



CITY OF HOUSTON

Fire Department

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Fire Marshal

Fire Prevention Division
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Fire Alarm System Maintenance During Construction in Buildings

“The fire and life-safety systems required by City of Houston Codes are maintained in an operative condition at all times.” Houston Fire Code Section 901.6

If the nature of construction warrants, the following options are approved by the Houston Fire Department, in accordance with Chapter 9, Section 901 of the City of Houston *Fire Code*, during the full or partial construction of floors within a building with a required fire alarm system:

1. Installation of molded plastic cups over smoke detectors.
 2. Installation of bags over smoke detectors.
 3. Replacement of smoke detectors with rate-of-rise heat detectors.
- (i) If cups or bags are installed, a written process shall be established by the Building Management and included into all Building's Construction Rules and Regulations to ensure:
- a. Proper installation of cups/bags.
 - b. Proper removal of cups/bags whenever area is unoccupied and following up to verify removal.
 - c. Maintenance of daily documentation of involved locations, including contact names.
 - d. Designation of appropriate person(s) in construction area to activate the fire alarm. Call the Houston Fire Department and building management in the event of an actual smoke or fire situation.
- (ii) Heat detectors are not acceptable in elevator lobbies. Lobbies must have cups/bags installed on smoke detectors.

The Houston Fire Department does not allow the disabling of an alarm system by device, zone or floor, nor the complete deactivation of the fire alarm system.

In the event of demotion of a floor(s) including the removal of the fire alarm system, building management shall:

1. Notify the Houston Fire Department Office of Emergency Communications by telephone at: (713) 884-3143.

2. Check with an alarm company for temporary alternatives.

3. Minimum requirements are a temporary standpipe and two exits from the building.

Violation of the above requirements may subject the building management to Fire Code citations, (fines \$500 - \$2000) for each violation, and /or fines for violation of False Fire Alarm Ordinance. (*Fire Code*, Section 109.3)

If additional information is required, please contact the Fire and Life-Safety Bureau at: (731) 865-7100

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