

# Case Study: Lido Surf and Sand Condominiums

## SpectrAlert® Advance



A complete renovation of the fire and life safety systems was needed for a Sarasota, Florida, condominium building built in 1976. The Lido Surf and Sand Condominiums building, located on Lido Beach on Florida's Gulf Coast, had numerous problems with substandard wiring, inferior workmanship and outdated equipment, stemming from a previous retrofit. A new system, consisting of Silent Knight fire alarm control panels and System Sensor notification devices, brought the building and its residents to an entirely new level of protection and life-safety readiness.

Located on one of Florida's best beaches, the Lido Surf and Sand, just short of the 75-foot threshold for high-rise code, is a luxury condo building that includes 106 residences and all the amenities. A large number of the building's residents are seniors, so consideration had to be given to adding a voice evacuation feature with a crisp, clear transmission to the notification package. In addition, the system needed to be heard over the high ambient noise levels resulting from the condominium's oceanfront proximity.

The building's most recent retrofit included equipment from the mid-1980s, and wiring was substandard. The previous installation also included a legacy of more than 300 unsightly holes throughout the building, and generally appeared to have been performed at a poor professional level.

"The state of the existing equipment, and the difficulty in maintaining it, had created an unacceptable state of safety readiness," says David Perna, president of Fire Brigade Alarm Systems, a Division of Sarasota Electric Corp., the contractor hired by the condo association to install a new fire and life safety system. Perna organized the Lido Surf and Sand project, beginning with the bid process. Job foreman David Ballew laid out the system and plans by floor, area, circuit and other components. Installation manager Seth Mooney led a team of expert installers, following carefully devised plans and paying attention to the smallest of details.

Perna and Mooney installed a Silent Knight Farenhyt IFP-1000VIP control panel, along with System Sensor SpectrAlert® Advance notification appliances. Ideal for a midsized building such as Lido Surf and Sand, Farenhyt IFP-1000VIP is a flexible analog addressable fire alarm control panel system combined with an integrated single channel voice evacuation system. The system installed in the condo building supports a seamless combination of fire detection and audible/visible notification provided by SpectrAlert Advance speakers and speaker strobes.

The SpectrAlert Advance line is designed for easy configuration and installation. The innovative, plug-in type speakers have separate mounting plates that allow for pre-wiring before connecting the speakers, which helps eliminate ground faults on start up. Furthermore, a shorting spring tests wiring continuity to provide instant feedback during the installation. Finally, speaker components are enclosed in a plastic housing so that none of the speaker components are exposed, preventing nicked wires.

Among the challenges faced by the Fire Brigade Alarm Systems team was the additional wiring needed for the equipment upgrade. The previous installation had left plates in the ceilings and stucco finish with existing holes that could be utilized for wire replacement throughout the building.

It was necessary, however, to drill through concrete walls to allow for larger wire runs to accommodate the additional wiring for the speakers. Ultimately, the building was completely rewired.

Lido Surf and Sand now has a modern, totally effective fire alarm and life safety system. In the event of an emergency, building residents will now be able to understand what is happening and what they need to do. In addition, the upgraded building has a much more attractive appearance with the patching of 300 holes from the previous retrofit. The contractor's attention to detail and focus on quality created goodwill with the condo association and residents alike.

### The Advance you've been looking for

Enjoy the effortless installations, time savings, and financial rewards made possible by the features and selection available with the SpectrAlert Advance product line. The SpectrAlert Advance line offers the broadest selection of audible/visible notification appliances in the industry. Plug-in design makes installation fast and foolproof. Accessories and mounting options make these products adaptable to nearly every application.

For more information, visit [www.systemsensor.com/av](http://www.systemsensor.com/av).



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