

NYCHA Capital Projects Fact Sheet:

Fire Alarm Systems

1. Project Overview

- The scope of work for fire alarm system projects includes: repairing or replacing a fire alarm; installing new standpipe cabinets, alarm components, system panels and communicators, fire alarm strobes, magnetic door holders, manual pull stations, and carbon monoxide, heat, and smoke detectors; and installing new sprinkler heads, piping, shut-off valves, booster pumps/motors, and controllers.
- The objective of this scope of work is to upgrade aging assets and provide fire protection to residents.

2. Key Terms

- Fire Alarm Control Panel (FACP): The main component of the fire alarm system. It monitors inputs from various fire detection devices, such as smoke detectors, heat detectors, and manual pull stations. When it detects a potential fire, the panel activates alarms, alerts occupants, and can communicate with emergency services.
- Fire Alarm Strobe: A visual alerting device to warn occupants of a fire or emergency. It emits bright, flashing lights, which are particularly useful in noisy environments where audible alarms might not be heard. Strobes are especially important for alerting individuals who are deaf or hard of hearing.
- Manual Pull Station: A device in a fire alarm system that allows individuals to manually trigger the alarm. Typically mounted on walls, these stations have a lever or handle that, when pulled, activates the fire alarm.



Director of Fire Safety Joe Terranova is managing the inspection, testing, maintenance, and repair of all existing fire protection systems at NYCHA.

3. Why is this capital project needed? Why is it important?

- This project replaces the existing fire alarm system with a new code complaint system that is approved by the Fire Department of New York (FDNY) and Department of Buildings (DOB).
- Fire alarm systems provide necessary fire safety protection/alert system to residents.

4. Scope of Work Details

- The **basic steps of fire alarm system installation** are as follows:
 1. Site Assessment: Evaluate the building layout, size, and fire risk areas to determine the type and placement of fire alarm devices.
 2. Preparation: Mark where detectors, pull stations, alarms, and strobes will be installed on site. Ensure that power to the installation area is safely disconnected.



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3. Equipment Installation: Install FACP, smoke and heat detectors, pull systems, etc.
4. Training: Teach Property Management and residents how to operate the system, recognize alarms, and use manual pull stations.

5. Construction Trades & Other Roles Involved

Type	Possible Roles
Trade	<ul style="list-style-type: none">ElectricianLaborer (including Flaggers, Demolition Workers)Plumber
Non-Trade	<ul style="list-style-type: none">Supervisor

6. Typical Project Timeline



7. What to Expect During Construction

- Noise and dust: Drilling, sawing, and mounting devices can generate significant noise and debris. Noise disruptions due to alarm testing may occur.
- Temporary disruptions to power and systems: While new systems are being installed, outages may occur during work hours.
- Asbestos abatement: Hazardous material abatement, as needed.

8. Mitigating Construction Impacts

- Outages: Residents will receive advance notice of outages.
- Dust and debris: The contractor will place a plastic barrier around installation sites to limit the spread of dust and debris.
- On site storage of construction materials and restricted access: To ensure safety during installation, certain areas may be obstructed or blocked from use.