

**TOWNSHIP OF MANHEIM
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2020-09

**AN ORDINANCE REPEALING AND REPLACING ORDINANCE
2014-15 KNOWN AS THE FIRE ALARM ORDINANCE OF
MANHEIM TOWNSHIP AND ANY PRIOR INCONSISTENT OR
RELATED ORDINANCES OR RESOLUTIONS.**

WHEREAS, the First Class Township Code grants the Manheim Township Board of Commissioners the authority and responsibility of adopting and implementing fire regulations, building and housing regulations and other regulations for securing the safety of persons and property within the Township and for adopting all such ordinances, by-laws, rules and regulations deemed expedient or necessary for the care and control of the Township and the welfare of the Township, as long as they are not inconsistent with the Constitution and laws of the Commonwealth; and

WHEREAS, the Manheim Township Board of Commissioners has determined that it is necessary to repeal Ordinance No. 2014-15, § 160-14, *et seq.* of the Manheim Township Code, known as the Fire Alarm Ordinance of Manheim Township, and replace it with a new Fire Alarm Ordinance that incorporates technical changes, eliminates the licensing program and provides needed updates and revisions based on changes in the latest version of the Uniform Construction Code.

BE IT ENACTED AND ORDAINED by the Board of Commissioners of the Township of Manheim, Lancaster County, Pennsylvania, as follows:

SECTION 1.0 SCOPE

Section 1.1 Title: This Ordinance shall be known as the Fire Alarm Ordinance of Manheim Township.

Section 1.2 Scope: This Ordinance shall regulate all matters concerning the design, installation, repair, testing, monitoring and operation of all fire alarm systems and related devices; and prescribing penalties for violations hereof.

Section 1.3 Purpose: This Ordinance shall be construed to secure its expressed intent which is to ensure public safety, health, and welfare by controlling the design, installation, testing, and repair of fire alarm systems installed and operating within Manheim Township; thereby, reducing the service demands on MTFR and improving public safety.

SECTION 2.0 APPLICABILITY

Section 2.1 General: The provisions of this Ordinance shall apply to all matters affecting or relating to fire alarm systems and fire alarm contractors and shall apply equally to new and existing buildings and conditions. This includes all required and non-required fire alarm systems.

Section 2.2 Matters Not Provided For: The Manheim Township Board of Commissioners hereby provide for determination of matters not provided for herein by authorizing certain actions by the Building Code Official.

(a) **Administrative Orders** may be issued by the Building Code Official to clarify Ordinance or Building Code questions and to establish departmental policy where no specific criteria exists, or where administrative guidance is needed to establish a methodology to resolve recurring problems.

(b) **Standard Design Bulletins** will be issued where code criteria leave a specific aspect of the design installation to the judgment of the Building Code Official or the authority having jurisdiction. Standard Design Bulletins shall set specific design criteria where necessary.

Section 2.3 Continuation of Unlawful Use or Practice: The continuation of use of a fire alarm system or the designing, installation, testing, repair and maintenance of fire alarm systems by any person(s), firm, or corporation contrary to the provisions of this Ordinance shall be deemed a violation and subject to the fees and penalties prescribed in this Ordinance and/or the PA UCC Building Code Ordinance. Each day that an unlawful use or practice continues shall be deemed to be a separate offense.

Section 2.4 Other Regulations: When the provisions herein are more restrictive than other regulations, this Ordinance shall control, but in any case, the most rigid requirements of any other applicable code or regulation shall apply whenever a conflict exists.

Section 2.5 Referenced Standards: The standards referenced in this Ordinance and those listed in the appendixes of any building or fire codes as adopted or amended by Manheim Township shall be part of the requirements of this Ordinance. Where differences occur between provisions of this Ordinance and other standards, the provisions of this Ordinance shall apply.

SECTION 3.0 ENFORCEMENT

Section 3.1 General: The Building Code Official and the Code Officials shall enforce all of the provisions of this Ordinance and shall act on any question relative to the manner of design, installation, testing, repair, materials, equipment, and devices, or any related issues pertaining to fire alarm systems, except as otherwise specifically provided for by statutory requirements or by this Ordinance. The Fire Officer is the authorized representative of

MTFR in charge at a fire or incident scene.

Section 3.2 Application and Permits: The Building Code Official shall receive permit applications, plans, specifications, monitoring/ supervisory information, permit fees and shall issue permits for the installation of, additions, extensions or alterations to fire alarm systems. A Code Official shall inspect the premises for which such permits have been issued and enforce compliance with the provisions of this Ordinance.

Section 3.3 Inspections: The Building Code Official or a Code Official shall make all required inspections of premises to enforce compliance with the provisions of this Ordinance and/or the PA UCC Building Code Ordinance. Inspections shall include, but are not limited to, a final acceptance test.

Section 3.4 Fire Alarm Activation Reports: The Fire Officer in charge of any incident involving a fire alarm system shall be responsible for executing a Fire Alarm Activation Report. A copy of the Fire Alarm Activation Report shall be forwarded to the Building Code Official.

Section 3.5 Rule-making Authority: The Building Code Official shall have power as necessary in the interest of public health, safety, and general welfare to adopt and promulgate rules and regulations to interpret and implement the provisions of this Ordinance as authorized by the Board of Commissioners of Manheim Township to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this Ordinance or in building and fire codes as adopted and amended by Manheim Township.

Section 3.6 Department Records: The Building Code Official shall keep official records of permit applications received, permit approvals, fees collected, reports of inspections, and notices and orders issued, including fire alarm activation reports issued and received.

SECTION 4.0 DEFINITIONS

Section 4.1 Terms Defined in Other Codes: Where terms are not defined in this Ordinance and are defined in the building, fire, mechanical and electrical codes, such terms shall have the meanings ascribed to them as in those codes as adopted by Manheim Township. Definitions found in NFPA standards for fire protection and electrical installations shall apply in this Ordinance, when not otherwise specifically defined.

Addressable Device: An initiation device capable of transmitting detailed information about the alarm signal to a supervising station.

Agent: Any person who shall have charge, care or control of any building as representative of the owner, including an executor, administrator, trustee or guardian of the estate of the owner. Any such person representing the actual owner shall comply with the provisions of this code to the same extent as if that person were the owner.

Alarm: Any audible or visible signal indicating existence of a fire or emergency that requires response on the part of the MTFR. Included in this are the alarm devices by which fire and emergency signals are received.

Alarm Malfunction: The activation of any alarm which results in the response of the MTFR caused by mechanical failure, malfunction, improper installation, or lack of proper maintenance or the inability of MTFR to determine the cause of an alarm activation.

Alarm Notification Appliance: A fire alarm system component such as a bell, horn, speaker, light, or text display that provides audible, tactile or visible outputs or any combination thereof.

Alarm Verification Feature: A feature of automatic fire detection and alarm systems to reduce unwanted alarms wherein smoke detectors report alarm conditions for a minimum period, or confirm alarm conditions within a given time period, after being automatically reset, in order to be accepted as a valid alarm initiation signal.

Annunciator: A unit containing one or more indicator lamps, alphanumeric displays, or other equivalent means in which each indication provides status information about a circuit, condition, or location.

Approved: Approved by the Building Code Official or a Code Official.

Automatic: A device or system providing an emergency function without the necessity for human intervention and activated as a result of a predetermined temperature rise, rate of temperature rise, or combustion particles.

Building Code Official (BCO): The construction code official who manages, supervises and administers building code enforcement activities under the PA Uniform Construction Code.

Carbon Monoxide Detector: An approved, listed device which is intended to detect invisible particles of carbon monoxide. This device is not classified as a fire alarm initiating device. If carbon monoxide detectors are supervised by a central station, then such alarm shall transmit as a distinct carbon monoxide alarm.

Carbon Monoxide Distinctive Signal: Audible carbon monoxide notification appliances are to conform to the requirements of NFPA 720 and are to be distinctive from similar appliances located in the same area.

Certificated System: A fire alarm system that complies with all the requirements for central station service as outlined in NFPA 72 and documented by a NRTL, such as UL, FM or Intertek-ETL. A system installed under such a program is identified by the issuance of a certificate by a NRTL and is designated as a certificated system.

Code Official: The subordinate or designee of the Building Code Official.

Emergency Voice / Alarm Communication System: A dedicated system for originating and distributing voice instructions, as well as alert and evacuation signals pertaining to an emergency, to the occupants of a building.

False Alarm (Unwanted Alarm): An alarm malfunction or malicious fire alarm as defined herein.

Fire Alarm Activation Report: A form for completion by a Fire Officer when responding to an Alarm. Where an alarm malfunction occurs, the Fire Alarm Activation Report including the Affidavit of Service/Repair shall be completed by a licensed fire alarm company and by the Owner/Occupant.

Fire Alarm Box, Manual: A manually operated device used to initiate an alarm signal.

Fire Alarm Contractor: A contractor proficient in the installations of fire alarm systems, devices and code standards which govern the application, design, installation, testing, repair, maintenance and operation of fire alarm systems.

Prime Contractor: The one fire alarm contractor contractually responsible for providing central station services to a subscriber as required by this Ordinance. The prime contractor can be either a listed central station or a listed alarm service-local company. Residential fire alarm contractors are not required to be listed for central station service.

Fire Alarm Signal: A signal initiated by a fire alarm-initiating device such as a manual fire alarm box, automatic fire detector, carbon monoxide detector, sprinkler water flow switch or other device.

Fire Alarm System: A system or portion of a combination system that consists of components and circuits arranged to monitor and annunciate the status of fire alarm or supervisory signal-initiating devices and to initiate the appropriate response to those signals.

Fire Officer: A representative of Manheim Township Fire Rescue (MTFR) and the Officer-In-Charge responding to an automatic fire alarm or call for emergency service assistance at a building or property in Manheim Township.

Heat Detector: A fire detector that detects either abnormally high temperature or rate of rise, or both.

Initiating Device: A system component that originates transmission of a change of state condition, such as in the smoke detector, manual fire alarm box, or supervisory switch.

Listed: Equipment, materials, products or services included in a list published by an organization acceptable to a Code Official or the Fire Code Official and concerned with the evaluation of products or services that maintains periodic inspection of products of

listed equipment or materials or periodic evaluation of services and whose listing states either that the equipment, material, product or service meets identified standards or has been tested and found suitable for a specific purpose.

Lock Box: A secure, tamperproof device with a lock, operable only by the fire department master key; containing entry keys, entry fobs, access cards and/or other devices that may be required for access to a structure in an emergency. Supra Safe 2HSR/TS (surface mount) or 2HS/TS (recessed mount) are approved lock boxes for Manheim Township. All lock boxes are to be purchased with a tamper switch.

Magnetic Door Hold-Open Release Appliance: A device designed to hold open doors under normal conditions and allow the doors to close during smoke and fire conditions.

Manheim Township Fire Rescue (MTFR): A career fire rescue system, which provides the primary fire and rescue services within Manheim Township.

Malicious Fire Alarm: The activation of any alarm which results in the response of the MTFR caused by the negligence or intentional misuse of the system by the owner or his employees, or agents; or any other activation not caused by heat, smoke or fire, exclusive of an alarm malfunction. An alarm is not considered a malicious fire alarm if the alarm is activated due to causes beyond the control of the owner.

Nationally Recognized Testing Laboratory (NRTL): The term used by the United States Occupational Safety and Health Administration (OSHA) to identify third-party organizations that have the necessary qualifications to perform safety testing and certification of products covered within OSHA and each organization's scopes.

Non-required Fire Alarm System: Any fire alarm system not required by this Ordinance or by building or fire codes in effect in Manheim Township.

Required Fire Alarm System: A fire alarm system required by this Ordinance and any building or fire codes in effect in Manheim Township.

Runner: A person other than the required number of operators on duty at central, supervising, or runner station available for prompt dispatching, when necessary, to a protected premise.

Runner Service: The service provided by a runner at a protected premise, including restoration, resetting, and silencing of all equipment transmitting fire alarm, supervisory or trouble signals to an off-premise location.

Shall: Indicates a mandatory requirement.

Smoke Detector: An approved, listed device that senses visible and invisible particles of combustion.

Subscriber: The recipient of a contractual supervising station signal service(s). In case of multiple, noncontiguous properties having single ownership, the term refers to each protected premises or its local management.

Supervising Station Service:

Central Station Service: A system or group of systems in which the operations of circuits and devices at a protected property are signaled to, recorded in, maintained by, and supervised from a listed central station (such as UL, FM or ETL-Intertek) having competent and experienced operators who upon receipt of a signal, take such action as required by NFPA 72 currently in effect or as subsequently amended. Related activities at the protected property such as equipment installation, inspection, maintenance, and runner service are also the responsibility of the central station or a fire alarm contractor. Central station service is controlled and operated by a person, firm or corporation whose business is the furnishing of such contracted services or whose properties are the protected premises.

Proprietary Supervising Station Service: An installation of an alarm system that serves contiguous and noncontiguous properties, under one ownership, from a proprietary supervising station located at the protected premises, or at one of multiple noncontiguous protected premises, at which trained, competent personnel are in constant attendance.

Supervisory Signal: A signal indicating that need of action in connection with the supervision of systems, processes or equipment. A supervisory condition occurs when one system supervises another system, process or equipment for failure or impairment to operation of the supervised system, process or equipment has occurred.

Trouble Signal: A signal initiated by the fire alarm system or device indicative of a fault in a monitored circuit or component.

SECTION 5.0 NEW SYSTEMS

Section 5.1 Fire Alarm Systems for New Buildings: Fire alarm systems for new buildings shall be installed as provided in the building, fire and other applicable codes in effect in Manheim Township. Permits shall be applied for and obtained as provided in this Ordinance.

Section 5.2 Fire Alarm Systems in New R-3 Occupancies: Manual fire alarm and automatic smoke detection systems are to be installed in new R-3 occupancies as is required for Group R-4 occupancies.

Section 5.3 New, Non-Required Systems: Manual fire alarm systems and automatic smoke detection systems, if installed, shall meet requirements for required systems. Non-required system certification is at the discretion of the Code Official.

Section 5.4 Supervising Station Service: All newly installed, required fire alarm systems shall be either:

Central Station Service: Central station service fire alarm systems shall be certificated by a Nationally Recognized Testing Laboratory (NRTL), examples of which are Underwriter's Laboratories (UL), Factory Mutual (FM), and Intertek-ETL (ETL).

Proprietary Supervising Service: Proprietary station alarm systems shall comply with the operating procedures set forth in NFPA 72. The Building Code Official reserves the right to require proprietary systems, both new and existing, to be listed and certificated for proprietary service by a NRTL. UL (UUKA) Proprietary Fire Alarm Monitoring Station Certification is one example of proprietary station system certification.

Section 5.5 Multiple Tenant Buildings - Central Station Service: New and existing multiple tenant buildings required to have a fire alarm system shall be monitored and have inspections, testing, maintenance and runner service provided by one listed central station service company.

Exception: Buildings with an anchor store, from which other stores are separated by a code compliant fire wall or fire barrier, may contract with a different listed central station service company. Separately contracted alarm systems are not permitted to be interconnected.

Section 5.6 Magnetic Door Hold-Open Release Appliances: Door hold-open devices are to be installed on fire rated doors installed as part of a fire rated assembly that, in the opinion of the Code Official, are likely to be propped in the open position. Fire rated doors with hold-open devices shall automatically close and latch upon activation of a fire alarm due to smoke or fire conditions (alarm signal transmission or local interlock between alarms in close proximity of the doors). Magnetic hold-open devices do not need to be connected to a circuit with secondary power.

Section 5.7 Exterior Water Supply Control Valves: Control valves installed in the exterior between a sprinkler system water supply and the sprinkler system are to be supervised through the fire alarm system or they are to be locked in the open position. Approval to lock water supply control valves is at the discretion of the Building Code Official and shall be considered on a case-by-case basis.

Section 5.8 Elevator Sump Oil Alarms: When provided, elevator oil sensing alarms shall transmit a supervisory signal to an approved central station or a constantly attended location. In the absence of a fire alarm system and a constantly attended location, an audible oil alarm is to be provided at a location determined by the Code Official.

Section 5.9 Two-Way Communication Systems: When provided, two-way voice communication systems shall communicate voice communications by one of two

methods:

Section 5.9.1 Constantly Attended Location: Communicate to a constantly attended remote off-premise location, staffed 7 days a week, 24 hours a day, 365 days a year. The voice communication shall not be transmitted to voice-recorded only attended locations.

Section 5.9.2 Central Control Point On-Premise: Communicate directly to a central control point on-premise that is approved by the Code Official. Upon any activation of a fire alarm signal from the structure where the two-way communication system is installed, the owner's Emergency Evacuation Plan shall require a property owner or owner's agent to remain at the designated on-premise central control point to communicate with the occupants at the two-way communication system. This on-premise central control point shall be manned until complete occupant evacuation of the facility is verified or when told to evacuate by the on-scene Fire Officer.

Any requests for assistance from occupants at a two-way communication system, whether received at the constantly attended, remote location or the on-premise central control point, shall be communicated to the emergency service personnel at the scene who are providing assistance.

Section 5.10 Alarm Annunciation: Alarm annunciators, when deemed necessary by the Code Official, are to be installed to ensure an efficient response to an alarm. Location of alarm annunciation is at the discretion of the Code Official.

Section 5.11 Alarm Verification: Smoke detectors are not to be programmed for alarm verification. At the discretion of the Code Official, alarm verification features may be needed if conditions warrant. Alarm verification requests will be considered on a case-by-case basis.

SECTION 6.0 EXISTING SYSTEMS

Section 6.1 Additions or Alterations to or Rehabilitation of Structures: Enclosed additions or interior alterations to, change in use of, or major rehabilitation of any building shall require that existing fire alarm systems conform to the requirements prescribed in the International Existing Building Code.

Section 6.2 Indication of Central Station Service – Additions or Alterations of Existing Systems: Existing, required fire alarm systems shall be certificated at the discretion of the Building Code Official when substantial additions or modifications are made to the fire alarm system.

Section 6.3 Extension of Fire Protection System Features: At the discretion of the Building Code Official, certain features of fire alarm and detection systems required for new systems, shall be extended into and added to an existing fire alarm system. Features to

be extended may include manual fire alarm systems and emergency voice / alarm communication systems. Integration of fire alarm system features shall be evaluated on a case-by-case basis to ensure that the new system performs its intended function.

Section 6.4 Existing, Non-conforming Systems: Any fire alarm system installed prior to the adoption of this Ordinance should be upgraded or improved to provide a minimum level of protection as directed by the Building Code Official or a Code Official.

Section 6.5 Existing, Non-required Systems: All non-required fire alarm systems should provide a minimum level of protection as directed by a Code Official. All non-required fire alarm systems shall be maintained and remain in-service unless approval to discontinue the system(s) is received in writing from the Building Code Official. Any approved, discontinued system and related equipment shall be completely removed from the structure so as not to give a false indication that the building, area or space is protected by a fire alarm system.

SECTION 7.0 REPAIRS AND MAINTENANCE

Section 7.1 General: All fire alarm systems, devices, and service equipment installed in or on any structure in Manheim Township shall be maintained in operational condition. It shall be unlawful for any person(s) to reduce or interfere with the operational effectiveness of a fire alarm system.

This requirement shall not prohibit a fire alarm company from temporarily reducing or discontinuing the protection where necessary to test, make repairs, make alterations, extensions or additions to the system. Alterations, extensions or additions to fire alarm systems shall be done under a building permit. The Building Code Official or a Code Official shall be notified per the current Fire Watch Administrative Order when fire alarm systems are disconnected for testing, repairs, alterations, extensions or additions.

Section 7.2 Maintenance: It shall be the duty of the building owner(s) to install, test, repair and maintain the following systems in accordance with the applicable NFPA standard in effect: automatic fire detection devices (including smoke, carbon monoxide and heat detectors); fire alarm systems; manual fire alarm systems; automatic fire sprinkler systems including fire pumps and standpipes; fire suppression systems other than sprinklers; when such systems and/or devices are required per the International Building Code or Manheim Township Ordinances.

It shall be the duty of a tenant or lessee to maintain all required fire alarm systems and/or related components noted above when so required as part of a written lease agreement or a written maintenance agreement.

SECTION 8.0 LOCK BOX REQUIREMENTS

Section 8.1 When Required: All occupancies installing a fire alarm system, having connection to a central station, shall install an approved Supra Safe 2HSR/TS (surface

mount) or 2HS/TS (recessed mount) lock box for the premises being protected. Lock box location(s) shall be approved by the Building Code Official and the Manheim Township Fire Chief.

Exception: One- and Two-Family Dwellings and Townhouses.

Section 8.2 Existing Installations: Existing facilities with a fire alarm system, having connection to a central station, shall install a Supra Safe 2HSR/TS (surface mount) or 2HS/TS (recessed mount) lock box.

Exception: One- and Two-Family Dwellings and Townhouses.

Section 8.3 Lock Box Installation: Lock boxes shall be installed as follows:

1. At a location approved by the Code Official;
2. At a height no less than four (4) feet above finished grade and no more than six (6) feet above finished grade.

Section 8.4 Lock Box Supervision: All lock boxes shall be electrically supervised and shall have the tamper switch connected to the fire alarm panel to indicate a supervisory signal. The supervisory signal shall report to the central station for owner/occupant/subscriber notification. MTFR and/or Manheim Township Police Department are not to be contacted for supervisory signal transmission.

Section 8.5 Premise Keys / Lock Box Contents: Keys, fobs, access cards, etc. that provide immediate access to the premise and to fire protection related equipment shall be identified as to the door(s) they operate. Keys and box contents shall be inspected periodically by the owner/occupant of the premise to ensure that keys operate all doors necessary for MTFR access to all areas of the building. The property owner or authorized agent shall be responsible for maintaining a current set of keys in the lock box which are capable of unlocking entrance, exterior and interior doors in the building(s) and/or tenant space(s).

Section 8.6 Alarm Annunciation: Alarm annunciators, when deemed necessary by the Code Official, are to be installed to ensure an efficient response to an alarm. Location of alarm annunciation is at the discretion of the Code Official. If a lock box is present, alarm annunciation is to be in close proximity to the lock box.

SECTION 9.0 APPLICATION FOR PERMIT

Section 9.1 When Permit is Required: It shall be unlawful to alter or add to existing fire alarm systems or to install a fire alarm system or related components of a fire alarm system for which provisions are made or the installation of which is regulated by this Ordinance, without first filing the appropriate application, paying the applicable fee, and submitting the required design information to the Department of Code Compliance and obtaining the required permit. Repairs as defined by Section 6.0 of this Ordinance, which do not involve

any violation of the Ordinance, shall not require a permit.

Section 9.1.1 Minor Repair Work: A Code Official is permitted to waive the requirement for filing plans when repair work of a minor nature is involved.

Section 9.2 Form of Application: The application for a permit shall be submitted in such form as the Building Code Official prescribes and shall be accompanied by the required fee as prescribed by the current Fee Resolution of the Manheim Township Board of Commissioners.

Section 9.3 By Whom Application is Made: Application for a permit shall be made by a property owner, a property owner's agent or the prime contractor.

Section 9.4 Qualifications of Fire Alarm Contractors: Fire Alarm Contractors shall demonstrate a knowledge of and proficiency in fire alarm systems, devices and code standards which govern the application, design, installation, testing, repair, maintenance and operation of fire alarm systems. Refer to Sections 9.5 and 9.6 for more specific contractor requirements.

Section 9.5 Commercial / Industrial / Non-Residential Fire Alarm Permit Submittal Requirements: The permit application, permit fee, and completed Fire Alarm Submittal Guide for Commercial Fire Alarm Systems (including multiple family dwellings), shall be submitted. Two copies of floor plans/shop drawings, riser diagrams, equipment technical data sheets, manufacturer's specification data sheets, battery calculations (if applicable), voltage drop calculations (if applicable) and other pertinent information shall be submitted. Plans shall be drawn to scale or clearly dimensioned, with enough clarity and detail to show the nature and character of work to be performed.

Section 9.5.1 Required System Submittals: Required fire alarm systems submissions shall be made by one of the following:

NICET Level III or IV Engineering Technician. NICET plans are to bear the NICET technician's certification number, level, field of certification and the expiration date of their certification.

Pennsylvania Professional Engineer. Engineered plans are to bear the original or digital seal and signature of the licensed design professional.

Section 9.5.2 Indication of Central Station Service: The prime contractor shall submit valid UL central station UUFX Certificate(s) of Compliance, FM 3011 Central Station Certificate(s) of Compliance or other approved NRTL Certificates legitimizing Central Station Service.

Section 9.5.3 Central Station Service Scope: The prime contractor shall submit a summary as to how all six (6) aspects of central station service will be provided. If subcontractors are to be used to satisfy aspects of central station service, those signed and dated contracts are to be submitted for review and approval.

Section 9.5.4 Runner Service Verification: The prime contractor shall submit a valid UL central station UUFX Certificate(s) of Compliance, FM 3011 Central Station Certificate(s) of Compliance or other approved NRTL Certificates for the proposed fire alarm system runner. *Runner service is to arrive at protected premises within 2 hours of receipt of an alarm signal.*

Section 9.5.5 Fire Alarm System Plan and Specification Deferral: A fire alarm system to be installed as part of a new commercial building permit may be a deferred submittal. The Manheim Township *Fire Protection/Detection System Release Form* shall be submitted when making application for the building permit to acknowledge the fire alarm system plan deferral. A separate permit application is not to be submitted when submitting a fire alarm system package under an active commercial building permit.

Section 9.6 Residential Fire Alarm Permit Submittal Requirements: Plans and specifications are not required to be submitted for one- and two-family dwellings and townhouses; however, after the application for a permit and fee are submitted, a preliminary inspection shall be scheduled with a Code Official and the permit applicant for the purpose of determining the locations of smoke detectors, carbon monoxide detectors, notification appliances, and related equipment in the structure prior to their installation.

Section 9.6.1 Exemption from Central Station Service: Fire alarm systems installed in one- and two-family dwellings and townhouses, which transmit fire alarm signals off site, are not required to be listed for Central Station Service. Such fire alarm systems shall be monitored by a UL, FM, Intertek-ETL or other listed central station.

Section 9.7 Action on Application: A Code Official shall examine or cause to be examined all applications and plans for permits within a reasonable time after filing. If the application or plans and specifications do not conform to the requirements of all pertinent laws, the Code Official shall reject such application in writing, stating the reasons therefor. If the Code Official is satisfied that the proposed work conforms to the requirements of this Ordinance and all laws applicable thereto, the Code Official shall issue a Building Permit for the installation of the fire alarm system. Approvals of alarm systems as a deferred submission authorizes installation of the alarm system under a valid, previously issued building permit.

Section 9.8 Compliance with Code: The Building Permit shall be a license to proceed with the work as approved by a Code Official and shall not be construed as authority to violate, cancel or set aside any of the provisions of this Ordinance except as specifically stipulated by modification approved in writing by the Building Code Official.

SECTION 10.0 FINAL INSPECTION APPROVAL

Section 10.1 Fire Alarm Testing Requirements: Prior to scheduling a Manheim Township

Official for a final fire alarm inspection, 100% of the completed system is to be tested to verify fully complaint operation and signal transmission.

Section 10.2 Test Plan: A test plan is to be provided at time of final inspection. The test plan is to be a comprehensive narrative as to how the fire alarm system is to be tested. Without a test plan, concealed initiating devices for example, may be missed by service providers.

Exception: One- and Two-Family Dwellings and Townhouses.

Section 10.3 Record of Completion: Prior to or at the time of final fire alarm inspection, a System Record of Completion is to be submitted for review and approval.

Exception: One- and Two-Family Dwellings and Townhouses.

Section 10.4 Record of Inspection and Testing: Prior to or at the time of final fire alarm inspection, a System Record of Inspection and Testing, is to be submitted for review and approval.

Exception: One- and Two-Family Dwellings and Townhouses.

Section 10.5 Documentation for Central Station Service: The prime contractor listed for central station service, shall provide a fire alarm system certificate at the final inspection. The fire alarm system certificate is also to be physically posted within 3 feet of the protected premises fire alarm control panel.

Exception: One- and Two-Family Dwellings and Townhouses.

SECTION 11.0 DISPOSITION OF SIGNALS

Section 11.1 Alarm Signals: Alarm signals received by a supervising central station shall transmit such signals to Lancaster County Wide Communication.

Section 11.1.1 Alarm Signal Content: Alarm signals transmitted to a supervisory station shall be by addressable device or zone identification.

Section 11.1.2 Dispatch Prior to Verification: It shall be a violation of this Ordinance for any Central Station monitoring company or its employees to verify any fire alarm signals received prior to dispatching MTRF through Lancaster County Wide Communications.

Section 11.1.3 Carbon Monoxide Signals: Carbon monoxide detectors shall be programmed and transmitted as alarm signals. Carbon monoxide alarm signals shall be addressed as “carbon monoxide” to ensure proper emergency dispatch.

Exception: Carbon monoxide alarms installed as part of an exhaust or ventilation system are exempt from signal transmission.

Section 11.1.4 Sprinkler System Waterflow Signals: The activation of a water flow switch installed as part of a sprinkler system shall be programmed and transmit as an alarm signal.

Section 11.1.5 Fire Suppression Systems Other than Sprinklers: The activation of a fire suppression system other than sprinklers shall be programmed and transmit as an alarm signal.

Section 11.1.7 Alarm Signal Runner Service: Dispatch of a runner or technician to the protected premises to arrive within **2 hours** after receipt of an alarm signal.

Section 11.1.8 Subscriber Notification to Alarm Signal Transmission: The central station shall notify the fire alarm system subscriber as to the transmission of fire alarm signals within **4 minutes** of signals being received at the central station.

Section 11.2 Supervisory Signals: Supervisory signals received by a supervising central station shall forward such signals to the fire alarm system subscriber.

Section 11.2.1 R-1, R-2, R-3 and R-4 Single- and Multiple-Station Smoke Alarm Signals: Where provided, monitored single- and multiple-station smoke alarms installed as part of a building fire alarm system in dwelling units or sleeping units shall not activate alarm notification appliances outside of the dwelling unit or sleeping unit and shall be programmed and transmit as supervisory signals.

Section 11.2.2 Fire Pump Operation Signals: The operation of a fire pump associated with a fire sprinkler system shall be programmed and transmit as a supervisory signal. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention device or assembly shall be supervised.

Section 11.2.3 Duct Detector Signals: Detectors placed in environmental air ducts or plenums shall be programmed and transmit as supervisory signals.

Section 11.2.3 Lock Box Signals: Lock box tamper switch signals shall be programmed and transmit as supervisory signals.

Section 11.2.5 Oil Sensing Signals: Elevator sump oil sensing signals shall be programmed and transmit as supervisory signals.

Section 11.2.6 Supervisory Signal Runner Service: Dispatch of a runner or technician to the protected premises to arrive within **2 hours** after receipt of a supervisory signal.

Section 11.2.7 Subscriber Notification to Supervisory Signal Transmission: The central station shall notify the fire alarm system subscriber as to the transmission of supervisory alarm signals within **4 minutes** of signals being received at the central

station.

Section 11.2.8 Out of Service Notification – Fire Watch: When a required fire protection system is impaired for more than **4 hours**, the Building Code Official or a Code Official, shall be notified immediately and a Fire Watch is to be instituted per the Fire Watch Administrative Order.

Section 11.3 Trouble Signals: Trouble signals received by a supervising central station shall forward such signals to the fire alarm system subscriber.

Section 11.3.1 Trouble Signal Maintenance Service: Dispatch of a service technician to the protected premises to arrive within **4 hours** after receipt of a trouble signal to initiate maintenance.

Section 11.3.2 Subscriber Notification to Trouble Signal Transmission: The central station shall notify the fire alarm system subscriber as to the transmission of trouble alarm signals within **4 minutes** of signals being received at the central station.

Section 11.3.3 Out of Service Notification – Fire Watch: When a required fire protection system is impaired for more than **4 hours**, the Building Code Official or a Code Official, shall be notified immediately and a Fire Watch is to be instituted per the Fire Watch Administrative Order.

Section 11.4 Test Signals: Test signals received by a supervising central station shall be acknowledged and recorded. Test signals not received by the central station shall be investigated and handled as a trouble signal and the protocol of Section 11.3 shall be followed.

SECTION 12.0 VIOLATIONS

Section 12.1 Notice of Violation: Whenever a Code Official observes an apparent or actual violation of a provision of this Ordinance, the Code Official shall prepare a written Notice of Violation describing the condition which requires corrective action. The Notice shall specify the violation and time limitations for the required repairs or improvements to be made to the fire alarm system. Failure to comply with the provisions of the Notice of Violation shall subject the violator to the penalties herein.

Section 12.2 Service of Notice: The written Notice of Violation of this Ordinance shall be served upon the owner, the occupant, an agent of the owner or any other person responsible for the conditions under violation. Such Notice of Violation shall be served either by certified mail to the last known post office address, delivered in person, or by delivering it to and leaving it in the possession of any person in charge of or responding to the premises on behalf of the responsible party. Posting a copy in a conspicuous place at the main entrance door shall be deemed the equivalent of personal delivery.

Section 12.3 Legal Action: Nothing herein shall prevent the Building Code Official from filing a Civil Complaint or a Non-Traffic Citation against a party without issuing a Notice of Violation where circumstances require prompt action because of a threat to health, safety and welfare or where a fire alarm system is taken out of service or offline without notice to the applicable listed central station.

Section 12.4 Tampering with Systems: Any person(s) who tampers with or, interferes with the effectiveness of any fire alarm system or related component, shall be in violation of this Ordinance.

Section 12.5 Penalty for Violations: Any person(s), firm or corporation violating any of the provisions of this Ordinance or failing to comply with any order issued pursuant to any section thereof shall, upon being found guilty of a civil offense, be liable for a fine of not less than one hundred dollars (\$100) or not more than one thousand dollars (\$1,000.00). Each day that a violation continues shall be deemed to be a separate offense.

Failure to pay any fee as prescribed herein shall constitute a violation.

Section 12.6 Fines collected: All fines and fees collected under this Ordinance shall be deposited into the Manheim Township General Fund.

Section 12.7 Alarm Reset: Once an automatic, fire alarm has initiated and caused the response by MTRF, it shall be unlawful for any person(s) to reset the alarm panel, until the authorization of the Fire Officer has been obtained.

SECTION 13.0 UNPAID FEE CHARGES

Should any fee assessed pursuant to this Ordinance remain unpaid in excess of ninety (90) days from the date the charge is billed, the owner shall also be responsible for any collection costs including attorneys' fees incurred by Manheim Township.

SECTION 14.0 REPEAL


Except to the extent that proceedings involving a Notice of Violation or a subsequent prosecution pursuant to Ordinance 2014-15 are still in existence, the provisions of Ordinance 2014-15 or any other Ordinance that are inconsistent herewith are hereby repealed.


SECTION 15.0 VALIDITY

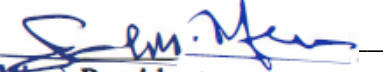

In the event any part or provision of this Ordinance is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions thereof, which are determined to be legal; and it shall be presumed that this Ordinance would have been passed without such illegal or invalid parts or provisions.

This Ordinance shall become effective upon enactment.

ENACTED AND ORDAINED by the Board of Commissioners of the Township of Manheim on this 8th day of June, 2020.

Attest: 
(Assistant) Secretary

(SEAL 

By: 
 President
Board of Commissioners