

# Monitoring for fire alarms

As an Authority Having Jurisdiction (AHJ), you are responsible for deciding what type of fire alarm monitoring is acceptable in your jurisdiction. This specific section of NFPA 72 is frequently misinterpreted, resulting in fire alarm systems that are out of service for long periods of time, no repairs scheduled and you are left unaware of the situation. Out of service fire alarms can lead to serious life safety risks. Our convenient decision tree for monitored fire alarms solutions can aid in understanding your choices and how your actions will impact your jurisdiction.

When and where is monitoring required?

Determine your code requirements:

- International Fire Codes (IFC)
- International Building Codes (IBC)
- National Fire Protection Association (NFPA)

Monitored system requires AHJ approval by ordinance

NFPA 72

Monitoring not required

Now that you have determined the fire alarm system is required to be monitored, you will need to decide which type of supervising station is allowed by your jurisdiction. You may need to write an ordinance stating which type of supervising station is acceptable. UL staff is always available to help with this step.

AHJ specific (monitoring requirements / approval ordinance)

Supervising stations Chapter 26

Below are the basic requirements for each type of supervising station. As you follow down the path for each service, you will notice very specific requirements for how alarm, supervisory, and trouble signals are processed in each type of service.

Remote Station 26.5

Remote Station fire alarm monitoring must be at a location approved by the Authority Having Jurisdiction (AHJ). However, several choices exist in the market that may meet the needs all of stakeholders more appropriately than other options. Please remember, Remote Station Fire Alarms DO NOT have specific timeframes for getting the system back in service after a signal. This unknown timeframe can lead to delays in system repairs, leaving the customer with a non-code compliant fire alarm system.

Central Station Service 26.3

Central Station Service Systems have very specific requirements for runners responding to, and repairing alarm, supervisory and trouble signals. Central service will provide stakeholders with the confidence that their fire alarms are functioning properly. The greatest benefit to Central Station Service over Remote Station Service, lies in the requirement that alarm technicians (who are referred to as runners within the codes), will be available 24 hours a day, 7 days a week to make repairs and bring the system back into compliance in a timely manner. UL Certification of the protected property fire alarm system and listing of the supervising station facility is required.

Proprietary 26.4

Proprietary supervising stations are owned and operated by the property owner (locations such as big box stores, manufacturing facilities and college campuses). There are also requirements which mirror Central Station service runner response. Proprietary supervising stations are typically a unique situation. Remote Station and Central Station Service types are more commonly found.

NFPA 1225 Location Approved by AHJ UL 827

Signal Type Disposition

Alarm

Supervisory

Trouble

Dispatch fire department

Owner

Owner

ITM/ Docs

UL 827 Listed monitoring facility

Contracts and UL Certificate



Runner, ITM/ Docs

Signal Type Disposition

Alarm

Supervisory

Trouble

Dispatch fire department

Premise

Restore

Premise

Restore

Restore

Restore

Runner 2 hour

No runner

Restore

Runner 4 hour

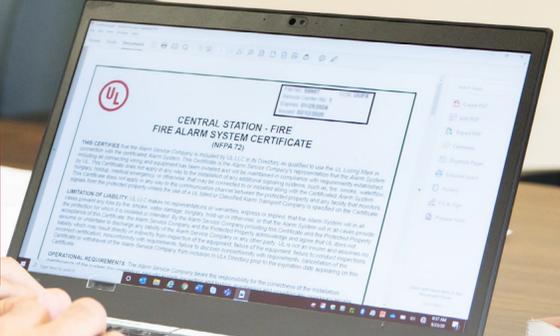
No runner

Runner 2 hour

No runner

While it seems that Remote Station might be a simpler path to take, keep in mind that Central Station Service provides more detailed compliance such as: contractual agreements, runner response, certification, and a detailed audit process by a partner like UL.

If you have additional questions or are interested in additional guidance, we can help. Contact us at [ULAlarmServiceAHJ@ul.com](mailto:ULAlarmServiceAHJ@ul.com).



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