

This addresses repairs or alterations to existing alarm systems. This does not address requirements related to new construction, building additions, or changes of occupancy.

For Code references: See back of page.

REPAIRS

Scope:

“Repair” is the reconstruction, replacement or renewal of any part of an existing system for the purpose of its maintenance or to correct damage. Repair is limited to work on the existing system and does not include complete or substantial replacement or other new work.

Requirement:

Repairs shall be done in a manner that maintains the level of fire protection provided. Any level of coverage and protection that currently exists in a building must not be adversely affected as a result of any repair.

ALTERATIONS

Alteration - Level 1

Scope:

Level 1 alterations include the removal and replacement of existing components (systems, circuits, equipment, elements, devices, appliances) using new components that serve the same purpose. This does not include a significant reconfiguration of an existing system, or an extension or addition to an existing system.

Requirement:

The new work shall comply with the current adopted edition of NFPA 72 except regarding the level of protection. The alterations shall be done in a manner that maintains the level of fire protection provided. Any level of coverage and protection that existed prior to alterations being undertaken shall not be adversely affected or lessened.

Alteration - Level 2

Scope:

Level 2 alterations include the reconfiguration or extension of an existing system, or the installation of additional equipment.

Requirement:

The alarm system shall comply with the current requirements of the Building Code and NFPA 72 throughout the area where level 2 work is occurring. The alterations shall be done in a manner that maintains the level of fire protection provided outside of the area of level 2 work. Any level of coverage and protection that existed prior to alterations being undertaken shall not be adversely affected or lessened.

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102.4 Application of building code.

The design and construction of new structures shall comply with the Building Code, and any alterations, additions, changes in use or changes in structures required by this code, which are within the scope of the Building Code, shall be made in accordance therewith.

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 where the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards.

907.8.1 Maintenance required.

Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official.

NFPA 72

1.2.4 This Code shall not be interpreted to require a level of protection that is greater than that which would otherwise be required by the applicable building or fire code.

IEBC, as referenced and modified by OSSC Ch 34

Repairs:

REPAIR. The reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

403.1 General. Repairs shall be done in a manner that maintains the level of fire protection provided.

Alterations, prescriptive option:

503.1 General. Alterations to any building or structure shall comply with the requirements of the Building Code for new construction. Alterations shall be such that the existing building or structure is not less complying with the provisions of the Building Code than the existing building or structure was prior to the alteration.

Alterations, work area method option:

602.1 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

603.1 Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

Alterations—Level 1

702.6 Materials and methods. New work shall comply with the materials and methods requirements in the Building Code, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

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Alterations—Level 2

801.3 Compliance. New construction elements, components, systems, and spaces shall comply with the requirements of the Building Code.

802.1 Scope. The requirements of this section are limited to work areas in which Level 2 alterations are being performed and shall apply beyond the work area where specified.

803.1 Scope. The requirements of this section shall be limited to work areas in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.