



## **Fire Watch Codes and Information for Building Owners/Management**

11-22-2017

Anytime your building's\* fire alarm or sprinkler systems are out of service for more than 10 hours a fire watch will be necessary.

Any time your fire alarm or sprinkler system is compromised in any way you must contact our DFD system down line at 720-913-3430 and let us know why your system is down. When the system is back up and working again you must contact us via the system down line and let us know that as well. This helps us and you... There have been occasions in the past where someone, perhaps a contractor, took the system offline and forgot to put it back online at the end of the day. Imagine a residential building without a fire alarm system for a day, a week, or a month. The alarms will activate, but the Fire Department will not be notified!

The following information on how to get started with a fire watch when it is necessary for your building. The code references below are meant to spell out what happens when you have a problematic fire alarm or sprinkler system at your building. When those systems are out of service for more than 10 hours you will need a fire watch along with a fire watch permit. And whoever you hire to do the maintenance on those systems must be licensed through the DFD Fire Prevention Division to do the work at your building. Call us at 720-913-3474 to check on a contractor's license if you have any questions.

At the end is a copy of our emergency contact info sheets; be sure to fill that out and get it back to us so we can update your records. Make sure that you post a copy of it at your fire alarm control panel for our responding firefighters to reference.

**907.1.8 Problematic systems.** Fire alarm systems that generate two (2) or more false or nuisance fire alarms within twenty-four (24) hours, three (3) or more within thirty (30) days, or ten (10) or more within one year shall be immediately repaired, mitigated or replaced as necessary. A fine will be imposed for any false or nuisance fire alarms exceeding ten (10) within one year. A permit shall be obtained for all work. Fire protection, fire alarm and fire detection systems shall be properly maintained to provide at least the same level of reliability, performance and protection as designed and approved. The property owner shall be responsible for maintaining the system. If the system is found to be impaired two (2) or more times within a twelve (12) month period, legal action will be imposed until the system(s) is restored to a code complying condition.

\*Exception: Single family homes and duplexes.

**907.1.9 Systems out of service.** Systems undergoing maintenance or modification shall not have any portion of the system out of service for more than ten (10) hours. During maintenance or modification, all manual pull stations and notification appliances shall remain operational. Fire watch must be provided in all areas of the building where maintenance or modification will place any portion of the system out of service.

**107.7 Fire watch personnel.** When in the opinion of the fire code official it is essential for public or occupant safety, because of potentially hazardous conditions or a reduction in safety due to the occupant load, crowd movement, type of performance, display, exhibit, use, contest, activity; impairment to a fire protection or other life safety system; or any similar condition, the fire code official shall have the authority to require a fire watch in any building, premises or property.

**107.7.1 Owner's responsibility.** The owner, agent, or lessee shall employ personnel for fire watch in adequate numbers as determined by the fire code official based on the potential hazard or reduction in safety described in Section 107.7. When required by the fire code official, uniformed City and County of Denver firefighters shall be employed through the Department of Safety and compensated at a rate established by the Manager of Safety. Fire watch personnel shall be subject to the fire code official's orders at all times and shall be identifiable and remain actively on duty during the times specified by the fire code official.

**107.7.2 Fire watch permit required.** Permits shall be required as set forth in Section 105.6.58.

**114.1 General.** A license is authority granted to the person to whom it is issued to perform the work authorized by the license.

**114.2 Licenses required.** Denver Fire Department licenses shall be required for the design, installation, modification, inspection, and testing of all life safety and conveyance systems and equipment. All life safety fitters/technicians shall be licensed to design, install, add to, modify, and perform all types of inspections, testing, maintenance, and repair of factory-engineered equipment. Conveyance inspectors and mechanics shall be licensed by the Fire Department per Section 114.3. All persons required to have a permit, license or certificates shall have a current—for calendar year—permit, license or certificate.



## Denver Fire Dept. Emergency Contact Information

(To be kept at the FACP or in the sprinkler control valve or fire pump room.)

Information on this form MUST be updated annually and a copy e-mailed to: [denfpb@denvergov.org](mailto:denfpb@denvergov.org)

### Responsible Party Contact Information:

\*Property Manager/HOA Representative Name: \_\_\_\_\_

Email: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

-----  
\*Assistant Property Manager Name: \_\_\_\_\_

Email: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

-----  
\*Building Engineer Name: \_\_\_\_\_ Email: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

-----  
\*Fire Alarm Company Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

After Hours Emergency Contact Name: \_\_\_\_\_

Email: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

-----  
\*Fire Sprinkler Company Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

After Hours Emergency Contact Name: \_\_\_\_\_

Email: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

-----  
\*Central Alarm Station/Supervising Station Name: \_\_\_\_\_

Runner Service Phone Number: \_\_\_\_\_

-----  
\*Day, month and year that the information above was provided: \_\_\_\_\_/\_\_\_\_/\_\_\_\_