



HONEYWELL'S FARENHYT™ BLACK TOGGLES EASILY BETWEEN TWO JURISDICTION'S CODE REQUIREMENTS

Honeywell Farenhyt Series IFP-300

The Novation Senior Commons is an affordable independent living home for seniors aged 55 and over. Located in the Township of Madison, Wisconsin, the 4-story, 60-unit senior living community features one- and two-bedroom units equipped with kitchens, individual furnaces, exercise facilities, underground parking, etc.

The Needs

- A simple, yet comprehensive out-of-the-box Farenhyt™ fire safety system
- Fire detection that could operate in both a “general” and “supervisory” manner
- Cost effective to meet public funding needs
- Aesthetically pleasing to residents

The Challenge

As a new-build project in 2018, Novation Senior Commons needed a comprehensive fire safety system that could toggle between monitoring individual living units as well as sound comprehensive alarms throughout the building. With no safety personnel onsite, the system had to be easy to monitor remotely, easy to maintain, and adaptable to future expansions. Novation Senior Commons partnered with J&K Security Solutions, an authorized Honeywell® Engineered System Distributor (ESD) to design and install the new turnkey Farenhyt™ Series Black fire detection system.

This project's challenge was two-fold. First, the build was financed in part by the Wisconsin Housing and Economic Development Authority (WHEDA) and the US Department of Housing and Urban Development (HUD). With public monies assigned, the fire solution had to meet strict budget requirements, yet be comprehensive and state-of-the-art for this brand-new facility.

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The second challenge was a future shift in fire safety code requirements. Currently, Novation Senior Commons sits within the Township of Madison, a small island-like municipality surrounded by the actual City of Madison. The two entities have different code requirements, and currently operate separately. The Township requires smoke detection units within each apartment, yet needs the system to play a “general” role only. If a smoke alarm goes off in one unit, the full fire detection system sounds alarm. Regardless of whether it is a valid fire event or perhaps just burnt toast, the entire building would need to be evacuated.

The City of Madison fire safety code, however, requires a fire detection system to play a “supervisory” role. Upon detecting smoke, the fire safety system must be intelligent enough to activate only within the specific unit, yet sound an additional general alarm if a more serious fire situation was developing. With the township scheduled to dissolve and be incorporated into the city within the next few years, a fire detection system was needed that could adjust from one code requirement to the other.

Solution

J&K Security Solutions of Madison, WI, selected the new Farenhyt Series Black fire detection system for its cost-effectiveness and ability to meet both code requirements. J&K installed an IFP-300 intelligent addressable fire panel in the electric room located in the basement. The IFP-300 is expandable to up to 300 points per panel with additional loops, and ideal for mid-sized structures. IFP-300 panels are easy to install and operate, simplifying training and reducing operating costs. These specific fire alarm panels feature built-in dual phone lines, digital alarm communicator/transmitter (DACT), and IP or other cellular technologies. They offer a built-in USB interface and auto programming feature for easy programming. “The Farenhyt Black IFP-300 panel had exactly the right capacity for a 77,501-square foot building of this size,” states Nate Kirch of J&K Securities Solutions. “Plus, it’s available in black. We always use black. It looks better and is much more aesthetically pleasing,” he continues.

In addition to the IFP-300, J&K paired 183 Farenhyt IDP-Photo modules, paired with 144 intelligent sounder bases (B200S) throughout each apartment and the common areas. IDP-Photo plug-in photo detectors offer integral communication and can be programmed from the IFP-300 fire alarm control panel (FACP) software. Sensitivity is continuously monitored and reported to the FACP. Point ID capabilities allow each

detector’s address to be set with rotary address switches. This provides exact detector locations for selective maintenance when chamber contamination reaches unacceptable levels. Farenhyt Black IDP-Photo sensors are designed for new and existing dwelling unit applications. They offer maximum flexibility in installation, configuration, and operation to meet or exceed UL 268 and UL 464 requirements. Once the town of Madison is absorbed by the city, and code requirements change, J&K will be able to reprogram sensors to switch from a general to a supervisory role. “This system is really easy to reprogram. We won’t need to switch out any components in order to meet the city’s standards down the road,” comments Shawn Meudt, Lead Security Technician for J&K.

By choosing the Farenhyt Black Series, J&K could deliver a budget-friendly, highly reliable fire detection system that would keep residents at Novation Senior Commons safe, as well as meet future code changes without requiring additional equipment costs. “We have a lot of smaller municipalities dissolving here in Wisconsin. They just can’t function as cost effectively as the cities. This fire system is a great choice for buildings that will need to adapt to city codes,” concludes Nate Kirch of J&K. “Working with J&K Security Solutions was fantastic. Their team knew exactly what fire system would fit our needs, both in terms of budget as well as keeping our seniors safe. We know we’re covered when the City of Madison absolves the Town,” concluded Lori Simonson, ACC Management Group.

Benefits

- Budget friendly installation and maintenance
- Adaptable to meet future fire safety code requirements
- Discreet, black fire panels that blend in
- Easy to monitor and maintain

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