



**Builder's Residential Fire Alarm Worksheet:
New Construction and Addition/Remodel
Highland Park Fire Code compliant
Fire Alarm System Requirements**

Builder to complete applicable information:

New Construction: Address: _____

1. *Install HP Fire Code compliant fire alarm system.* Builder: _____ Date: _____

Addition/Remodel: Address: _____

1. **All existing H.P. residences must have a functioning, monitored fire alarm system that covers all bedrooms at a minimum. If residence does not meet this standard, install 2021 IFC & HP Fire Code-compliant fire alarm system.** Builder: _____ Date: _____

2. **If parts cannot be obtained to repair an older alarm system due to remodel, install 2021 IFC & HP Fire Code-compliant fire alarm system.** Builder: _____ Date: _____

Addition or Remodel Will Occur in the Following Rooms:

(Check All that Apply)

Non-Sleeping Rooms/Areas		Sleeping Rooms/Areas	
KITCHEN		BEDROOM	
DINING AREA		LIVING ROOM	FAMILY ROOM
OFFICE (with no closet)		PLAYROOM	GAME ROOM
BATHROOM		MEDIA ROOM	KEEPING ROOM
UTILITY/STORAGE ROOM		GALLERY	DEN

REQUIRED: If all remodel occurs in Non-Sleeping Rooms, *replace affected alarm components within existing alarm system.*

RECOMMENDED: Install complete 2021 IFC-compliant system.

I understand that I must insure continued functionality of existing alarm system at the listed address:

Builder: _____ **Date:** _____

No Alarm Plans or Inspections are required

If remodel will occur in any sleeping room/area:

REQUIRED: *Install complete 2021 IFC/HP compliant fire alarm system. I understand that I must include entire fire alarm system replacement within the scope of the remodel at the listed address:*

Builder: _____ **Date:** _____

**Alarm Plans from installer; Wire & Final inspections are required
SEE ALARM REQUIREMENTS & RESTRICTIONS ON BACK**

Town of Highland Park
Fire Alarm Requirements for Residential Construction: New Construction & Addition/Remodel Projects
For Owners, Builders, and Alarm Companies

State Grants Local Authority

1. Texas Health/Safety Code 2015: Any home improvement to dwelling requires upgrade to local code
2. Texas Insurance Code 2016: Local codes may require a better type of alarm/detection than the minimum required by state law.

Town Alarm Ordinance Requires Monitored Residential Fire Alarm Systems

All fire alarm initiating devices shall be connected to a UL listed control panel to communicate alarm signals to either the Town's monitoring center or other monitoring station as specified in section 4.02.001, alarm monitoring center. (Ord.1684, s.4.02.002, adopted 2/26/07)

2021 International Fire Code & Highland Park Fire Code:

Monitored smoke detection:

85 db in each protected room. Can be achieved with horn bases, piezos, etc.

1. **Activation of one smoke detector must sound ALL ALARMS.** If wireless detectors used that sound only the triggered device, one siren installed per floor adequate to achieve 85 decibels through closed sleeping room doors.
2. Detector just outside and inside each bedroom, and inside each bonus room that qualifies as a sleeping room.
3. **At least one smoke detector per floor** in hallway if no rooms requiring detection on that floor.
4. **Within 15 Feet of top and bottom of any staircase**
5. **POINT IDENTIFICATION of detection devices required-** not just a single fire loop. Doesn't have to be a commercial fire panel- can achieve with 4-wire system and homeruns to panel, the use of zone expanders, wireless detectors, etc.
6. **White strobe on front exterior,** visible from the street (not covered by bushes- on front eave desirable).

Carbon Monoxide Detection:

Carbon monoxide alarm requirements listed below should be combined to meet the required protection based on the HVAC, fireplace, and garage features of the affected residence. U.L.-compliant combination smoke and carbon monoxide detectors are allowable.

1. **Residence with gas fired appliances:** Monitored carbon monoxide detection required for each bedroom and a minimum of one detector per floor in a common area.
2. **Residence with attached garage:** Monitored carbon monoxide detection required for: detection in room nearest to connecting door to garage and a minimum of one detector per floor in a common area.
3. **Residence with fireplace(s):** Monitored carbon monoxide detection required for detection in each room with a fireplace and a minimum of one detector per floor in a common area.
4. **Residence with no fireplaces, no gas heat, & no attached garage:** 1 Monitored carbon monoxide detector required per floor in a common area.

Who May Install?

A Texas licensed alarm company/installer registered with the Town via the MyGov system must produce plans, install the system, and conduct final testing. Owner or electrician-wired systems, including 110-volt AC detectors, **do not comply** with Town Alarm Ordinances.

Builder & Alarm Company Steps in the Process

Plans

Plans are reviewed by Bureau Veritas via txfirereview@bureauveritas.com. Highland Park Fire Code Official approves plans via MyGov within 10 business days.

Inspections

Alarm company requests inspection through Bureau Veritas. Licensed alarm installer must be present for final inspection.

Disclaimer

It is the responsibility of the contractor to immediately notify Bureau Veritas and the Highland Park Fire Prevention office via email for all plans change orders, occupancy changes, or alterations that could trigger a change in fire protection requirements. Any attempt to defraud or otherwise intentionally or knowingly violate the requirements prescribed by this procedure constitutes a violation. Such violations will be cause for immediate revocation of permits issued by the Fire Prevention office.

Builder Signature:

Date:
