

1. GENERAL DESCRIPTION OF THE INSTALLATION

The building is fitted with addressable Pertronic F220A Fire Detection Control and Indicating Equipment (FDCIE) which has a built in Occupant Warning System (OWS). Smoke detectors are installed in all apartments, lobbies, stair landings, bin rooms and services cupboards. Thermal detectors are also installed in all apartments as well as in the car park, walkways and storage units. OWS speakers are installed in all apartments and common areas.

Each apartment has a smoke detector with a sounder base, a thermal detector and OWS speaker installed in the living area. Each apartment bedroom has an OWS speaker installed.



An apartment smoke detector with sounder base, a thermal detector & an OWS speaker

Fire Hydrants are located in the stairwells on all levels. Fire Hose Reels are located only on the Ground Floor in the Car Park adjacent each stairwell entry. Window drenching sprinklers are located in the south east stairwell on level 2 and level 3. A Fire Pump Room is located on the ground floor.

Fire Extinguishers including Location Signs and Identification Discs are installed in the walkways on each level and in various locations in the car park.

2. FIRE MODES

2.1 SPRINKLER ALARM OR COMMON AREA DETECTOR ALARM

When a sprinkler or a common area detector is activated, a general alarm will be triggered and the following will occur:

1. The FDCIE will beep and display the alarm.
2. The main strobe will activate.
3. The OWS will activate the evacuation tone.
4. A signal will be sent to the security/access control panel to release electronically controlled doors.
5. A signal will be sent to the SAMFS.

2.2 APARTMENT ALARM

THERMAL DETECTOR ALARM

In the event of a thermal detector being activated in an apartment, a general alarm will be triggered straight away.

SMOKE DETECTOR ALARM

In the event of a smoke detector being activated in an apartment, a delayed alarm will be activated and the following will occur:

1. The sounder bases in the effected apartment only will activate.
2. The FDCIE will beep and display a delayed alarm message for that apartment saying which detector is in alarm.
3. The LED on the detector in alarm will switch on indicating smoke has been detected.



Apartment smoke detector with alarm LED illuminated

4. The occupant has 2 minutes to investigate the source of the alarm and determine if it is a false or real alarm. If false, fan the smoke away from the detector to clear the alarm. The FDCIE will reset automatically once the smoke is cleared and the sounders in the apartment will switch off.
5. If after 2 minutes the alarm has not been cleared, the FDCIE will trigger a general alarm and the same process as for a common area alarm will occur.

Note: For the apartments with more than one smoke detector, if smoke is detected by two or more detectors in an apartment before the 2 minute timer has finished, a general alarm will be triggered.

Please ensure that range hoods are used when cooking and exhaust fans are used when showering to avoid smoke or steam activating smoke detectors and triggering false alarms.