



# Code Descriptions for the Maintenance of Security Systems

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## NFPA 730: Guide for Premises Security

The **2020** edition of **NFPA 730: Guide for Premises Security** outlines construction and occupancy features, security measures, and other factors that can reduce vulnerabilities to life and property. The purpose of the guide is to provide criteria for the selection of a security program to reduce security vulnerabilities. Application is based on the risk considerations by market.

### Chapter 4.5 System Design and Installation

Any security system, building service equipment, feature of protection, or safeguard provided for security should be designed, installed, and approved in accordance with applicable adopted codes and standards, including NFPA 731, the manufacturer's specifications, applicable UL standards, the AHJ, and nationally recognized industry standards, guides, and practices.

### Chapter 4.6 Maintenance

**4.6.1:** Devices, equipment, system, condition, arrangement, level of protection **should be maintained to function as installed.**

**4.6.2:** Emergency and security equipment should be repaired on a **priority based on the SVA** (security vulnerability assessment)

**4.6.3:** A repair log should list repairs, including but not limited to the following:

- (1) The system impairment
- (2) The time and date of the impairment
- (3) Repairs that were completed
- (4) **The time and date of each repair**

**4.6.4:** Repair logs should be retained for not less than 1 year.

NFPA 730: 2020 edition, NFPA 731: 2020 edition, NFPA 4: 2018 edition, NFPA 3000: 2018 edition, NFPA 101: 2018 edition

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## NFPA 731: Standard for the Installation of Premises Security Systems

<p><b>Chapter 10 Testing and Inspections</b></p> <p><b>10.1: Application:</b> the inspection, testing, and maintenance of electronic premises security systems shall comply with the requirements in this chapter. Inspection, testing, and maintenance programs shall do the following:</p> <ul style="list-style-type: none"><li>• <b>Satisfy the requirements of the standard</b></li><li>• Conform to the <b>equipment manufacturer's recommendations</b></li><li>• <b>Verify correct operation</b> of the electronic premises security systems</li></ul>	<p><b>10.1.3:</b> The system user, the premises security system provider for the protected premises, or the owner's designated representative <b>shall be responsible</b> for the inspection, testing, and maintenance of the systems and alterations of the systems.</p> <p><b>10.1.4:</b> Inspection, testing, or maintenance <b>shall be permitted to be performed by a person or organization</b> other than the owner if conducted <b>under a written contract</b>.</p>
<p><b>10.2: Impairments</b></p> <p><b>10.2.1</b> System defects and malfunctions shall be corrected.</p> <p><b>10.2.1.1</b> The repair shall begin within 24 hours of the indication that repair is required unless the system user or party responsible for the protected premises agrees to a delay.</p> <p><b>10.2.1.2</b> If the electronic premises security system at the protected premises is impaired for more than 24 hours from the time of the defect or malfunction is identified, the owner or the designated party responsible for the protected premises shall be notified.</p> <p><b>10.2.2</b> When it is determined that there is not a risk to the protected property or the occupant, repair to the system shall be permitted to begin outside the time required by 10.2.1.1 if the owner or responsible party is notified.</p>	<p><b>10.3.4.1:</b> Service personnel <b>shall be qualified</b> in the inspection, testing, and maintenance of electronic premises security systems, including the mechanical components incorporated into the premises security systems.</p> <p><b>10.3.4.2:</b> Examples of qualified personnel shall be permitted to include, <b>but not be limited to</b>, individuals with one or more of the following qualifications:</p> <ul style="list-style-type: none"><li>• Personnel <b>trained and certified</b> by the equipment manufacturer</li><li>• Personnel licensed or certified by a <b>federal, state, or local authority</b></li><li>• Personnel certified by an <b>accreditation program</b> or industry-recognized program acceptable to the AHJ</li><li>• Trained and qualified personnel experienced in the servicing of electronic premises security systems and employed by an organization listed by an approved testing laboratory</li></ul>
<p><b>10.4: Systems Testing Requirements</b></p> <p><b>10.4.1:</b> Acceptance Testing. All new systems shall be inspected and tested in accordance with the requirements of 10.4.3.</p> <p><b>10.4.2:</b> Re-acceptance Testing</p> <p><b>10.4.2.1: Re-acceptance testing shall be performed</b> after any of the following:</p> <ul style="list-style-type: none"><li>• Added or deleted system components</li><li>• Any <b>modification, repair, or adjustment to system hardware or wiring</b></li><li>• Any <b>modifications to the structure</b> being protected</li></ul> <p><b>10.4.2.2:</b> All components, circuits, systems operations, and site-specific software functions known to be affected by the change or identified by a means that indicates the changes shall be tested.</p> <p><b>10.4.3:</b> Test Methods. Electronic premises security systems and other systems and equipment that are associated with security systems and accessory equipment shall be tested according to Table 10.4.3(a) Table 10.4.3(b), and Table 10.4.3(c).</p>	<p><b>10.5: Inspection and Testing Frequency</b></p> <p><b>10.5.1:</b> The inspection and testing frequency shall be performed in accordance with the <b>security vulnerability assessment</b> for the protected premises.</p> <p><b>10.5.2:</b> The inspection and testing <b>frequency</b> shall be performed in accordance with the <b>manufacturer's published instructions</b> for the devices and appliances that are used.</p> <p><b>10.5.3:</b> As an <b>alternative</b> means of compliance with 10.5.1 or 10.5.2, subject to the <b>approval of the AHJ</b>, electronic premises security systems shall be permitted to be inspected, tested, and <b>maintained under a written performance-based program</b></p>

# Code descriptions for the maintenance of security systems

## NFPA 731: Standard for the Installation of Premises Security Systems *Continued*

<b>10.6.2: Maintenance, Inspection, and Testing Records</b>	
<b>10.6.2.3:</b> A record of all inspections, testing, and maintenance shall be provided that includes the following information regarding tests:	
<ul style="list-style-type: none"><li>• Date</li><li>• Test frequency</li><li>• Name of property</li><li>• Address</li><li>• Name of individual or company performing inspection, maintenance, tests, or combination thereof, and affiliation, business address, telephone number, and, if applicable, license information</li><li>• Name, address, and representative of approving agency / agencies</li><li>• Designation of the device(s) tested, for example, “<b>Tests performed in accordance with Section __ of NFPA® 731</b>”</li><li>• Functional test of devices</li><li>• Functional test of required sequence of operations</li><li>• Other tests as required by equipment manufacturers</li><li>• Other tests as required by the AHJ</li><li>• Signatures of tester and approved owner representative</li><li>• Disposition of problems identified during test (e.g., “Owner notified,” “Problem corrected/ successfully retested,” “Device abandoned in place”)</li></ul>	

## NFPA 4: Standard for Integrated Fire Protection and Life Safety System Testing

NFPA 4 is intended to address the testing of the performance of the interconnection between multiple fire protection and life safety systems.	For end-to-end system integration testing, the code includes: General requirements for testing Test methods Test frequencies Documentation Test plans and forms
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# Code descriptions for the maintenance of security systems

<p><b>NFPA 101: Life Safety Code</b></p> <p>Chapter 1 Administration</p> <p><b>1.1.2: Danger to Life from Fire.</b> The Code addresses those construction, protection, and occupancy features necessary to minimize danger to life from the effects of fire, including smoke, heat, and toxic gases created during a fire.</p> <p><b>1.1.3: Egress Facilities.</b> The Code establishes minimum criteria for the design of egress facilities so as to allow prompt escape of occupants from buildings or, where desirable, into safe areas within buildings.</p> <p><b>1.1.4: Other Fire-Related Considerations.</b> The Code addresses other considerations that are essential to life safety in recognition of the fact that life safety is more than a matter of egress. The Code also addresses protective features and systems, building services, operating features, maintenance activities, and other provisions in recognition of the fact that achieving an acceptable degree of life safety depends on additional safeguards to provide adequate egress time or protection for people exposed to fire.</p> <p><b>1.1.7: Emergency Communications.</b> The Code also addresses other considerations that provide for communications to occupants under emergency conditions and to others.</p> <p><b>1.1.8* Considerations Not Related to Fire.</b> The Code also addresses other considerations that, while important in fire conditions, provide an ongoing benefit in other conditions of use, including non-fire emergencies.</p>	<p><b>101 Maintenance, Inspection, and Testing</b></p> <p><b>4.6.12.1:</b> Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other <b>feature is required for compliance with the provisions of this Code</b>, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature <b>shall thereafter be continuously maintained.</b> Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the authority having jurisdiction.</p> <p><b>4.6.12.2:</b> No existing life safety feature shall be removed or reduced where such feature is a requirement for new construction.</p> <p><b>4.6.12.3:</b> Existing life safety features obvious to the public, if not required by the Code, shall be either maintained or removed.</p> <p><b>4.6.12.4:</b> Any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature requiring periodic testing, inspection, or operation to ensure its maintenance shall be tested, inspected, or operated as specified elsewhere in this Code or as directed by the authority having jurisdiction.</p> <p><b>4.6.12.5:</b> Maintenance, inspection, and testing shall be performed under the supervision of a responsible person who shall ensure that testing, inspection, and maintenance are made at specified intervals in accordance with applicable NFPA standards or as directed by the authority having jurisdiction.</p>
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<p><b>High-Rise Buildings</b></p> <p><b>11.8.8.1.1:</b> For high-rise buildings having an occupant load of 4,000 or more persons, real-time remote monitoring of exit stair usage shall be provided in accordance with 11.8.8.2 through 11.8.8.4 and shall be displayed at the emergency command center.</p> <p><b>11.8.8.1.2:</b> Where the monitoring system is integrated with a security system, the security system shall be in accordance with NFPA 731, Standard for the Installation of Electronic Premises Security Systems.</p> <p><b>11.8.8.1.3:</b> Where the monitoring system includes video cameras also used for video image smoke detection, the portions of the system used for such detection shall be in accordance with NFPA 72, National Fire Alarm and Signaling Code.</p>
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