 15, 1997 and February 21, 2005** shall meet the requirements of the **1997 Uniform Fire Code and 1997 Uniform Fire Code Standards (1993 NFPA 72)**, as adopted and amended by the City of Avondale.
- Buildings built and/or fire alarm systems installed after **February 21, 2005** shall meet the requirements of the **2003 International Fire Code and 2002 NFPA 72**, as adopted and amended by the City of Avondale.

Summary of 1997 Avondale Fire Alarm Requirements:

All new commercial building construction must be provided with manual and automatic (smoke detection and pull stations) fire alarm systems in accordance with local ordinance. Smoke detectors must be provided in all public areas including restrooms and storage areas over 100 square feet in size. Manual pull stations are required at the exit doors. Tenant spaces must be provided with smoke detectors in all public areas of their space including the restrooms. Additional smoke detectors must be provided in enclosed storage rooms over 100 square feet in size. A manual pull station must be provided at or near the front and rear exits and finally, audible/visual devices must be provided in the public areas and hallways leading to offices so that tenants will be immediately in the event of a fire alarm activation. The system must be designed in accordance with NFPA 72 and meet the audible and visual requirements for Americans with Disabilities (ADA). All fire alarm systems are required to be monitored by an off-site monitoring company.

NOTE: Anyone making additions, alterations, or repairs to existing buildings built under the 1997 Avondale Fire Code should carefully evaluate the advantages of voluntarily upgrading to the requirements of the 2003 Avondale Fire Code. For example, the smoke detection requirements were reduced based on the use of addressable fire alarm technology and the reliability of fire sprinkler systems.

Upgrade Requirements for Fire Alarm Systems:

Since requirements for fire alarm system upgrades in existing buildings is not provided for in the existing Avondale Fire Code, the Fire Marshal may require a technical evaluation and report in accordance with sections 102.8 and 104.7.2, for any one of the following:

1. Occupancy classification is changed to a higher hazard level, or changes occupancy within hazard level 1, per Table 903.2.3.
2. Work affects more than fifty percent (50%) of the existing building floor area.
3. Work affects more than 5,000 square feet (465 m2) of the existing building floor area.
4. Building addition increases the existing building floor area by more than fifty percent (50%), or exceeds 5,000 square feet (465 m2); whichever is less.
5. Fire or other casualty has damages fifty percent (50%) of the building.
6. Existing structures, facilities, fire alarm systems and conditions were not legally in existence at the time of the adoption of the current code.
7. When in the opinion of the fire marshal there is a distinct hazard to life or property.

**Table 903.2.3
Existing Building Hazard Levels**

Hazard Level	Building Occupancy Type
1 (highest)	E, H, I, R-1, R-2, R-4
2	A-2, A-5
3	A-1, A-3, A-4, F-1, S-1
4	B, M, F-2, S-2
5	R-3
6 (lowest)	U

JUSTIFICATION:

This supplemental regulation is intended to provide a reasonable degree of safety for building additions, alterations, or repairs by clarifying fire alarm code applicability and establishing rules and regulations regarding the fire alarm system requirements for additions, alterations, or repairs to existing buildings.