

Fire Alarm Inspection and Testing Report



Location Code: DJFZDRR

Contact: Tracy Wilson - Dirigo Management

Contact Address: 545 CONGRESS STREET, 547
CONGRESS STREET
PORTLAND, ME 04101-3307

Phone: 207-871-1080

Email: twilson@dirigomgmt.com

Property Evaluated: Winslow Lofts (Mixed)
545 CONGRESS STREET, 547
CONGRESS STREET
PORTLAND, ME 04101-3307

Description: Fire Alarm and Devices (FIRE ALARM
SYSTEM)

Work Order: N/A

Company: Eastern Fire

Address: 170 Kittyhawk Ave., P.O. Box 1390
Auburn, ME 04210

Company Phone: 207-784-1507

Company Fax: 207-782-0566

Inspector: Tim Leeman
not required

Date of Work: 2/10/2023

Frequency: Annual

Tag: N/A

Deficiency Summary

There are no reported deficiencies for this submission

General Comments

These items are outside the regular scope of the required inspection and are not the result of an engineering review. This information is not intended to be all-inclusive but rather a list of items discovered as a by-product of the required inspection.

There are no general comments for this submission



Eastern Fire
 170 Kittyhawk Ave., P.O. Box 1390
 Auburn, ME 04210
 Phone: 207-784-1507

Fire Alarm Inspection and Testing Report

1. Property Information

Tag _____ N/A

Inspection Frequency: _____ Annual

Property Being Evaluated: _____
 Winslow Lofts (Mixed)

Owner: _____
 Tracy Wilson - Dirigo Management

Owner's Phone Number: _____
 207-871-1080

Property Address: _____
 545 CONGRESS STREET, 547 CONGRESS STREET, PORTLAND, ME, 04101-3307

Assembly Description: _____
 Fire Alarm and Devices (FIRE ALARM SYSTEM)

2. Owner's Section

Has the Owners section been answered on another inspection report that will be submitted with this inspection report? Yes No N/A

3. Monitoring Information

Is there a monitoring entity? Yes No

Monitoring organization: _____ Cunningham Security

Phone: _____ 207-846-3350

Email: _____ N/A

Account number: _____ T718392

Phone line 1: _____ 866-726-4287

Phone line 2: _____ 866-348-2724

Means of transmission: _____ telephone lines

Entity to which alarms are retransmitted: _____ Portland Fire Department

Phone: _____ 207-874-8576

4. Notifications Made Prior To Testing

	Contact	Time
Monitoring organization:	Cunningham Security	9:00AM
Building management:	Tracy Wilson - Dirigo Management	9:00AM

5. System Information - Panels / Power

5.1 Addressable Panels								
Control Unit	Manufacturer: Siemens		Model Number: FC-922		Location: Basement		Software Revision: N/A	
SLC Loops	Max #: N/A	# Utilized: N/A	Addresses Available: N/A		NAC Circuits	Max #: N/A	# Utilized: N/A	Style/Class: N/A
Primary Power	Voltage: 120 VAC	Amps: N/A	Overcurrent Protection Type: Circuit Breaker		Amps: N/A	Disconnecting Means Location: House Panel CKT #16		
Battery 1	Voltage: 12 VDC	Amps: 18 AH	Mfr Year: 2023	Load Test Battery 1	VDC: NEW	Ah: NEW	Charger Voltage: NEW	Result of Battery 1 & 2
Battery 2	Voltage: 12 VDC	Amps: 18 AH	Mfr Year: 2023	Load Test Battery 2	VDC: NEW	Ah: NEW	Charger Voltage: NEW	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> Replaced
Secondary Power	Other Power Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description:					

5.3 Additional Power Supplies

Are there additional power supplies? Yes No



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6. Testing Results

6.1 Control Unit and Related Equipment

Description	Visual Inspection	Functional Test	Results
Control unit	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Lamps / LEDs / LCDs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Fuses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Trouble signals	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Disconnect switches	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Ground-fault monitoring	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Supervision	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Annunciators	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Remote power panels	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Other	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A

6.2 Secondary Power

Description	Visual Inspection	Functional Test	Results
Battery condition	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Load voltage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A
Discharge test	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Charger test	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Remote panel batteries	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input checked="" type="checkbox"/> N/A

6.3 Notification Appliances

Include Notification Appliances Table on this Report? Yes No

Complete supplementary appliance test form for all notification appliances.

6.4 Interface Equipment

Complete supplementary interface component test form for all interface components.

Circuit Interface / Signaling Line Circuit Interface / Fire Alarm Control Interface

6.5 Supervising Station Monitoring

Description	Yes/No	Time (sec)	Results
Alarm signal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Alarm restoration	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Trouble signal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Trouble restoration	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Supervisory signal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A
Supervisory restoration	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> N/A

6.6 Air Sampling Detection

Is there Air Sampling Detection? Yes No



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6.7 Devices

Legend		
AED - Automated External Defibrillator	AF - Anti-Freeze	AO - Audio Only
APS - Air Pressure Switch	AS - Abort Station	AV - Audio/Video
BATT - Batteries	BP - Backflow Prevention	CM - Control Module
COM - Communicator	CON - Controller	CoD - Carbon Monoxide Detector
Combo Detector - Combo Detector	DA - Damper	DD - Duct Detector
DH - Door Holder	DSD - Door Smoke Detector	ED - Electrical Driver
EL - Emergency/Exit Light	ER - Elevator Recall	FACP - Fire Alarm Control Panel
FDC - Fire Department Connection	FP - Fire Pump	FP-D (NOFLOW) - Fire Pump Diesel No Flow
FP-E (NOFLOW) - Fire Pump Electric No Flow	FPP - Fire Pump Power	FPR - Fire Pump Running
GAUGE - GAUGE	H/S - Horn-Strobes	HD - Heat Detector
HOOD - HOOD	HORN - Horns	INSPT - Inspector's Test
JC - Jockey Controller	JP - Jockey Pump	LA - Low Air
LS-HIGH - Level Switch High	LS-LOW - Level Switch Low	MM - Monitor Module (Ansul, temp, CO, etc)
MON - Monitoring	MR - Manual Release	Other - Other
PR - Phase Reversal	PS - Pull Station	PWS - Power Supply
RDD - Roll Down Door	Relay Module - Relay Module	S/S - Speaker Strobes
SBS - Sprinkler Box Spares	SC - Signal/Sounder Control	SD - Smoke Detector
SD-Ion - Ion Smoke Detector	SD-Photo - Photo Smoke Detector	SPKLR HEADS - SPKLR HEADS
SPKR - Speakers	STANDPIPE - STANDPIPE	STROBE - Strobes
TEMP - Temperature Switch	TS - Tamper Switch	VO - Visual Only
WF - Waterflow		

Asset Type	Total	Tested	Not Tested	Passed	Failed
DD	1	1	0	1	0
ER	2	2	0	2	0
MM	3	3	0	3	0
RDD	1	1	0	1	0
REMOTE LED	1	1	0	1	0
★ STROBE	4	4	0	4	0
WF	1	1	0	1	0

Asset Type	Total	Tested	Not Tested	Passed	Failed
DH	4	4	0	4	0
H/S	24	24	0	24	0
PS	20	20	0	20	0
Relay Module	3	3	0	3	0
SD	21	21	0	21	0
TS	2	2	0	2	0

Zone: Initiating

Zone: Initiating							
Asset Type	Address	Location	Notes	Frequency	Last Tested	Test Results	Comments
DD	1.066	6TH FLR PENTHOUSE SPRINKLER TAMPER/DUCT SD	XTRI-D	Annual	2/10/2023	Pass	
TS	1.066	6TH FLR PENTHOUSE SPRINKLER TAMPER/DUCT SD	XTRI-D	Annual	2/10/2023	Pass	
RDD	1.090	545 CONGRESS	8704	Annual	2/10/2023	Pass	



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Asset Type	Address	Location	Notes	Frequenc y	Last Tested	Test Results	Comments
		DOOR LOWERING					
PS	1.010	545 FRONT DOOR	XMS-S	Annual	2/10/2023	Pass	
PS	1.017	545 REAR DOOR	XMS-S	Annual	2/10/2023	Pass	
SD	1.019	547A 1ST FLR REAR EXIT STAIRS	OP921	Annual	2/10/2023	Pass	
PS	1.018	547A 1ST FLR RIGHT REAR DOOR	XMS-S	Annual	2/10/2023	Pass	
DH	1.027	547A 2ND FLR DOOR HOLDER Relay Module	XTRI-R	Annual	2/10/2023	Pass	
SD	1.020	547A 2ND FLR ELEVATOR LOBBY	OP921	Annual	2/10/2023	Pass	
SD	1.023	547A 2ND FLR HALL	OP921	Annual	2/10/2023	Pass	
SD	1.024	547A 2ND FLR HALL	OP921	Annual	2/10/2023	Pass	
SD	1.025	547A 2ND FLR HALL	OP921	Annual	2/10/2023	Pass	
PS	1.021	547A 2ND FLR NEAR ELEVATOR	XMS-S	Annual	2/10/2023	Pass	
PS	1.026	547A 2ND FLR NEAR STAIRS	XMS-S	Annual	2/10/2023	Pass	
DH	1.035	547A 3RD FLR DOOR HOLDER Relay Module	8704	Annual	2/10/2023	Pass	
SD	1.030	547A 3RD FLR ELEVATOR LOBBY	OP921	Annual	2/10/2023	Pass	
SD	1.032	547A 3RD FLR HALL	OP921	Annual	2/10/2023	Pass	
SD	1.033	547A 3RD FLR HALL	OP921	Annual	2/10/2023	Pass	
PS	1.031	547A 3RD FLR NEAR ELEVATOR	XMS-S	Annual	2/10/2023	Pass	
PS	1.034	547A 3RD FLR NEAR STAIRS	XMS-S	Annual	2/10/2023	Pass	
DH	1.045	547A 4TH FLR DOOR HOLDER Relay Module	8704	Annual	2/10/2023	Pass	
PS	1.040	547A 4TH FLR ELEVATOR	XMS-S	Annual	2/10/2023	Pass	
SD	1.041	547A 4TH FLR ELEVATOR LOBBY	OP921	Annual	2/10/2023	Pass	
SD	1.042	547A 4TH FLR HALL	OP921	Annual	2/10/2023	Pass	
SD	1.043	547A 4TH FLR HALL	OP921	Annual	2/10/2023	Pass	
PS	1.044	547A 4TH FLR NEAR REAR STAIRS	XMS-S	Annual	2/10/2023	Pass	
DH	1.056	547A 5TH FLR DOOR HOLDER	8704	Annual	2/10/2023	Pass	
SD	1.050	547A 5TH FLR ELEVATOR LOBBY	OP921	Annual	2/10/2023	Pass	
SD	1.053	547A 5TH FLR HALL	OP921	Annual	2/10/2023	Pass	
SD	1.055	547A 5TH FLR HALL	OP921	Annual	2/10/2023	Pass	
PS	1.051	547A 5TH FLR	XMS-S	Annual	2/10/2023	Pass	



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Asset Type	Address	Location	Notes	Frequenc y	Last Tested	Test Results	Comments
		NEAR ELEVATOR					
PS	1.054	547A 5TH FLR NEAR REAR STAIRS	XMS-S	Annual	2/10/2023	Pass	
SD	1.052	547A 5TH FLR TOP OF CENTER STAIRS	OP921	Annual	2/10/2023	Pass	
SD	1.063	547A 6TH FLR ELEVATOR LOBBY	OP921	Annual	2/10/2023	Pass	
PS	1.064	547A 6TH FLR NEAR ELEVATOR	XMS-S	Annual	2/10/2023	Pass	
PS	1.060	547A 6TH FLR NEAR REAR STAIRS	XMS-S	Annual	2/10/2023	Pass	
SD	1.061	547A 6TH FLR TOP OF REAR STAIRS	OP921	Annual	2/10/2023	Pass	
SD	1.065	547A 6TH FLR TOP OF SPIRAL STAIR	OP921	Annual	2/10/2023	Pass	
PS	1.002	547A BASEMENT BOTTOM OF CENTER STAIRS	XMS-S	Annual	2/10/2023	Pass	
SD	1.003	547A BASEMENT ELEVATOR MACHINE RM.	OP921	Annual	2/10/2023	Pass	
WF	1.001	547A BASEMENT SPRINKLER WATERFLOW	XTRI-D	Annual	2/10/2023	Pass	
TS	1.100	547A BASEMENT TAMPER	XTRI-D	Annual	2/10/2023	Pass	
SD	1.013	547A MAIN ELEVATOR	OP921	Annual	2/10/2023	Pass	
PS	1.012	547A MAIN ENTRANCE	XMS-S	Annual	2/10/2023	Pass	
Relay Module	1.092	547 CONGRESS KITCHEN AIR SHUTDOWN	8704	Annual	2/10/2023	Pass	
MM	1.091	547 CONGRESS KITCHEN ANSUL	8701	Annual	2/10/2023	Pass	
MM	1.093	547 CONGRESS KITCHEN HEAT	8701	Annual	2/10/2023	Pass	
PS	1.011	547 FRONT DOOR	XMS-S	Annual	2/10/2023	Pass	
PS	1.016	547 REAR DOOR	XMS-S	Annual	2/10/2023	Pass	
PS	1.014	549 FRONT DOOR DOWNTOWN DISTRICT	XMS-S	Annual	2/10/2023	Pass	
SD	1.008	BASEMENT ELECTRICAL ROOM	OP921	Annual	2/10/2023	Pass	
Relay Module	1.101	BASEMENT OPEN FRONT DOOR	XTRI-R	Annual	2/10/2023	Pass	
PS	1.007	BASEMENT REAR	XMS-S	Annual	2/10/2023	Pass	
ER	1.005	ELEVATOR ALTERNATE RECALL	XTRI-R	Annual	2/10/2023	Pass	
Relay Module	1.006	ELEVATOR FIRE HAT	XTRI-R	Annual	2/10/2023	Pass	
ER	1.004	ELEVATOR PRIMARY RECALL	XTRI-R	Annual	2/10/2023	Pass	
MM	1.009	ELEVATOR	8702	Annual	2/10/2023	Pass	



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Zone: Initiating							
Asset Type	Address	Location	Notes	Frequency	Last Tested	Test Results	Comments
		SPRINKLER SHUTOFF					
■ REMOTE LED	1.067	LED FOR PENTHOUSE DUCT SD	8726-C/W	Annual	2/10/2023	Pass	
■ PS	1.015	REAR DOOR DOWNTOWN DISTRICT	XMS-S	Annual	2/10/2023	Pass	

Zone: Notification

Zone: Notification							
Asset Type	Address	Location	Notes	Frequency	Last Tested	Test Results	Comments
■ H/S	N/A	2ND FLR HALL ELEVATOR LOBBY		Annual	2/10/2023	Pass	
■ H/S	N/A	2ND FLR HALL MIDDLE		Annual	2/10/2023	Pass	
★ STROBE	N/A	2ND FLR HALL REAR		Annual	2/10/2023	Pass	
■ H/S	N/A	3RD FLR ELEVATOR LOBBY		Annual	2/10/2023	Pass	
■ H/S	N/A	3RD FLR HALL MIDDLE		Annual	2/10/2023	Pass	
★ STROBE	N/A	3RD FLR HALL REAR		Annual	2/10/2023	Pass	
■ H/S	N/A	4TH FLR ELEVATOR LOBBY		Annual	2/10/2023	Pass	
■ H/S	N/A	4TH FLR HALL MIDDLE		Annual	2/10/2023	Pass	
■ H/S	N/A	4TH FLR HALL REAR		Annual	2/10/2023	Pass	
■ H/S	N/A	5TH FLR ELEVATOR LOBBY		Annual	2/10/2023	Pass	
■ H/S	N/A	5TH FLR HALL MIDDLE		Annual	2/10/2023	Pass	
★ STROBE	N/A	5TH FLR HALL REAR		Annual	2/10/2023	Pass	
■ H/S	N/A	6TH FLR ELEVATOR LOBBY (IN UNIT)		Annual	2/10/2023	Pass	
■ H/S	N/A	547 CONGRESS STREET RESTROOM		Annual	2/10/2023	Pass	
■ H/S	N/A	549 CONGRESS STREET HALL		Annual	2/10/2023	Pass	
★ STROBE	N/A	549 CONGRESS STREET RESTROOM		Annual	2/10/2023	Pass	
■ H/S	N/A	BASEMENT BY FACP		Annual	2/10/2023	Pass	
■ H/S	N/A	BASEMENT REAR HALL TO ALLEY		Annual	2/10/2023	Pass	
■ H/S	N/A	BASEMENT STORAGE		Annual	2/10/2023	Pass	
■ H/S	N/A	BASEMENT STORAGE BY 2A		Annual	2/10/2023	Pass	
■ H/S	N/A	BASEMENT STORAGE BY 2B		Annual	2/10/2023	Pass	



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Zone: Notification							
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■ H/S	N/A	BASEMENT STORAGE BY 5A		Annual	2/10/2023	Pass	
■ H/S	N/A	DOWNTOWN DISTRICT BY FRONT DOOR		Annual	2/10/2023	Pass	
■ H/S	N/A	DOWNTOWN DISTRICT BY REAR DOOR		Annual	2/10/2023	Pass	
■ H/S	N/A	DOWNTOWN DISTRICT HALL		Annual	2/10/2023	Pass	
■ H/S	N/A	EMILITSA RESTAURANT BY REAR DOOR		Annual	2/10/2023	Pass	
■ H/S	N/A	MAIN ENTRANCE		Annual	2/10/2023	Pass	
■ H/S	N/A	UNDER CONSTRUCTION		Annual	2/10/2023	Pass	

7. Notifications That Testing Is Complete

	Contact	Time
Monitoring organization:	Cunningham Security	11:00AM
Building management:	Tracy Wilson	11:00AM

8. System Restored To Normal Operation

Date: _____ 2/10/2023
 Time: _____ 11:00AM

9. Observations

These items are outside the regular scope of the required inspection and are not the result of an engineering review. This information is not intended to be all-inclusive but rather a list of items discovered as a by-product of the required inspection.
 Please see the summary section at the top of the form for the comments.

10. Inspector Information:

Test Verification: _____
 Inspected By _____ Tim Leeman
 Inspector Signature _____
 Inspector License: _____ not required
 Date of Work _____ 2/10/2023

Inspection Notes

For 6th floor Penthouse access call Rob Hastings (care taker) 207-274-0321. Roll down door in restaurant - module is above door. Door is blocked by wood. I don't believe the door is tied in anymore. Access to building is 5755. Access to Electrical Room - lock box next to Electrical Room door. The lock box code is 547. The duct smoke detector in the 6th floor Penthouse is above the hatch near the remote alarm LED, as well as the module for 6th floor tamper. Did not find the actual location of 6th floor sprinkler tamper. Elevator sprinkler tamper is locked inside Basement storage unit (4C). Door relays and isolation modules are above suspended ceilings on each floor hallway.