



## The benefits of installing **FireClass** into a Hotel

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### **Overview:**

The Requirements for installing a suitable fire detection and alarm system within a hotel premises in the UK are described within the BS5839-1:2013 Code of practice as being typically an L1 or L2 system, with bedrooms classified as L3. In effect most areas are covered with detection although in bedrooms the location of the detector is not necessarily in the centre of the room. The L3 category is designed to allow occupants to use fire exits routes before they become impassable due to a build-up of smoke.

The reliability of the system is paramount as its primary function is to protect life. It is therefore vital that the chosen system provides effective cover, performs reliably, and causes the minimum of disruption to the operation of the building and its occupants.

The **FireClass** fire detection and alarm system is a complete system from a single manufacturer designed to give optimum performance at all times. Some of the systems key features are highlighted below.

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# A new class of Fire Detection

**Risk:** Most Hotel Bedrooms have on-suite containing bath and shower. Both of these can generate substantial amounts of steam which is known to trigger some smoke detectors.

How do we prevent this from happening as the disruption factor could be extreme. Guests inconvenienced if sleeping, eating in the restaurant, relaxing in the bar, or in a meeting or conference in one of the hotels meeting rooms. The hotel could be faced with dis-satisfied customers, and find themselves paying compensation and/or losing future custom.

## Solution:

By installing the **FC460PC mutisensor** in each bedroom, the steam escaping from the on-suite facility **WILL NOT** trigger an alarm. However the sensor is still highly sensitive to the products of combustion generated by a smouldering fire and will raise an alarm even before a normal sensitivity smoke detector, based on its ability to sense the combustion gas, Carbon Monoxide, from the fire.

**Risk:** Hotel guests are sometimes restricted, as a result of a disability, from performing tasks that are routine for those free from such a disability. A hearing disability might be serious enough for a guest not to hear the fire alarm sounders, which are designed to awaken a sleeping person.

The Disability Discrimination Act forbids practices which discriminate in any way against such groups. It is therefore necessary that if a person with a hearing disability is at risk from the outbreak of fire that some alternative process is in place to ensure that adequate warning is provided.

## Solution:

By specifying and installing a **FireClass** system, sounders and beacons can be combined within a single unit in both the **FC410** range of wall mounted units and the **FC430** Sounder Beacon Base. Sounders and beacons are controlled separately permitting sounders to be continuous and beacons to flash, or for the sounder to be silenced whilst the beacon continues to flash. During sleeping hours

local tactile devices, such as pillow vibrators can be turned on by employing a local loop driven ancillary module, from the **FC410** range, within the room.

**Risk:** What happens if by accident the system is activated. This is still referred to as an unwanted alarm, which could be caused by accidentally operating a manual call point, or some unusual occurrence close to a sensor, or someone smoking a cigarette under a sensor.

The incident, whilst not really being a malfunction, still causes the same amount of disruption with the same consequences, as that of a genuine alarm.

## Solution:

When configuring the system cause and effect, (what happens when a device goes into alarm), devices can be configured to work individually and instantly, individually and after a delay, or in conjunction with another device. This enables the designer to programme out some of the high risk unwanted alarm causes by introducing, delays or confirmation from a second device before the alarm system goes into full alarm. Alternatively the **DAY MODE** function can be initiated which would introduce a short delay allowing an investigation of the incident and the option to isolate the offending device before a full alarm occurs.

**FireClass** configuration software is simple to use whilst being extensive and flexible.

**Risk:** When a problem occurs, swift action is required. There is no time to wait for an alarm engineer to be despatched as this might incur delays of up to several hours.

During this time guests could be inconvenienced or at Increased risk due to sections of the system being inactive. Hotels usually employ an onsite engineer who would be immediately available to provide first line cover and perhaps fix the problem permanently, or instigate a temporary solution. Either way he would need to be competent in his knowledge of the system

and have a level of access to allow him to perform the duties of an engineer.

## Solution:

**FireClass** offers a range of controllers from the compact **FireClass Lite**, through 32, 64, and 240 zone networkable control panels. All Panels offer the same operator functionality with access through one of three password levels. The **User** level is that afforded to carry out the normal day-to-day functions.

The **Supervisor** levels allows further access into menus allowing more advanced tasks such as isolations, whilst the Engineer level would allow a competent person to change a faulty sensor, add or delete devices, change text and numerous other functions which might occasionally or in an emergency be required. Additionally **FireClass** are able to provide training to all levels, either at our own training centre or if necessary at others premises, in order to ensure competency for installers, maintainers and users, in addition to a providing a full set of manuals with each system.