SPOT AV

Case Study: **J. Leo Hayob High Rise**

Nuisance-Immune Detection **Protects** Public Housing Facility

Project:

Low-Income Housing Facility

Columbia, Missouri

120 **Intelligent** Smoke

389 **Photoelectric** Smoke

Horn Strobes

Advanced detection technology **protects** special needs and elderly residents **from fire and unnecessary evacuations.**

The J. Leo Hayob High Rise near Columbia, Missouri, is a low-income housing facility built in the 1970s. Currently managed by the Marshall Housing Authority (MHA), this four-story structure is located in the rural Marshall community and is home to elderly and developmentally and physically disabled tenants. The building includes about 50 apartments, each with a combined living room/kitchen and bedroom.

Like many rural communities in the United States, Marshall does not have a clearly defined fire code, and as recently as 2008, the building did not have a fire alarm system installed. However, prompted by an apartment fire in 2009, MHA began accepting bids for the design and installation of a fire alarm system for the building.

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As a facility that houses predominantly elderly and disabled tenants, one of the main goals of MHA was to ensure that tenants not be evacuated from the building unless clearly in danger from fire or smoke.

As part of its winning bid, Tech Electronics, Inc. – Columbia, proposed installing about 120 System Sensor Advanced Multi-Criteria Fire Detectors to cover the building's living spaces. Sold as IntelliQuad™ through NOTIFIER®, these intelligent (addressable) detectors combine the highest levels of sensitivity to real fires and nuisance immunity available. "The last thing Marshall Housing Authority wants is to send all its tenants, some of them elderly and physically or developmentally challenged, out into the cold for a nuisance condition or a small cooking fire," said John Pile, Branch Director of Tech Electronics – Columbia. "With their addressability, ability to plug into standard sounder bases, and resistance to nuisance conditions, we felt that these detectors were perfect to meet all MHA requirements for the tenants' apartments."

Plugged into a standard sounder base in both rooms of each apartment and wired back to NOTIFIER NFS2-640 panels, these detectors provide enhanced nuisance resistance, a local alarm to evacuate only affected areas when appropriate, and the ability for building management and fire services to locate and verify fire conditions. In fact, the final system included a NOTIFIER FDU-80 LCD Fire Annunciator in the building manager's office to provide him with complete system point status at all times.

Noted Pile, "For this type of tenant population, the combination of nuisance immunity and the ability to locate and verify fire conditions is very important. Some tenants cannot evacuate of their own accord. Others are understandably protective of their few belongings and hesitant to leave, even in true fire conditions. Forcing any of these tenants to evacuate their apartments for a nuisance condition would not be acceptable or safe."

Ultimately, the completed fire system included a NOTIFIER NFS2-640 panel running two loops, the NOTIFIER FDU-80 Fire Annunciator in the management office, System Sensor Acclimate™ detectors in hallways, System Sensor Advanced Multi-Criteria Fire Detectors in living spaces, and System Sensor SpectrAlert® Advance horn strobes for notification.

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