

SYSTEM DOWN REPORTING AND FIREWATCH

Any time a fire alarm or sprinkler system is compromised in any way you must log on to the Denver Fire Department [System Down Reporting Website](#) and provide notification to us immediately. On the [System Down Reporting Website](#), simply follow the prompts and provide us with the required information.

When the building's fire or sprinkler system is fully restored and operational, you must log on to the [System Down Reporting Website](#) and notify us that your system is functioning normally again. If you fail to report that your system is back on line within a 10-hour time frame the DFD Fire Prevention Division will initiate contact with a responsible party for the property and notify that a firewatch is needed.

When Do I Need to Have A Firewatch?

Anytime your building's fire alarm or sprinkler systems are out of service for more than **10 hours** a firewatch becomes necessary. The following code references are meant to spell out what happens when you have a problematic fire alarm or sprinkler system at your property. When those systems are out of service for more than **10 hours** you will need a firewatch along with a firewatch permit. Maintenance on life safety systems must be completed by a contractor licensed through the DFD Fire Prevention Division.

- **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.
- **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."

- **Owner's responsibility.** The owner, agent, or lessee shall employ personnel for **firewatch** 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 Executive Director of Safety. Firewatch 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.
- **Firewatch permit required.** Permits shall be required as set forth in Section 105.6.58 of the Denver Fire Code Amendments
- **General.** A license is authority granted to the person to whom it is issued to perform the work authorized by the license.
- **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.

Firewatch Permit Information/Application?

- For more information download the corresponding attachments.
- Please complete and return the Firewatch Permit Application to us via email at denfpb@denvergov.org. When permits are ready to issue you will be notified via email with an invoice copy and instructions to pay.
- Permit applications can be submitted in person at 745 W Colfax Avenue, Monday-Friday 7:30AM-3:00PM
- Permit fees are due upon issuance and can be paid via cash, check or credit card (excluding American Express). Fees due are based on applicable permit types, a table can be found on our [website](#).
- Permit fees can be paid online through our [website](#) once you have obtained an invoice.