

NOTICE TO ELECTRICAL CONTRACTORS

Building Permits Also Required For Fire Alarm Systems, Electronic Locks & Emergency Generators

January 5, 2016

Fire Alarm & Smoke Detection Systems

The Building Code regulates when fire alarm and smoke detection systems are required to be installed within a building and also references the NFPA 72 National Fire Alarm Standard for the design of the system including system component locations and function. As such a building permit needs to be obtained for these systems so that the building plan reviewer and building inspector can verify compliance with the Building Code.

Electrical contractors are accustomed to pulling electrical permits and having the system wiring inspected for compliance with the Electrical Code but are not necessarily accustomed to having to also pull the required building permit so that compliance with the Building Code can be verified. On projects such as a fire alarm renovation within an existing building, where there is no general contractor associated with the project, the electrical contractor is responsible for obtaining the required building permit along with their electrical permit.

Electronic Locks (Access Control Devices) on Ingress/Egress Doors

The Building Code regulates the installation of ingress/egress locking devices by generally requiring them to automatically unlock under certain conditions such as loss of power or the activation of the building fire alarm system and/or the building automatic sprinkler or fire detection systems. As such a building permit needs to be obtained for the installation of electronic locks so that the building plan reviewer and building inspector can verify compliance with the Building Code. Electrical contractors are accustomed to pulling electrical permits and having the system wiring inspected for compliance with the Electrical Code but are not necessarily accustomed to having to also pull the required building permit so that compliance with the Building Code can be verified. On projects such as ones involving only the installation of electronic locks within an existing building, where there is no general contractor associated with the project, the electrical contractor is responsible for obtaining the required building permit along with their electrical permit.

Emergency Generators

The Building Code requires certain systems such as exit & emergency lights, smoke control systems, emergency voice/alarm communication systems, elevators used as an accessible means of egress, etc. to be on emergency or standby power. As such a building permit needs to be obtained for the installation of emergency generators providing emergency power to such systems so that the building plan reviewer and building inspector can verify compliance with the Building Code. Electrical contractors are accustomed to pulling electrical permits and having the system wiring inspected for compliance with the Electrical Code but are not necessarily accustomed to having to also pull the required building permit so that compliance with the Building Code can be verified. On projects such as ones involving only the installation of an emergency generator for an existing building, where there is no general contractor associated with the project, the electrical contractor is responsible for obtaining the required building permit along with their electrical permit.