

HIGH RISE FIRE AND SECURITY

Corporate Headquarters
144 21st Street
Brooklyn, New York 11232

Field Office
200 Broadhollow Road
Melville, New York 11747

Phone: 718-369-3434
Fax: 718-369-0375
Email: sales@highrisefire.com



THE HIGH RISE NETWORK

Fall 2010

Letter From the President

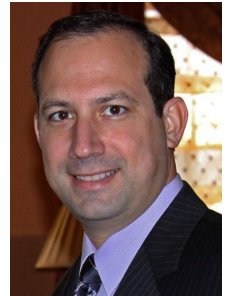
Welcome, after several months of planning, we are proud to present our inaugural issue of "The High Rise Network," our new quarterly newsletter. Some may ask, after nearly 20 years of business and in this economic climate, why issue a newsletter now? My first response would be, why not? We understand the new culture of conducting business and have adopted many changes to our practices over the years. We are optimistic about the future and strive to do our very best. Now is the perfect time.

We understand how critical it is to put relevant information in the hands of our customers in order for you to be prepared and make the best decisions for your business. The High Rise Network provides us an effective communication tool to reach all of our customers and share examples of the challenges we face in our day-to-day business.

In every issue, we plan to have something useful for each and every one of our customers whether it is service and maintenance, code compliance or installation related. The High Rise Network will keep you tuned in on latest trends and issues useful to both the installer and end-user. It also will cover a wide variety of topics in addition to spotlighting current projects as well as customers.

I hope you enjoy reading our first issue as much as we have enjoyed presenting it to you. We welcome your comments and suggestions. If there is a topic you wish for us to discuss please let me know.

All my best,
Michael Vitarelli, President



Michael Vitarelli, President
High Rise Fire and Security

Inside this issue:

Letter from the President 1

Customers First 1

Minimizing Project Delays 2

Supporting our Communities 2

"As Built" Drawings 3

Supervision of the Fire Alarm System Code S95 3

Earning the Business is Only Half the Fun 4

NYC Building Code 5

Recognition 7

"Customers First" Help is Just a Phone Call Away

By: Edmund Kelly

At High Rise Fire and Security (HRF), great customer service is just a phone call away. Have you ever tried to get the same person on the phone instead of starting over with a different operator? When HRF customers contact our office for assistance, one of our very own on site staff is ready to help. Whether for service, sales, administration or engineering support, our

staff is there when our customers need it most.

The level of personalized attention we dedicate to our customers is one of the reasons High Rise has earned high satisfaction ratings among our peers.

How do we know? We ask! We engage our customers in random satisfaction surveys

to find out how well we are doing and request feedback on areas we can improve. What a simple but effective way to determine our customer's satisfaction and identify quick resolution to their issues in a timely manner.

Continued on page 3.

Minimizing Project Delays

By: Jovan Profiloski

As we continue to face challenging times, we are consciously eliminating excessive labor cost on our projects. For this reason, our team has identified certain areas where we can help our customers minimize unwanted project delays that account for additional costs.

In order to better assist you with fire alarm system installations and prevent delayed or extended projects, below we have compiled a list of the most common fire alarm installation best practices. These may also be used as a check list before the fire alarm technician is requested on site to commence the final tie-in, programming and testing of the system. We are confident that these general

rules will help our companies work better together while optimizing employee production.

General

1. Primary power supply for the fire alarm system shall be connected to the primary power source ahead of all building service disconnecting means.

2. The primary source of power shall be provided with a means of disconnect from the fire alarm system. Each disconnect shall consist of a fused disconnect switch, locked in the on position. Such disconnect shall be painted red and permanently identified as fire alarm circuit and labeled as to system/location served.

3. Install the fuse disconnect switch for the primary power ahead of main service switch as per code.

4. Install the fuse disconnect switch within 5 feet of tap.

5. Bond the line side of the neutral terminal to the disconnect box.

6. Install back-up batteries in the fire alarm control panel (FACP), booster power supply (BPS), central station communicator panel, amplifier rack, etc.

7. The primary power for the fire alarm control panel

shall be continuous wires as per code and protected by min 3/4" EMT or RGS conduit.

8. Provide for the grounding wire (min #10 THHN green) from the fuse disconnect switch to the fire alarm control panel to be continuous as per code and protected by min 3/4" EMT or RGS conduit.

9. Provide for the grounding wire (min #8 THHN green) from fuse disconnect switch to street side of water main to be continuous as per code and protected by min 3/4" EMT or RGS conduit.

Continue on page 4.

Supporting Our Communities

By: Robert Aiello, Vice President

Giving back to our community is a core value and being a "good citizen" is a hallmark of High Rise Fire and Security. We extend our customer service ethic to the community through our philanthropic efforts.

For the past five years, High Rise Fire has shown continued support through donations and sponsorships to the Cooley's Anemia Foundation. We have sponsored and participated in their annual Staten Island Chapter

golf outing at the South Shore Country Club and the annual Spring Gala held at Tavern on the Green.

Since 1954, the Cooley's Anemia Foundation has fought to improve and save the lives of those afflicted with various forms of blood disorders called thalassemia. Children born with thalassemia must endure a painful and difficult treatment rou-

tine. These children must have a red blood cell transfusion every two weeks. Failure to do so is fatal.

Each day their medication must be mixed, loaded into a syringe, and infused through a pump for ten hours to remove toxic

Continued on page. 6.



Cooley's Anemia Foundation logo

Continued from Pg 1,

“Customers First” Help is Just a Phone Call Away

Our sales staff keep close ties with our clients, not just at contract renewals or on bid walk-throughs. They consistently check-in to make sure things are up to their standards. By conducting business this way and providing excellent field service and project support, we strive to nurture

and grow our existing customer base. These are just a few examples of the “Customer First” culture the owners of High Rise Fire and Security have built the company on and you can be assured it will continue.

Supervision of Fire Alarm Systems S95

By: Sol Ayoub

The new S95 Fire Code was adopted in July 2008 and has vastly changed requirements for the supervision of all fire alarm systems. The old code only required supervision for Interior Fire Alarm Systems. The new code affects thousands of fire alarm systems in buildings which previously did not require a Certificate of Fitness holder (C of F).

All current holders of F-90 C of F must retake this new test if premise has other fire alarm systems including,

1. Standpipe fire pump
2. Sprinkler booster fire pump
3. Standpipe (limited service fire pump)
4. Other (specify)
5. Emergency voice/ alarm communication system
6. Fire Department communication system

7. Carbon monoxide alarms and detectors
8. Automatic sprinkler systems
9. Alternative automatic fire-extinguishing system
10. Automatic
11. Manual
12. Manual and automatic
13. Emergency alarm systems (gas detection system)
14. Smoke control systems
15. Fire command center
16. Post-fire smoke purge systems
17. Sub-systems (Range hood, Halon and FM200 etc)

All C of F holders should ensure that their respective premises have fire alarm systems approved by The New York City Fire Department.

For additional details visit www.highrisefire.com

“The level of support we provide our customers is the reason why we earn high satisfaction ratings”

“As Built” Drawings

By: Andy Leong

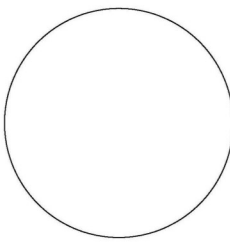
The 2008 Building code has caused confusion related to “As-Built” drawing requirements. Below are the four major components required on “As-Built” documents.

1. “As-Built” Riser Diagram (in 11 x 17 format) (Signed & Sealed by Engineer of Record)
2. Functional Statement (Signed & Sealed by Licensed Electrician)
3. Input / Output Matrix (As per NFPA 72 Section A.10.6.2.3(9))
4. DOB B-SCAN Label

Note: If there are multiple pages of “As-Built,” all pages must be signed & sealed by Engineer of Record.

FIRE DEPARTMENT RULES 3 RCNY: R
105.01(C) (2) (A) (3) AND 4
FUNCTIONAL STATEMENT

I, _____, FROM _____ ELECTRIC, PRESIDENT, LIC#1234567890,
CERTIFY THAT FIRE ALARM SYSTEM FILED UNDER PW1#:
HAS BEEN INSTALLED AS PER APPROVED PLANS,
TESTED AND OPERATES AS DESIGNED AND IN ACCORDANCE WITH THE
INPUT/OUTPUT PROGRAMMING MATRIX



SIGN & SEAL
DATE

Functional Statement

DOB B-scan Label



Earning the Business is Only Half the Fun

By: Edmund Kelly



At High Rise Fire and Security (HRF) it is clear that we first need to earn your business. We must fully understand the scope of work,

attend the bid meetings, complete walk-throughs, assemble the price quote and finally correctly submit the bid documents. Once the bid is approved and we are awarded the business then the fun begins.

To illustrate the challenges faced during day-to-day projects we will share the accounts from a recent job.

When HRF bid for the SUNY Maritime College project, the task was to fully replace and upgrade non-working fire alarm systems in six dormitory buildings. The challenge was that the project had to be completed and operational within 90 days, or the company would be facing financial penalties. HRF rose to the challenge and completed the project

two full weeks ahead of schedule. Here is how.

Jovan Profiloski, HRF Project Manager, was up to the challenge. "No problem," he said. We must not make even a single tiny mistake in any aspect of

Continued on page 5.

Continued from page 2:

Minimizing Project Delays

10. Provide for the fire alarm cabling/wiring installed below 8 feet to be installed in EMT or RGS conduit throughout the premises. (Exception: In mechanical rooms, garage areas, loading docks, and where the wiring is subject to mechanical damage it shall be protected by rigid galvanized steel conduit-RGS bellow 8 feet, and protected by RGS or EMT conduit above 8 feet).

11. Provide for the fire alarm wiring above 8 feet, if not in conduit, to be self-supported by the building structure every 5 feet. Fire alarm conductors shall not be strapped, taped or attached by any means to the exterior of any piping, duct, conduit or raceway as a means of support.

12. Raceways installed up to 8 feet in stairways shall not

reduce or obstruct required stairway radius or egress path.

13. Provide for chassis of the fire alarm control panel to be properly grounded.

14. Penetration through rated walls, floors or ceilings shall be fire stopped.

15. Do not run other system conductors in a same conduit with fire alarm wires.

16. Never run high and low voltage conductors inside a same conduit.

17. Conduits shall not enter the fire alarm control panel, amplifier rack, booster power supply, central station communicator and any other panel that is powered by 120V AC, from the top or from the bottom of the enclosure.

18. All fire alarm circuits shall be identified at terminal and junction locations.

19. Access to electrical equipment shall not be denied by an accumulation of conductors and cables.

20. Termination and splices shall be made with terminal blocks and in listed fittings, boxes, enclosures etc. Splices and terminations in riser cables are prohibited except where made in fire alarm equipment terminal cabinets.

21. In hoistways, power-limited fire alarm circuit conductors shall be installed in RGS or EMT conduit.

22. Provide covers for all junction boxes and paint covers Fire Department red.

23. Install all the relays used for fire safety control (fan shutdown, fire smoke dampers, etc.) within 3 feet of controlled circuit or appliance.

24. Install framed riser and operating instruction by the FACP.

25. Remove the self adhesive bar code label from every addressable device before installing and place it on a supplied address log book. Mark floor location of the device in the logbook as it should appear on the fire alarm control panel. Make a back-up copy of the completed log book for your records. Hand in one copy to the fire alarm technicians, when they arrive on site.

Continued on page 6.

2008 NYC Building Code

By: Dana Ferrer, EST

The New York City Building code is primarily designed and written for new construction. However, New York City Department of Buildings (NYCDOB) applications filed after July 1, 2009 must meet the 2008 NYC construction codes regardless if the building is new or existing.

In an effort to assist designers of fire alarm systems on existing buildings, in November of 2009, the NYCDOB issued bulletin # 2009-022, commonly referred to as the Alteration Rule.

To view full bulletin, go to http://www.nyc.gov/html/dob/downloads/bldgs_bulletins/bb_2009-022.pdf

Below are the new code's three major parts:

Part 1 – Repairs:

Repairs are accomplished by replacing defective components, with new in-kind components.

Part 2 – Building Alterations:

Any new work must meet the 2008 NYC Building Code and the NYC Electrical code. Also, electrical

work is now governed by an amended version of Article 760 of the NYC Electrical code. For example, if a wing is added to a building, retrofit to a floor, or even a single device to a fire alarm system, the work being performed must meet the new 2008 Building Code and the amended version of the electrical code.

To view full alteration rules, go to http://www.nyc.gov/html/dob/downloads/rules/1_RCNY_4000-06.pdf

Part 3 – Replacement of Fire Alarm System, Fire Command Station or DGP:

Any work requiring the replacement of the Fire Alarm Control Panel (FACP), Fire Command Station (FCS), or Remote Control Panels (DGPs, TTBs, Transponders etc.) requires that the entire building is brought up to the 2008 NYC Building Code. The only exception is the requirements for smoke control.

For additional details see DOB documents by following the links listed above or visit www.highrisefire.com



Continued from page 4:

Earning the Business is Only Half the Fun

the project,” referring to the engineering, drawings, submittals, manufacturer’s material delivery schedule, electrical contractor’s work, etc. “Not ONE mistake!”

SUNY Maritime’s construction partner is the Dormitory Authority of New York (DASNY). What this means is that DASNY is the Authority Having Jurisdiction (AHJ). This creates a situation where there can be different specs on things like sequence of operation.

This is why it was a huge compliment to HRF’s work ethics when the engineering design and drawings were fully approved on the first submission.

During the process HRF Project Management held its normally scheduled update meetings with DASNY project management, Global Electrical Contractors and SUNY Maritime facility’s staff. This proved to be crucial to the project’s success.

The day-to-day communications initiated by HRF were also critical to the project and paid off in the end. “We kept a sharp eye on the equipment provisioning and shipping from the manufacturers,” Jovan remembered. This was important because we needed to make sure all items ordered were available and ready for shipment. Back orders would have delayed the project.

In the end, it all came together. It was a demonstration of Project Management,

at its best. When you add a short completion time frame (with penalties) to a transitioning manufacturer supply chain, you have to be a little like Harry Potter to succeed. To our good fortune, High Rise Fire and Security has Jovan Profiloski.

Continued from Pg 2,

Supporting Our Communities

iron received from chronic blood transfusions.

Funds raised through the Cooley's Anemia Foundation are used for research to improve the treatment, care and cure of thalassemia. Funds also provide patients and their families with support, education, and timely information on

thalassemia. Increasing public awareness about thalassemia is also a key focus. The foundation works with public policy makers to change the course of this disease and with national and local media to draw attention to thalassemia and the drastic effects it has on the lives of children who live with the illness.

High Rise Fire and Security is committed to support organizations like these who's mission is to ensure the future of our children. We encourage you to join the effort.

For additional information about the Cooley's Anemia Foundation or to make a donation go to www.cooleysanemia.org

Below is a list of other organizations we support:

- Staten Island University Hospital Foundation
- Have a Heart Foundation
- New York Historical Society
- American Cancer Society
- Special Olympics

Continued from page 4.

Minimizing Project Delays

Smoke Detectors/ Duct Detectors

1. Check for shorts & grounds on the smoke detector circuits to ensure the circuit integrity.
2. Install all smoke detectors as per contract drawings.
3. Install all smoke detectors to be at least 36" away from supply air diffuser (or return air opening)
4. Complete the installation of duct smoke detector & fan shutdown function for new supply and return fans (HVAC) exceeding 2000 CFM.

Manual Pull Stations

1. Check for shorts & grounds on the pull sta-

tion circuits to ensure the circuit integrity.

2. Install all Manual Pull Stations as per contract drawings.
3. Install all Manual Pull Stations within 5 feet of exit door opening.
4. Install all Manual Pull stations to be 4 feet off the finished floor.
5. Install code cards by each pull station (applies only to 1968 code, interior coded system).

Alarm Notification, audio & visual appliance (horn/strobe, strobe, speaker/strobe, etc)

1. Check for shorts & grounds on the audio (speaker or horn) and vis-

ual (strobe) circuits to ensure the circuit integrity.

2. Install all audio & visual devices as per contract drawings.
3. Remove any other visual devices (exit lights) or building appurtenance within 5 feet of strobe installed in ceilings.
4. All strobe devices and combination speaker/strobe or horn/strobe devices shall be mounted at a height of 80 inches above finished floor or 6 inches below finished ceiling (whichever is lower), measured to the bottom of the device.

Central Station Communication

1. Central office contract with FDNY approved central office monitor company has to be signed by the owner of the building. If the building does not have a central office contract, High Rise Fire and Security can provide the paperwork to the owner (contact Lawrence DePasquale at 718-369-3434 ext. 135)
2. Install the central office transmitter and provide a primary power supply.
3. Install two permanent and dedicated phone lines between the service box (D-mark) and central office transmitter protected by a conduit (EMT or RGS).

Find All Your Fire and Security Needs at High Rise Fire and Security

We're on the Web!
www.highrisefire.com

High Rise Fire and Security was founded in 1991 as a fire alarm, maintenance and service company specializing in the installation and maintenance of fire alarm and security systems. We built our company and reputation through knowledge and expertise in tri-state fire code requirements. We are committed to leading the way in providing true excellence in fire detection and security support to our customers and we thank you for your continued service and commitment.

Fire Alarm Systems Serviced

*EST – Faraday – FCI – Gamewell
Honeywell – Notifier – Mirtone – Pyrotronics*

Security Systems Serviced

Intercom/Residential and Commercial

Sidele – Aiphone – Elbex – Elvox

Access Control

*Secure perfect – Alliance – Topaz
Standalone and Network IP Based Systems*

Visitor Badging

Access Sentry

Camera Surveillance

Legend Pan Tilt and Zoom Dome Cameras

Sym Veo-IP Camera

UltraView Dome

DVMRe Digital Video Recorders

Pelco – Sony – Panasonic – Bosch

Dedicated Micros – Samsung

**other cameras can be provided*

Recognition

At High Rise Fire and Security, we look for people who demonstrate the leadership behaviors that are important to the company. We look for evidence of high achievement and a proven track record in sales achieved, customer service excellence, strong project implementation and community leadership. For this reason, recognizing employees for exemplary work has been part of the company's credo since it opened its doors. Below are just a few examples of this recognition in action.

Star of Excellence Award

Congratulations to the following employees for their dedication, hard work, positive attitude and always willing to provide a helping hand.

Sol Ayoub, Andy Leong, Charlie Oliver, Billy Protopoulos, Moises Ruiz, Calvin Vincent, Chung Yao Cheng.



Star of Excellence Award Winners

Employee Service Award

Congratulations to the following employees for their outstanding service during their ten years of service and continued dedication to High Rise Fire and Security. Jim Armann, Sol Ayoub, Michael Chambers, Larry DePasquale, Moises Ruiz, Calvin Vincent.

Production & Design by:



LANTRA
CONSULTING GROUP

Email: lantra@dianabaez.com