



## 911 And First Responder Safety for Real Estate Developers and Commercial Landlords



### Timely Telecom -

Real estate developers and landlords, among other telecom users, have a Duty of Care especially as it applies to 911 and First Responder safety. Many of the 911 requirements have been codified in federal legislation such as **Kari's Law and Ray Baum's Act** while others represent requirements for increased organizational safety, regulatory compliance, and avoidance of civil liability. <https://www.fcc.gov/mlts-911-requirements>

While tenants may have their own obligations, developers and landlords are also business operations, so personnel safety and protection of assets must be principal concerns. The regulations cited above require specific 911 access and that enhanced location information be provided to the 911 Emergency Communications Center. Both have definitive dates for implementation and penalties for noncompliance.

NFPA, the standards organization that among other items provides requirements for fire alarm and sprinkler systems, along with UL, and the IFC have promulgated requirements for **Emergency Responders Radio Coverage Systems**. These systems supplement the existing police and fire two-way radio systems to assure coverage inside buildings.

The benefits of effective in-building radio communications are improved First Responder safety and operations potentially saving lives, reducing damage to buildings, and shortening the time to recover from an incident. Providing an Emergency Responders Radio Coverage System is critical since modern building and construction materials impede radio performance. Provisioning is complex since it involves multiple standards and regulatory compliance, local agency coordination, and rigorous testing.

ConOps Solutions cannot provide legal counsel, but we can provide guidance in structuring a compliance strategy and implementing solutions to fulfill process, systems, and technology requirements in conjunction with your legal department.

Contact ConOps Solutions at 908 864-2102 for a no obligation discussion regarding the best approach to your communications technology needs.

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