

Customer Success Story: Apartments of Remington Pond

Commercial - Sleeping Areas
Apartment buildings



Photo courtesy of Apartment Guide.

Apartments upgraded with Exceder LED low frequency sounders to meet new codes

Location:

West Warwick, RI

Segment:

Apartment buildings, Hotels/Motels,
Dormitories

Challenge:

Meet the latest code requirements
for sleeping areas

Solution:

Exceder LED low frequency
sounders

Results:

Ability to effectively awaken
occupants while meeting the latest
codes

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Wheelock Exceder
LED low frequency
sounders since it
meets both
NFPA codes with
one device."*

*Dennis Dooley, President,
PowerComm Systems*

Background

Diversified Funding, Inc. (DFI) of Boston, MA recently purchased the Apartments at Remington Pond. Known as the former Waterford Towers in West Warwick, Rhode Island, the Apartments of Remington Pond are going through a major renovation, including new Fire Alarm Systems in each of the seven buildings. The 161-unit apartments are located in the heart of bustling shopping plazas, dining options, and commercial business centers. Close to major highways and transportation, this ideal location is not far from downtown Providence, Newport, and TF Green Airport.

The Apartments at Remington Pond are also located approximately one mile from the Station nightclub, where one of the deadliest nightclub fires in U.S. history took place. Due to this tragedy, Rhode Island and especially the town of Warwick are stringent about meeting the latest fire and life safety codes.

Challenge

The challenge for DFI was to bring the apartment building up to the latest fire alarm codes, including the new sleeping room requirements listed in both the National Fire Protection Association (NFPA) 72 *National Fire Alarm and Signaling Code* as well as the NFPA 720 *Standard for Installation Carbon Monoxide (CO) Detection and Warning Equipment*. To improve the effectiveness of awakening individuals, the codes state that audible appliances provided in sleeping areas are now required to produce different low frequency alarm signals - T3 for fire and T4 for Carbon Monoxide (CO) detection.

In order for DFI to keep up with NFPA's latest codes, the company hired PowerComm Systems, a leading fire alarm and security provider in Rhode Island. PowerComm Systems selected the Wheelock Exceder LED low frequency sounders from Crown Supply Company, Eaton's distributor of Wheelock notification appliances.

The NFPA 720 sleeping room codes went into effect January 1, 2015 and the NFPA 72 codes went into effect January 1, 2014.

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Solution

"Since the town of West Warwick is extremely conscious about the installation of fire alarm systems and Rhode Island will soon be enforcing the sleeping room requirements, we wanted to be ahead of the code adoption," said Dennis Dooley, President of PowerComm Systems. "We chose the Wheelock Exceder LED low frequency sounders since it meets both NFPA codes with one device."

With the Exceder LED 520 Hz low frequency sounders, organizations can now meet both sleeping room codes – NFPA 72 and NFPA 720- with one device, which features two different sound patterns, T3 for fire detection and T4 for CO. The low frequency sounder strobes can replace a facility's existing appliances, utilizing the same single pair of wires that are currently installed, offering a simple retrofit to meet new codes for sleeping rooms.

The Exceder LED Low Frequency Sounder Strobes and Sounders feature multiple 520 Hz modes of operation.

- T3 (fire)
- T4 (CO)
- Continuous (coded)
- T3/T4 Sync Control

Like the entire Wheelock Exceder LED product line, the models feature one of the industry's smallest footprints and a sleek, modern, low-profile design. The low-frequency sounder strobes utilize a light emitting diode (LED) as the light source, resulting in best in-class efficiency that enables material and system cost savings, allowing for a greater number of appliances on the notification appliance circuit and fewer power supplies. All strobe models include a 110 candela setting.

Results

PowerComm Systems has completed two of the seven buildings of the Apartments of Remington Pond. When the project is finished, DFI will have brought the entire fire alarm system up to the latest codes, including meeting the new sleeping room codes.

"The system is working out well," said Dooley. "You can really tell the difference in the T3 sound patterns versus the traditional fire alarms."

To effectively awaken people in the event of fire or CO detection, NFPA states that the alarm signal shall be a square wave with a frequency of 520 Hz + 10 percent.

Even though both of the NFPA codes are for sleeping areas, the sound pattern is different based upon the detected condition T3 for fire or T4 for CO.

With the Exceder LED low frequency sounders, the user has the option of selecting different modes of operation, including T3, T4, Continuous, and T3/T4, depending on the design of the system.

About the Codes

When do the codes take effect?

The NFPA 720 code went into effect January 1, 2015.

The NFPA 72 low frequency requirements went into effect January 1, 2014 for sleeping areas in new buildings. The Authority Having Jurisdiction (AHJ) may also require retrofit applications to comply with this code.

What type of facilities is required to comply with the new code?

Areas intended for sleeping:

- Apartment buildings
- Hotel/motel guest rooms
- College/university dorm rooms
- Assisted living facilities

Areas that might reasonably be used for sleeping i.e. living room area of an apartment or condominium as it might have sleeping occupants

The NFPA 72 also states that audio systems that are providing service in sleeping areas must provide a pre and post tone that is a 520 Hz square wave.



Wheelock Exceder LED low frequency sounder line

Industry-first to meet both NFPA 72 and NFPA 720 new code requirements for sleeping rooms

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