Campus Facilities Fire Alarm Testing/Repair Procedures

Responsible Administrator: Assistant Fire Marshal
Revised: July 2021

Summary: This section outlines the policy and procedures related to the Campus Facilities Fire Alarm Testing/Repair Procedures that are administered through the Environmental Health & Safety (EH&S) Department.

1. Program Description

This document serves as a guideline for testing/repairing fire alarm devices in all UC Irvine’s housing facilities.

2. Scope

To be considered a completed ‘fire alarm test’, 100% of the building devices shall be tested. Devices that shall be tested include all initiating devices, horns, strobes, mag door holders, smoke dampers, won-doors, and other fire alarm devices and auxiliary systems that are affected by the fire alarm system. It is up to the technicians, prior of testing, to verify all the different type of devices and their locations in the building. (Refer to prints located at the Fire alarm Control Panel location) It is advisable to review the scheduled buildings and its fire alarm components with the supervisor approximately one month in advance of its scheduled testing date.

3. Definitions

I. Designated Campus Fire Marshal (DCFM)
Final authority of the University & to the State of California to approve and sign-off the final and approved fire alarm/sprinkler summary reports.

II. Fire Alarm Supervisor (FAS)
Person responsible for staff supervision, review testing schedule, review submitted summary reports, and submit the final and approved summary reports to the Campus Fire Marshal. The FAS is not permitted to perform any fire alarm testing or non-emergency repair related duties.

III. Fire Sprinkler Supervisor (FSS)
Person responsible for staff supervision, review testing schedule, review submitted summary reports, and submit the final and approved summary reports to the Campus Fire Marshal. The FSS is not permitted to perform any fire alarm/fire sprinkler testing or non-emergency repair related duties.

IV. Fire Alarm Technician (FAT)
Person with overall responsibility to perform and ensure that proper fire alarm testing procedures are followed when testing fire alarm system/devices, assist with fire sprinkler testing, reviewing submitted fire alarm summary reports, submit final and approved fire alarm summary reports to Housing, and repair system/device failures.

V. Fire Sprinkler Technician (FST)
Person with overall responsibility to perform and ensure that proper fire sprinkler testing procedures are followed when testing fire sprinkler system/devices, assist with scheduled fire alarm testing and reviewing submitted fire sprinkler summary reports, submit final and approved fire sprinkler summary reports to Housing, and assist with
the repair of fire sprinkler system/device failures.

VI. **Database Administrator (DA)**
Person responsible for keeping the Bar Code Database data standardized via the Bar Code Database inventory discrepancy reports, troubleshoot Bar Code Database software & hardware malfunctions, and print new bar code labels.

VII. **Zone Technician (ZT)**
Person with overall responsibility to place fire alarm system account on “No-Action”, notify UCIPD dispatch about fire alarm testing status, and ensure that all fire alarm testing reports are submitted to Fire Alarm Supervisor. Zone Technician has full responsibility for two zones and is the backup Zone Technician for two additional zones.

4. Responsibilities

I. **TESTING PREPARATION, PROCESS, AND ROLES**

A. The ZT shall notify UCIPD Dispatch (4-5223) that fire alarm testing will begin soon, providing the fire alarm account number, building name, and address.

B. In Phoenix software, the ZT shall program the building fire system account for ‘**No-Action**’ (see Attachment F), preventing the fire alarm testing signals from causing active alarms at UCIPD dispatch for the daily testing period. See “Attachment F” for ‘**No-Action**’ programming process.

   i. For the dialer test, program the ‘**No-Action**’ to begin 10-15 minutes after the scheduled start time.

   ii. Do not enable walk-test for the Dialer test.

C. Fire Alarm testing will begin with

   i. Initiate the building fire alarm system to trigger a dialer signal transmission test.

      1. Verify with UCIPD dispatch that the fire alarm signal was received as a fire alarm.

D. Enable walk-test if applicable at FACP (Fire Alarm Control Panel) to test the initiation devices.

E. Fire alarm testing will ordinarily be done by three personnel, locations shall be:

   i. A Person at the FACP relaying panel information to the Testing Team; and

   ii. A Person throughout the building testing devices; and

   iii. A Person scanning/recording device data; shall be with the person testing the devices.

   iv. Exception:

      1. When only two people are available for testing, they shall be at the following locations:

         a. A Person at the FACP; and

         b. A Person throughout the building testing devices; and

         c. Either person can scan/input bar code number manually to record the data

F. Annual water flow testing requires a minimum of two personnel, locations shall be:

   i. A Person at the FACP; and

   ii. A Person throughout the building testing devices; and

   iii. Either person can scan/input bar code number manually to record the data

G. Scanning bar code devices:

   i. If bar code cannot be scanned (i.e., Too high) use the following methods:

      1. Manually input the bar code number into the PDA; or

      2. Record the information on “**Fire Alarm Testing Log**” (see Attachment A) and manually input the data into the PDA at completion of daily testing.

   ii. All passed/failed devices shall be included when recording the device information on the “**Fire Alarm Testing Log**”

H. Activate the device as per NFPA Standards, **if you are not sure how to test a device, check with the Supervisor prior of testing.**

I. Testing audio/visuals shall be verified during the fire alarm test and not during walk test mode.

J. Answer questions in the PDA or record test on “**Fire Alarm Testing Log**”

K. Test the next device and scan bar code devices.

L. When you have completed testing for the day, it’s important that walk-test is restored to
M. Verify that the ‘No-Action’ has been restored to normal so that UCIPD will receive any new fire alarms
N. Return to the office, upload the tested data from PDA into the On-Site database and download information for next day testing.
O. After completing all of the testing in a building, proceed to Fire Alarm Testing Reports

5. Program Components

II. DEVICE TESTING PROCEDURES
A. Activate the device as per NFPA Standards. (Discuss with Supervisor if not sure how to test device)
B. Audio/visual device verification shall be performed during the fire alarm testing.
C. Record device data utilizing PDA OR “Fire Alarm Testing Log”:
   i. PDA
      1. Scan Bar Code and answer questions
      2. If Bar Code does not scan, record device data on “Fire Alarm Testing Log”
   ii. “Fire Alarm Testing Log”
      1. Record device data on “Fire Alarm Testing Log”
      2. If there is No Bar Code on device, add New Bar Code and record device data on “Fire Alarm Testing Log”
D. Sensitivity testing (As per NFPA 72-2016)
   i. Frequency of Sensitivity Testing
      1. Within 1 year after installation (year 1)
      2. At year 3 (this is the second consecutive 100% test)
      3. After the year 3 test, the maximum time span between tests shall not exceed 5 years (year 8, 13, 18, etc…)
E. Approved Sensitivity Testing Methods
   i. Calibrated test method (Sensitivity smoke machine)
   ii. Beginning with year 8, permitted to verify programmed smoke obscuration range for smoke detectors at the FACP and perform 10% sensitivity test per floor with approved method
F. Smoke Fire Dampers (As per NFPA 80-2016)
   i. Periodic Inspection and Testing Frequency
      1. Each damper shall be inspected and tested a year after installation (year 1)
      2. Inspection and test frequencies shall be every 4 years thereafter (year 5, 9, 13, 17, etc…)
G. Approved inspection and testing methods
   i. Full unobstructed access to the combination fire/smoke damper shall be verified
   ii. The operational test of the damper shall verify that there is no closing interference
   iii. Check for rusted, bent, misaligned, or damaged; frame, blades, defective hinges or other moving parts
   iv. Frames shall free of penetrations
   v. The damper shall not be blocked from closure by any foreign objects in any way
H. Smoke/Fire Doors (As per NFPA 80-2016)
   i. Defined as, but not limited to:
      1. Fire Rated doors
      2. Roll down doors
      3. Won-doors
      4. Elevator smoke guard curtains
   ii. Periodic Inspection and Testing Frequency
      1. Shall be performed annually
   iii. Approved inspection and testing methods
      1. Shall include an operational test
         a. Door shall release, close, and/or latch
         b. Door shall reset after successful test
I. Action required when any tested device or part of the fire system fails test
   i. Record failure utilizing the PDA or “Fire Alarm Testing Log”
   ii. Inform appropriate ZT of all immediate/critical repairs and request that a FMR be submitted for immediate repair
iii. Non-critical repairs shall be reported to the ZT and FSD, requesting a FMR for the remaining repairs

J. Damaged or faded bar code replacement
   i. Record the following information:
      1. Old Bar code number; and
      2. Device type; and
      3. Manufacture; and
      4. Device location
   ii. Provide a copy of the recorded information or E-mail the recorded information to the DA and FAS
      1. DA will perform the following tasks:
         a. Print replacement barcodes and return to the ZT

iii. ZT will replace the bar codes on the field devices

K. Continue testing until 100% of all building devices have been verified/tested

III. REPAIRS DURING TESTING

A. Repair/replace all system/device failures at the completion of daily testing; and
B. Re-test all repaired/replaced devices; and
   i. If the device is missing its bar code, add a new bar code onto the device, and record the following information for database corrections;
      1. Bar code number; and
      2. Device type; and
      3. Manufacture; and
      4. Device location; and
      5. Provide a copy of the recorded information or E-mail the recorded information to the DA and FAS
         a. DA will perform the following tasks:
            i. Identify the old bar code number in the On-Site database and replace the number with the new bar code number
            ii. If unable to identify the old bar code number in the On-Site database, input the new bar code number as a new bar code and make sure it is put into the appropriate zone
   ii. If bar code has been replaced, record the following information for database corrections;
      1. Old and New Bar code number; and
      2. Device type; and
      3. Manufacture; and
      4. Device location; and
      5. Provide a copy of the recorded information or E-mail the recorded information to the DA and supervisor
         a. DA will perform the following tasks:
            i. Replace the old bar code number with the new bar code number in On-Site database
            ii. If the old bar code number cannot be located in On-Site database, input the new bar code number as a new bar code and make sure it is put into the appropriate zone

C. All new/replaced devices shall require a new bar code
D. Return to the office, create a work order in FacServ; and
E. Run “History Report” and attach pages only indicating failed device(s) to the summary report; and
F. Attach copy of completed work order to the summary report
IV. MISSING BAR CODE ON AN INSTALLED DEVICE WHILE TESTING

A. Add a new bar code to the device and record the new bar code number and device information on the “Fire Alarm Testing Log” for database verification (DO NOT use the add feature on the PDA. Make changes in the office)

B. Activate the device as per NFPA Standards, if you are not sure how to test a device, check with the supervisor prior to testing.

C. Continue testing – scanning bar code devices

D. Provide a copy of the “Fire Alarm Testing Log” or E-mail the information to the On-Site administrator and supervisor
   i. On-Site administrator to perform the following tasks:
      1. Check the On-Site database for an existing bar code number based on the device information (location, type, etc…); and
      2. Input new information such as location, device type, etc…; or
      3. Change the existing bar code number in the On-Site database for the added barcode; and
      4. Add new bar code number to the appropriate zone

E. Any bar code additions, deletions, replacements, or retests will not show up on this year’s report but will be reflected on the next years testing summary report

V. BAR CODE ON THE DEVICE BUT NOT IN THE PDA WHILE TESTING

A. Record the bar code number on the “Fire Alarm Testing Log”

B. Test device as per NFPA Standards if you are not sure how to test a device, check with the supervisor prior to testing

C. Continue testing – scanning bar code devices

D. Provide a copy of the “Fire Alarm Testing Log” or E-mail the information to the DA and supervisor
   i. On-Site administrator will perform the following tasks:
      1. Check the On-Site database for the bar code number not on PDA; and
      2. If a bar code number is missing in On-Site data base, add the new bar code and the information from the Fire Alarm Testing Log’ to the On-Site database; and
      3. If a bar code is in the On-Site database, verify information is correct and add the bar code to the appropriate zone

E. Any bar code additions, deletions, replacements, or retests will not show up on this year’s report but will be reflected on the next years testing summary report

VI. PROBLEMATIC WALK TEST OR FIRE ALARM AUXILIARY FEATURES

A. When problematic walk test or fire alarm auxiliary features are discovered while testing, technicians shall provide the supervisor with the following:
   i. Location; and
   ii. Description of the problem; and
      1. Programming; and/or
      2. Wiring; and/or
      3. Design issues
   iii. Provide recommendations for correcting any problematic issues

VII. EXTRA BAR CODE IN BUILDING ROUTE

A. If an extra bar code is found in the On-Site database that is not in the building, immediately inform your supervisor and/or DA for instructions before deleting it or running the summary report
VIII. NEW BAR CODE

A. All new/replaced devices shall require a new bar code

IX. END OF TESTING PROCEDURES

A. Once all testing is completed, Reset Fire Alarm Panel
   i. Ensure that no devices are in Alarm
      1. If so, address the device issue
   ii. Do not leave until panel is “Reset”
   iii. If the FACP has a trouble alarm, Contact the appropriate ZT and provide the following information
      1. Building name; and
      2. Name & phone number of the contact person; and
      3. Description of the trouble as it reads from the FACP
B. Notify UCIPD Dispatch (4-5223) that testing has been completed.
C. In Phoenix software, remove or verify expiration of ‘No-Action’ for the buildings tested
D. FTA to reconcile any Bar Code issues

X. MISSING BAR CODE DURING FIRE ALARM OR FIRE SPRINKLER REPAIRS

A. If the device is missing its bar code, make appropriate repairs, test the device to ensure proper operation, add a new bar code onto the device, and record the following information for database corrections:
   i. Bar code number; and
   ii. Device type; and
   iii. Manufacture; and
   iv. Device location
B. Provide a copy of the recorded information or E-mail the recorded information to the DA and Supervisor
   i. DA will perform the following tasks:
      1. Identify the old bar code number in the On-Site Database and replace the number with the new bar code number
      2. If unable to identify the old bar code number in the On-Site Database, input the new bar code number as a new bar code and make sure it is put into the appropriate route/zone
C. Sign/complete work order and return to Supervisor

XI. REPLACING BAR CODE DURING FIRE ALARM OR FIRE SPRINKLER REPAIRS

A. After the device has been replaced, test the new device to ensure proper operation, and put a new bar code on the device and record the following information for database corrections:
   i. Old and New Bar code number; and
   ii. Device type; and
   iii. Manufacture; and
   iv. Device location
B. Provide a copy of the recorded information or E-mail the recorded information to the DA and Supervisor
   i. DA will perform the following tasks:
      1. Replace the old bar code number with the new bar code number in On-Site Database
      2. If the old bar code number cannot be located in On-Site Database, input the new bar code number as a new bar code and make sure it is put into the appropriate zone
C. Sign/complete work order and return to Supervisor

XII. NEW BAR CODE
A. All new/replaced devices shall require a new bar code
B. Any bar code additions, deletions, replacements, or retests will not show up on this year’s report but will be reflected on the next year’s testing summary report

XIII. TECHNICIAN ROLE DURING REPAIRS
A. FAT
   i. Performs or assists with all repairs that involve programming (disable & enable), replacement, adjustment, or repair of any fire alarm device/system connected to the FACP
B. FST
   i. Performs or assists with all repairs that involve flowing, draining, replacement, adjustment, or repair of the fire sprinkler system

XIV. REPAIR CLASSIFICATIONS
A. Emergency repairs: Work to be done immediately
   i. This is a catastrophic failure to all or part of the building fire alarm system
B. Non-emergency repairs: Work to be scheduled during regular working hours (Recharge may be done on Mondays, Fridays, or weekends)
   i. These repairs are requested by customer via: FMR (on-line request), phone call, e-mail, after hours call-back request, or other communication method
C. All repairs require a work order: Please request one if you do not already have one prior to starting the repairs

6. Reporting Requirements

X. FIRE ALARM TESTING REPORTS
A. The goal of fire alarm testing is for the summary reports to be completed, reviewed, and approved for DCFM (Designated Campus Fire Marshal) signature within two weeks of the last tested date
B. Technicians shall, once testing is completed, and on that same day, run ‘Fire Alarm Summary Report’ in On-Site database per the following instructions:
   i. Print; and
   ii. Review; and
   iii. Make necessary corrections; and
   iv. All technicians who assisted in testing must sign to attest the accuracy; and
   v. Attach all recorded notes and/or work orders; and
   vi. Attach “Summary Report Routing Log” (see Attachment B); and
   vii. Submit corrected report to supervisor within five work days of the last testing date on the report
C. Supervisor shall
   i. Review reports within two work days of date on “Summary Report Routing Log”; and
   ii. If corrections are required, shall return report to the technician
D. Technician shall
   i. Within ten working days of the last tested date on the report, make corrections; and
   ii. Resubmit report to supervisor for approval
E. If Supervisor approvals and accepts the report, supervisor shall initial the report with the date, and hand deliver to the DCFM for his signature
F. The DCFM shall review the report.
   i. If the DCFM verifies that all the information is accurate and all devices have been tested in the buildings then the report shall be signed-off by the DCFM
   ii. If the DCFM verifies that there are errors in the report, the DCFM shall return the report to the Supervisor. The Supervisor shall have the report corrected within one week of the date returned
to supervisor and return to DCFM for final approval

7. References

Attachments:
A – Fire Alarm Testing Log
B – Summary Report Routing Log
C – No-Action Process
D – Automatic Extinguishing System (AES) Form
E – Fire Alarm Inspection/Test Report
Attachment A

Fire Alarm Testing Log

Attachment A is to be used for recording information while fire alarm testing necessary to complete fire alarm testing documentation for the "Fire Alarm Summary report".
<table>
<thead>
<tr>
<th>Bar Code #</th>
<th>Missing on Device / PDA</th>
<th>Device Type</th>
<th>Mfg</th>
<th>Device Location</th>
<th>Pass / Fail</th>
<th>Address/Notes</th>
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<td>P / F</td>
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<td>P / F</td>
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Attachment B

Summary Report Routing Log

Attachment B is to be used for tracking the progress of the “Fire Alarm Summary Report” prior to sign off by DCFM.
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<th>Building Name:</th>
<th>Last Test Date:</th>
<th>Tech Initials</th>
<th>Date</th>
<th>Supervisor Initials</th>
<th>Date</th>
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<td>DCFM for review:</td>
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</table>

**Summary Report Routing Log**
Attachment C

No-Action Process

Attachment C is the current “No-Action” process.
1. Log in to Data Entry Application
2. Click on the “Wizards” tab and select “No-Action”
3. Type the fire alarm account number in the “Transmitter ID” space (Page 1)
4. Click with the mouse in the “Site ID” space (Page 1)
   a. This will automatically fill in the Hierarchy for the selected account
5. Select the “New” button at the bottom of the window (Page 1)
6. Click the mouse in the “Effective Date/Time” space and enter the date and time you will begin testing. Allow time to travel to testing site and initiate the fire alarm system to test dialer transmission.
7. Click the mouse in the “Expiration Date/Time” space and enter the date and time you will complete and allow alarms to resume transmitting to the PD Dispatch
8. Click on the “Requested By” space and enter your name.
9. Click on the “Reason” space and enter the reason you are placing this fire system on No-Action
10. Add by clicking on the “Green” plus sign at the top of the main window
11. Your No-Action is now complete and you may log out of the application. If you have additional accounts that need a No-Action programmed, click on the “Start over” button at the top right of the window (page 2) and follow the instructions above starting with #3 (page 1)
Attachment D

Automatic Extinguishing System Form

AES

Attachment D is used to record the state mandated testing, inspection, and repairs.

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### Property Information:

- **Name:**
- **Address:**
- **City:**
- **ZIP:**
- **Contact:**
- **Telephone:**

### Contractor Information:

- **Name:**
- **Address:**
- **City:**
- **State:**
- **Telephone:**
- **CA License#:**
- **Job #:**
- **Performed by:**

### Inspection, Testing, and Maintenance Cover Sheet

**NFPA 25 as amended by CCR, Title 19**

<table>
<thead>
<tr>
<th>Forms Included with this Report</th>
<th>NFPA 25 Chapter</th>
<th>Number of Forms</th>
<th>NIA</th>
<th>Fail*</th>
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<td>Standpipe and Hose System</td>
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<td>Fire Pump</td>
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<td>Water Spray System</td>
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<td>Foam Water Sprinkler System</td>
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<td>Water Mist System</td>
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</table>

- **Concerns that are not deficiencies (i.e. Non-Sprinklered Areas):**
  - Yes: [ ]
  - No: [ ]

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*See "Deficiencies and Comments" section at end of each respective form.*
Attachment E is used to record the state mandated testing, inspection, and repairs.

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### Report of Inspection/Test

**Annual Alarm**

01/02/2021

Property: CA/ALDRICH HALL 111

118 GATEWAY QUAD CAAN

9263

Irvine, CA 92697

**Inspection Ref:** 20000007777

**Print Date:** 1/20/2021

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<th>Description</th>
<th>Site</th>
<th>Inspected</th>
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<th>Removed</th>
<th>Repaired</th>
<th>Failed</th>
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</thead>
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