QUARTERLY REPORT | Q2 2026

PREPARED BY: PERALTA ASSOCIATES

FIRE WATCH SERVICES ANALYTICAL REPORT

FOR PERALTA ASSOCIATES AND DEFENSE

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Scope note: This report describes widely adopted U.S. code and regulatory patterns (NFPA/IFC/OSHA) and illustrates how requirements and methods vary by the Authority Having Jurisdiction (AHJ). Always confirm final requirements with the local fire code official / fire marshal and the applicable adopted code editions.

Disclaimer: This document is for informational and operational-planning purposes and does not constitute legal advice. Fire/life-safety enforcement, permitting, and staffing expectations vary by jurisdiction, occupancy, and hazard profile, and may be modified by the AHJ.

Executive summary

Fire Watch is a temporary risk-control measure used when normal fire protection or fire detection is impaired (e.g., alarms, sprinklers, suppression systems), when operations are unusually ignition-prone (e.g., welding/cutting/grinding "hot work"), or when conditions elevate fire risk in ways that the AHJ determines require continuous human surveillance. Multiple AHJ guidance documents define Fire Watch as continuous, systematic surveillance by qualified individuals to identify/control hazards, detect early signs of fire, raise alarms, and notify the fire department.

In practice, Fire Watch sits at the intersection of building/fire codes, workplace safety rules, and AHJ operational governance:

- Building/fire code pathways commonly require notification to the fire department and fire code official when a required protection system is out of service and allow the AHJ to require either evacuation or an approved Fire Watch until protection is restored.
- OSHA hot work pathways require Fire Watch ("fire watchers") when welding/cutting creates more than a minor risk and under specific conditions such as combustibles within 35 feet, openings exposing combustibles, or conduction risks; OSHA also requires a post-work watch period (at least 30 minutes) after hot work to detect smoldering fires.
- Healthcare pathways (NFPA 101 / CMS / accreditation practice) emphasize notification/documentation and the need for specially trained fire watch personnel during extended alarm/sprinkler impairments—because any loss of early warning or suppression capability dramatically changes risk for patients who may not self-evacuate.

The economic and life-safety rationale is direct: the U.S. fire problem remains large in absolute terms. NFPA estimates that in 2024 U.S. fire departments responded to roughly 1.38 million fires, associated with 3,920 civilian deaths, 11,780 civilian injuries, and $19 billion in direct property damage.

Within that context, several Fire Watch–relevant environments show measurable risk concentrations:

- Hot work is associated with an estimated 3,396 structure fires per year (2017–2021), producing 19 civilian deaths, 120 injuries, and $292 million in direct property damage annually, on average.
- Construction/major renovation fires show a critical "unattended hours" problem: fires between midnight and 6 a.m. are a minority of incidents (about 18%) but account for over half (51%) of direct property damage, consistent with the idea that fires grow larger when detection and suppression are delayed.
- High-rise buildings experience an estimated 14,830 reported structure fires per year (2019–2023), with $203 million in direct property damage annually, on average—high consequence environments where egress complexity and occupant load amplify operational demands.

Peralta Associates and Defense positioning within this landscape

Peralta Defense markets Fire Watch as "vigilant monitoring," including site patrols, compliance tasks, and fast reporting to proper authorities, with the stated capability to support system-outage fire watch, construction site monitoring, and special events.
Peralta also publicly describes a technology-enabled approach that aligns with modern best practices: maintaining fire watch logs, tracking patrols via GPS, and integrating broader security technology such as 24/7 remote video monitoring and FAA-certified drone surveillance.

A distinct operational differentiator emphasized in this report is Peralta's time-stamped Fire Watch logs and a coordination model that supports transmission to local Fire Marshals / Fire Prevention Bureaus. This aligns with real AHJ expectations: multiple fire departments explicitly require Fire Watch logs be kept on-site, made available to the fire code official, and in some cases submitted daily by email.
Peralta's own guidance also describes Fire Watch logs as including time-stamped rounds, areas checked, hazards observed, corrective actions, and signatures—precisely the elements needed for AHJ review and defensible compliance records.

History and evolution of Fire Watch

Modern Fire Watch is best understood as the convergence of two older safety traditions:

- A human "watch" function—dedicated personnel assigned for early detection and alarm, especially during night hours or when hazards are elevated.
- A code-driven compensatory measure—formalized when fire protection systems, fire safety features, or operational controls are absent, offline, or insufficient for the current risk.

From early human watchkeeping to formalized safety programs

Historical accounts of fire protection commonly describe early civic models where appointed watchmen or wardens patrolled during vulnerable hours to identify and raise alarms (i.e., human detection and rapid notification before modern systems existed). Municipal and fire service history sources describe night watch functions and early "fire wardens/watchmen" as part of community fire detection and response.

During World War II, "fire watchers"/fire guards were formalized in some countries as part of civil defense to detect and respond to ignition from incendiary attacks and to ensure responders could access buildings—again emphasizing structured human surveillance when risk spikes.

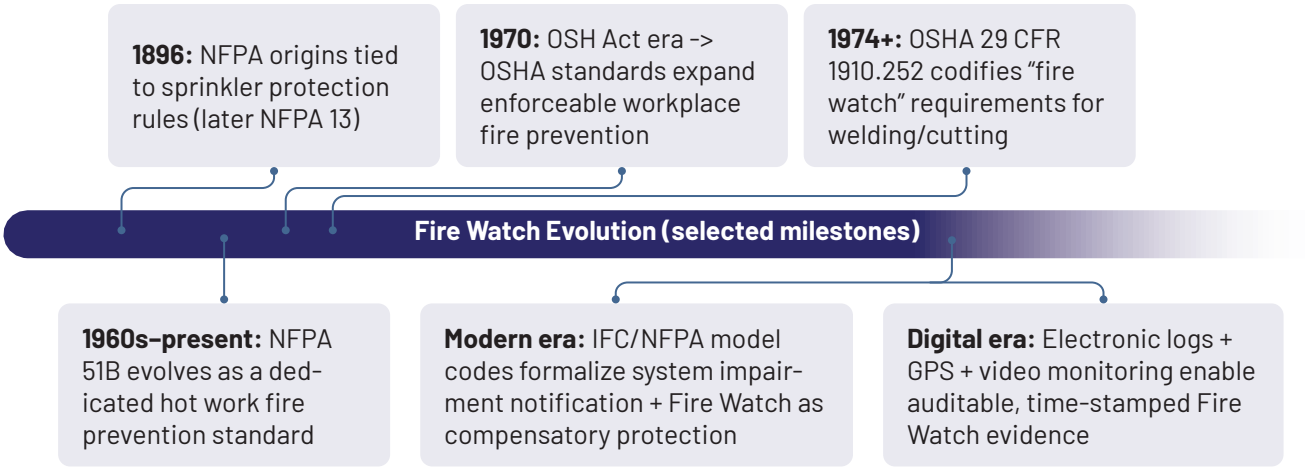
Codification and institutionalization in the modern era

The modern Fire Watch concept became systematically embedded as fire codes, life-safety codes, and occupational safety rules matured—particularly as building fire protection systems (alarms/sprinklers) became expected norms, making their impairment a recognized risk condition requiring compensatory controls.

NFPA's own organizational history illustrates how U.S. fire safety professionalization accelerates when emerging hazards and major incidents drive standards and code development. NFPA describes early work in 1896 around sprinkler protection rules (which later became NFPA 13) and the creation of an organization dedicated to advancing fire safety.

OSHA later institutionalized workplace fire prevention requirements. In welding and cutting rules, for example, OSHA incorporates NFPA 51B by reference and requires "fire watchers" under defined conditions, showing how "watch" functions transitioned from informal practice to enforceable safety obligations.

Timeline of key Fire Watch–relevant milestones



NFPA notes that NFPA 51B has existed for decades (first edition nearly 60 years ago, per NFPA commentary), illustrating the long-standing recognition of hot work as a repeat fire problem with specialized prevention controls. OSHA's welding/cutting rules (29 CFR 1910.252) explicitly reference NFPA 51B and define when Fire Watch is required, anchoring modern Fire Watch in enforceable workplace requirements.

Legal, regulatory, and governance context

Fire Watch is not a single federal statute. It is a multi-layer compliance outcome that typically involves:

- Model codes (often adopted locally): International Fire Code (IFC) and/or NFPA codes
- Workplace safety regulations: OSHA (federal or state-plan equivalents)
- Healthcare accreditation / conditions of participation (where relevant): CMS, Joint Commission expectations
- Local enforcement and operational governance: the fire code official / fire marshal as the implementing AHJ

Core governance concept: the Authority Having Jurisdiction

NFPA standards use the concept of an Authority Having Jurisdiction (AHJ) to identify the organization/office/individual responsible for enforcing requirements and approving installations, procedures, and compliance determinations.
In most Fire Watch deployments, the local fire marshal / fire code official functions as the AHJ or as a primary AHJ stakeholder—especially for system impairments, temporary hazards, assembly events, or construction conditions.

Fire code impairment pathway: "systems out of service"

A widely adopted model-code pattern (mirrored in many local handouts) is:

- If a required fire protection system is out of service, notify the fire department and fire code official immediately; then the AHJ determines whether evacuation is required or whether an approved Fire Watch may allow continued occupancy.
- Fire Watch personnel must have at least one approved means to notify the fire department and their only duty is to conduct constant patrols and watch for fire.
- Many AHJs also require an impairment coordinator, tagging, documentation, and notification to other parties (e.g., insurance, alarm companies), which appears consistently across impairment procedure handouts.

These impairment elements—notification, compensatory controls, documentation, restoration confirmation—are essential anchors for a defensible Fire Watch program.

NFPA impairment-management pathway (sprinklers/water-based systems)

NFPA's impairment guidance describing NFPA 25 emphasizes an impairment program covering: determination of extent/duration, inspection and risk determination, recommendations to mitigate risk, notification of the fire department and other stakeholders, a tag system, and restoration confirmation.
NFPA commentary further emphasizes that for prolonged impairments (e.g., more than 10 hours in a 24-hour period), compensatory measures may include evacuation or an approved Fire Watch program, among other controls.

Healthcare-focused operational tools (ASHE) tie sprinkler impairment procedures to NFPA 25 and describe fire watch as trained personnel continuously patrolling affected areas with extinguishers and rapid fire department notification capability.

NFPA 101 Life Safety Code pathway (occupancy protection expectations)

Healthcare-aligned guidance (ASHE) quotes NFPA 101 (2012) defining Fire Watch and specifying that when a required fire alarm system is out of service for more than 4 hours in a 24-hour period, the AHJ must be notified and evacuation or an approved Fire Watch is required.
Other fire-watch guidance documents reiterate the same NFPA 101 concept and add practical requirements (training, patrol documentation, emailing logs to fire authorities).

Accreditation and compliance guidance (Joint Commission) emphasizes that notification and Fire Watch times must be documented and that those assigned should be specially trained in fire prevention, notification, and understanding fire safety.

OSHA hot work pathway: welding, cutting, brazing

OSHA 29 CFR 1910.252 establishes specific Fire Watch requirements for welding and cutting, including:

- Fire watchers required when other than a minor fire could develop and under specific conditions such as combustibles within 35 feet, openings exposing combustibles, and conduction/radiation risks.
- Fire watchers must have extinguishing equipment readily available and be trained in its use; they must be familiar with alarm facilities.
- A Fire Watch must be maintained for at least 30 minutes after hot work completion to detect and extinguish smoldering fires.

OSHA also explicitly notes NFPA 51B as an incorporated-by-reference elaboration of basic precautions in welding/cutting work, showing a formal linkage between OSHA enforcement and NFPA hot work best practice.

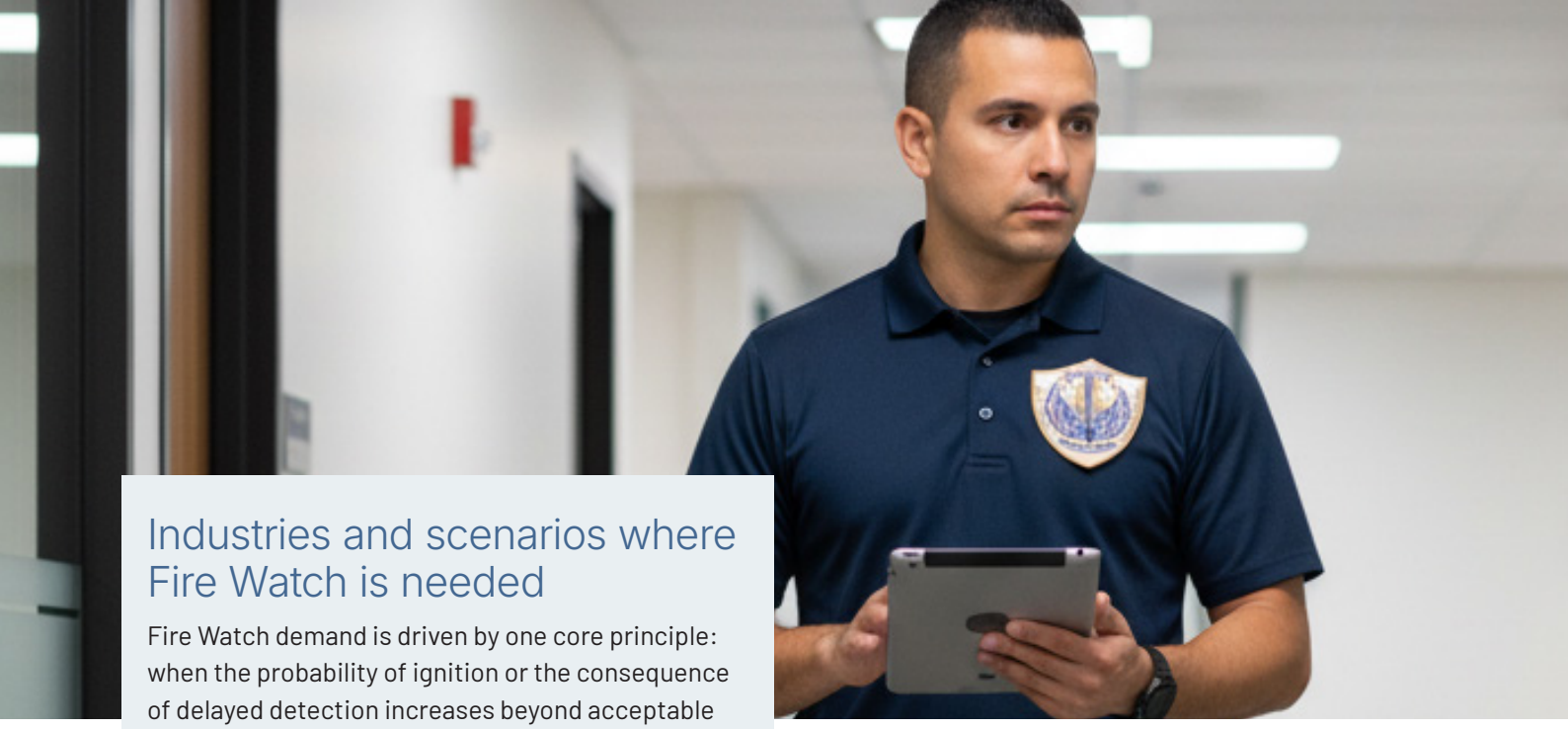
Local AHJ variation: certification, patrol frequency, reporting expectations

Local requirements can be substantially more prescriptive than model-code minimums:

- Seattle Fire Department guidance states Fire Watch is required whenever a fire protection system (alarms/sprinklers) is out of service (with listed exceptions), requires patrol of applicable areas at least once every 15 minutes, and requires maintaining a Fire Watch log available to SFD at all times.
- Anchorage Fire Department guidance requires written proposals for preplanned Fire Watch, requires plans with at least two personnel, requires continuous roving patrols and daily log submission to Fire Prevention by email.
- FDNY (New York City) requires Fire Watch to be maintained by Certificate of Fitness F-01 holders in occupancies where required fire protection systems are out of service, with limited early-hour exceptions and stricter requirements after four hours.
- County-level guidance (e.g., San Luis Obispo County / CAL FIRE) defines Fire Watch as temporary continuous surveillance, identifies triggers such as system failure/disconnection and excessive nuisance alarms, and requires a maintained on-premises logbook for inspection.

Regulatory map table: how requirements typically connect

REGULATORY DRIVER	WHAT IT GOVERNS	HOW IT DRIVES FIRE WATCH	OPERATIONAL CONSEQUENCES FOR PROVIDERS
IFC-style "systems out of service" pattern	Building fire protection system impairments	Notify fire dept + code official; evacuate or provide AHJ-approved Fire Watch until restoration	Rapid deployment, impairment coordinator interface, logs + restoration reporting
NFPA 25 impairment program concept	Sprinkler/water-based system ITM + impairments	For prolonged impairments, implement fire watch, temporary protection, or evacuation	Documented impairment plan + auditable patrol documentation
NFPA 101 / healthcare practice	Life safety continuity in occupied facilities	Extended alarm/sprinkler outage triggers AHJ notification and Fire Watch/evac	Requires trained staff, documentation, ILSM alignment
OSHA hot work	Worker safety + ignition control during welding/cutting	Requires fire watchers under specified conditions + post-work watch	Staffing must ensure watcher independence; logs help defensibility
Local fire marshal policies	Enforcement and local risk tolerance	Can mandate staffing ratios, patrol intervals, reporting formats, certification	Provider must treat logs, training, and communications as compliance deliverables



Industries and scenarios where Fire Watch is needed

Fire Watch demand is driven by one core principle: when the probability of ignition or the consequence of delayed detection increases beyond acceptable thresholds, human surveillance becomes a compensatory control. The triggers below cover the most common "why" and "where," with notes on how Peralta's model aligns.

Fire protection system impairments and outages

Trigger pattern: "Required systems out of service" (alarm, sprinkler, standpipe, fire pump, special suppression, emergency power, etc.), whether planned maintenance or emergency failure. Many AHJ impairment handouts specify that when a required system is out of service, the fire department and fire code official must be notified and either evacuation or an approved Fire Watch may be required until restoration.

Why it matters: Outages remove early warning/suppression layers. AHJs commonly restrict Fire Watch staff from performing other duties and require constant patrols plus documentation and reporting.

Industries that commonly experience this need:

- Commercial real estate (office, retail, mixed use)
- Hospitality (hotels, resorts) - Logistics and warehouses (large footprint + storage fuel loads)
- Multi-family and high-rise residential
- Industrial/manufacturing plants
- Campuses and public facilities

Peralta alignment: Peralta explicitly markets "system outage-related fire watch," and describes providing a Fire Watch plan with dedicated personnel, continuous patrols, reliable 911 access, and written logs with time-stamped rounds.

Construction, renovation, and demolition

Trigger pattern: Buildings under construction may lack full operational protection systems; renovation/demolition can disable detection/suppression and increase ignition sources (temporary power, hot work, housekeeping issues, flammables).

The LA Fire Code excerpt (building precautions against fire) states that when required by the fire code official for demolition or hazardous construction during working hours, qualified personnel must serve as an on-site Fire Watch with a means to notify the fire department and with the sole duty of constant patrol and watching for fire.

Why it matters (data): NFPA's construction-fire analysis (2013–2017/extended trend discussion) indicates that overnight fires are disproportionately costly: ~18% occur between midnight and 6 a.m. but account for ~51% of direct property damage—consistent with the risk of slow detection when sites are not actively staffed.

Peralta alignment: Peralta positions construction site monitoring as a primary Fire Watch use case.

Hot work: welding, cutting, grinding, soldering, roofing torching

Trigger pattern: Spark-producing operations in proximity to combustibles, in concealed spaces, or around openings and conduction pathways. OSHA requires Fire Watch under defined hot work conditions and requires post-work monitoring for at least 30 minutes.

Why it matters (data): NFPA reports an annual average of ~3,396 hot-work-associated structure fires (2017–2021) with ~$292 million annual direct property damage.

Best-practice nuance: OSHA's hot work Fire Watch guidance notes that Fire Watch must be independent (the person doing hot work cannot serve as Fire Watch) and must continue after work completion; it also notes that NFPA 51B recommends additional monitoring for up to 3 hours as determined by the permit authorizing individual (PAI).

Peralta alignment: Peralta offers "Hot Work Fire Watch" and describes continuous monitoring during spark-producing operations, equipment verification (extinguishers, fire-resistant blankets), pre-established communication with local responders, and rigorous documentation of activity and safety checks.

Healthcare facilities and sensitive occupancies

Trigger pattern: Alarm/sprinkler impairment in hospitals, nursing homes, clinics; construction/renovation inside occupied healthcare; special hazards (oxygen storage, vulnerable patients).

Healthcare-focused tools explicitly tie Fire Watch to impairments and Interim Life Safety Measures (ILSM) assessments, referencing NFPA 101 expectations for notification and Fire Watch or evacuation when alarm systems are out of service beyond defined windows. CMS publicly states that Medicare/Medicaid providers must comply with the 2012 edition of NFPA 101 and relevant health care facilities code requirements, making Life Safety Code compliance a financial and operational requirement in many facilities.

Operational implication: Healthcare Fire Watch must integrate with facility emergency management, patient movement plans, staff roles, and often stricter documentation and training expectations.

High-rise buildings and dense occupancies

High-rise buildings present unique egress and operational challenges; NFPA's high-rise fire statistics show a meaningful annual burden, with ~14,830 reported high-rise structure fires per year (2019–2023) and ~$203 million per year in direct property damage.

AHJs may impose more stringent patrol frequency and "dedicated Fire Watch" requirements for certain occupancy types. Seattle guidance, for example, requires all applicable areas be visited at least once every 15 minutes and describes a "dedicated Fire Watch" role that must not perform other duties (especially in assembly/residential/institutional/education occupancies).

Special events: temporary power, crowding, altered egress, and one-night risk

Event Fire Watch demand increases when:

- Temporary power and cabling changes ignition risk and egress conditions
- Occupancy and evacuation complexity changes
- Fire protection systems are impaired or partially unavailable

Peralta's event-focused content highlights Fire Watch as a "missing layer" that ties event safety planning to fire marshal expectations, especially when systems are impaired, temporary power is introduced, or occupancy/egress conditions are unusually complex.

Even outside a single jurisdiction, this reflects a broader pattern: events often operate under special permits and AHJ scrutiny, and Fire Watch provides a human enforcement and detection layer while temporary conditions exist.

Operational procedures and best practices

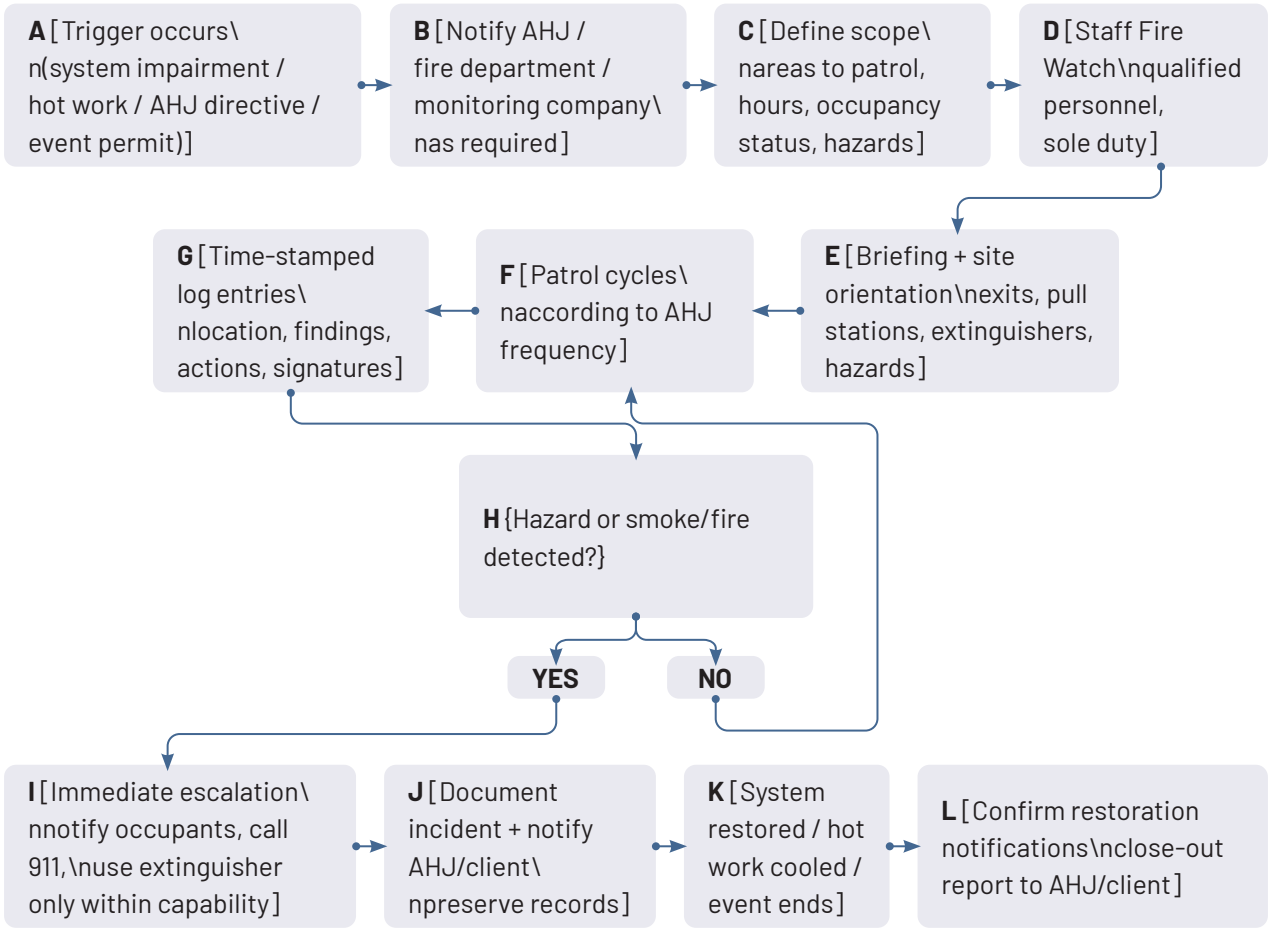
A defensible Fire Watch program must be designed as a control system, not just " a guard walking around." It should be auditable against three standards of proof:

- **Coverage proof:** patrol routes/frequency actually occurred
- **Competency proof:** personnel were trained and equipped
- **Action proof:** hazards were identified, changes communicated, escalation occurred when needed

Across AHJ guidance documents, recurring best-practice requirements include: sole-duty staffing, patrol frequencies, communications, extinguisher access, and logs retained and/or submitted to the fire authority.

Standard Fire Watch operating cycle

flowchart TB



This workflow directly corresponds to requirements in multiple sources:

- Impairment procedures requiring notification and Fire Watch until restoration
- Fire Watch duties including detection, evacuation notification, and limitations on firefighting beyond ordinary capability
- Log requirements and (in some jurisdictions) daily submission to Fire Prevention.

Patrol frequencies and coverage strategies are risk-based and AHJ-driven

No single patrol interval fits all contexts. Real AHJ documents show variability:

- Seattle: visit all applicable areas at least once every 15 minutes during impairment conditions, with logs available to the fire department.
- Lower Valley (CO) example: patrol entire area every 15 minutes when sleeping/institutional/occupied assembly; 30 minutes otherwise.
- San Luis Obispo County (CA) example: patrol at least once each hour, with logbook maintained on premises.
- Anchorage example: logs recorded immediately after each round and submitted daily to Fire Prevention.

Best-practice interpretation: Patrol intervals should be treated as an output of a hazard assessment that considers:

- Occupancy type (sleeping, institutional, assembly)
- Building size and compartmentation (high-rise vs low-rise; open warehouse vs compartmented office)
- System impaired (alarm vs sprinkler vs both) - Fuel load and ignition sources (construction, hot work, storage hazards)
- Ability to alert occupants (PA system functionality, horns/strobes functional or not)

Communications and escalation protocols

AHJ guidance consistently requires:

- A reliable means to contact emergency services (telephone may be acceptable in some jurisdictions; others require radios for coordination among multiple watchers)
- A means to alert occupants if evacuation is necessary (pull station, air horn/whistle, PA system if functional)

OSHA hot work Fire Watch guidance emphasizes that Fire Watch has authority to stop work if needed, and that if fire exceeds incipient stage (beyond extinguisher capability), the watcher must alert employees and contact emergency responders immediately.

Documentation as a compliance deliverable

Documentation is not optional—it is often explicitly required:

- Seattle: Fire Watch log must be maintained and available to SFD at all times; the log should show facility address and duty details, among other elements.
- Anchorage: logs retained on-site, and provided daily to Fire Prevention by email.
- Hopewell: maintain record for inspection by AHJ and email completed logs to the bureau's designated address.

This is the compliance environment in which Peralta's time-stamped logs coordinated with Fire Marshals becomes a major operational differentiator: it aligns service delivery with the "audit trail" AHJs increasingly expect.

Staffing, training, equipment, and technology

Staffing models and role separation

Across OSHA and AHJ guidance, role separation is a recurring requirement:

- OSHA requires that Fire Watch duties not be performed by the hot work operator; Fire Watch personnel must focus only on watching/responding to fires.
- Seattle and CAL FIRE SLO likewise explain that Fire Watch personnel cannot have other duties besides Fire Watch (with limited AHJ-designated exceptions).

Operational implication for providers: A Fire Watch contract should clearly define:

- The patrol footprint
- The duty hours and whether coverage is continuous or when occupied
- Whether watchers are sole-duty (always recommended; sometimes mandated)
- Relief/break coverage procedures (Fire Watch cannot stop because someone went on break)

Example staffing ratio table

Because staffing is often AHJ-determined, the best practice is to present scenario templates rather than a single ratio.

SCENARIO	TYPICAL AHJ/STANDARD PATTERN	PRACTICAL STAFFING APPROACH	EVIDENCE BASIS
Hot work in multi-level / blind compartments	Multiple Fire Watch posts may be required where hot material can spread to blind areas or multiple levels; some workplaces set ratios like 1 Fire Watch per 4 hot work operators in one location	Minimum: 1 dedicated Fire Watch per hot work "zone," plus additional watchers per floor/compartment risk	OSHA hot work guidance (shipyard example ratios; multi-level postings)
Fire alarm impairment in occupied assembly/residential/institutional	Short patrol intervals and dedicated Fire Watch role required	Default: dedicated sole-duty Fire Watch with patrol schedule meeting AHJ (often 15–30 min)	Seattle dedicated Fire Watch + 15-min visits
Sprinkler/alarm outage in sleeping occupancy	Higher consequence → more frequent patrols	Increase frequency (e.g., 15-min) and add personnel if footprint is large	Lower Valley example
Single building, hourly patrol allowed by AHJ	Hourly rounds with logbook, no other duties	1 dedicated Fire Watch officer unless footprint requires two-person safety or coverage	CAL FIRE SLO example
Large facility / multiple floors / high-rise	May require multiple watchers due to coverage time constraints and evacuation coordination	Team-based Fire Watch with radio comms and zone assignments	Anchorage 2+ personnel requirement + comms expectations

Training expectations and credential clarity

Fire Watch training is often specified through duties rather than a single nationwide credential. Common expectations include:

- Familiarity with premises and evacuation procedures
- Ability to use a portable fire extinguisher
- Understanding notification procedures and emergency escalation
- Documentation competency (complete logs correctly and immediately after rounds)

Important compliance nuance about "OSHA certification": OSHA explicitly states that it does not approve, certify, or endorse individual trainers or training programs (in the context of training FAQs).

Accordingly, Fire Watch providers should describe training in terms of:

- Meeting the requirements of OSHA standards (skills/duties)
- Using recognized curricula (where used)
- Maintaining auditable training records and competency evaluation

Peralta alignment: Peralta publicly positions its Fire Watch officers as trained against OSHA and NFPA hot work expectations and describes extensive reporting and documentation, including time-stamped logs.

Equipment baseline for professional Fire Watch

A Fire Watch officer is not a firefighter; the equipment goal is early detection, rapid alarm, and incipient-stage response only.

Minimum field kit (typical across AHJ guidance and best practice):

- Portable fire extinguisher access and training (often required)
- Reliable communications (phone; radios where multiple watchers are required)
- Site information: exact address, zone maps, contact list, system status tags where used
- Patrol documentation tools (paper or digital log) maintained on-site and available for inspection

Hot work add-ons commonly include:

- Fire-resistant blankets and inspection of extinguisher charge/placement

Technology modernization: time-stamped logs, GPS, mobile apps, CCTV integration

A modern Fire Watch program increasingly uses technology to upgrade credibility, auditability, and response speed.

Time-stamped digital logs and GPS

Time-stamped, location-aware logs directly address the compliance requirement that patrols be performed at set intervals and documented immediately, as many AHJs require.

Peralta's own published guidance describes Fire Watch logs that "usually include time stamped rounds," areas checked, hazards observed, corrective actions, and signatures. Peralta also states it tracks officer patrols via GPS and maintains detailed Fire Watch logs.

Mobile applications and "proof-of-patrol" controls

A defensible Fire Watch mobile workflow typically includes: - Fixed patrol checkpoints (QR/NFC) to confirm routes - Automatic time stamps - GPS breadcrumbs and geofencing (to confirm on-site presence) - Photo/video attachments for hazards - "Exception alerts" (missed patrol window, hazard found, smoke odor report)

Even when not required by AHJ, these features materially improve the evidentiary strength of Fire Watch records if an incident or compliance review occurs.

CCTV / remote video monitoring integration

Peralta publicly describes broader technology integration in security operations, including 24/7 remote video monitoring and drone surveillance for aerial monitoring.

In Fire Watch, CCTV integration supports:

- Remote verification of patrol presence in large facilities
- Faster confirmation of alarms (smoke sightings) while still requiring immediate 911 notification and on-site response steps per AHJ rules
- Enhanced incident reconstruction if systems were impaired and an incident occurs

Operational caution: CCTV should complement—not replace—required physical patrols, as many AHJs require continual walking rounds and "sole duty" Fire Watch staffing.

Risk assessment, incident statistics, and cost-benefit analysis

Data sources: NFPA + USFA + FEMA NFIRS

U.S. fire statistics are commonly derived from:

- NFPA fire department experience surveys and analyses
- USFA / FEMA NFIRS data and public datasets. FEMA describes NFIRS as a reporting standard used by fire departments to uniformly report activities, and USFA describes how it compiles and releases data.

Key incident statistics relevant to Fire Watch decisions

National baseline (context)

NFPA estimates (2024): ~1.38 million fires, 3,920 deaths, $19B direct property damage.

USFA residential fatality data (2017–2019) further underscores why "nighttime detection" matters: the period from 11 p.m. to 7 a.m. accounts for 49% of civilian fire fatalities in residential buildings and 46% of fatal fires, even though overall incidence is generally lower at night.

Hot work loss profile

NFPA reports that hot work is associated with ~3,396 structure fires annually (2017–2021), producing ~$292 million in direct property damage per year.
OSHA requires Fire Watch under defined conditions and a minimum 30-minute post-work Fire Watch period, with NFPA 51B-referenced recommendations potentially extending monitoring.

Analytical implication: Hot work is a textbook example of a controllable ignition source. A Fire Watch program is low-cost compared to plausible loss scenarios (structural loss, shutdown, liability).

Construction loss profile and the "unattended hours" problem

NFPA's construction fire analysis highlights that although ~18% of fires occur between midnight and 6 a.m., those fires account for ~51% of direct property damage—supporting the risk logic that fires grow larger when undetected overnight.

Analytical implication: Construction Fire Watch is not only about code compliance; it is often a rational financial control against catastrophic loss during hours when sites are unstaffed.

High-rise and warehouse risk profiles

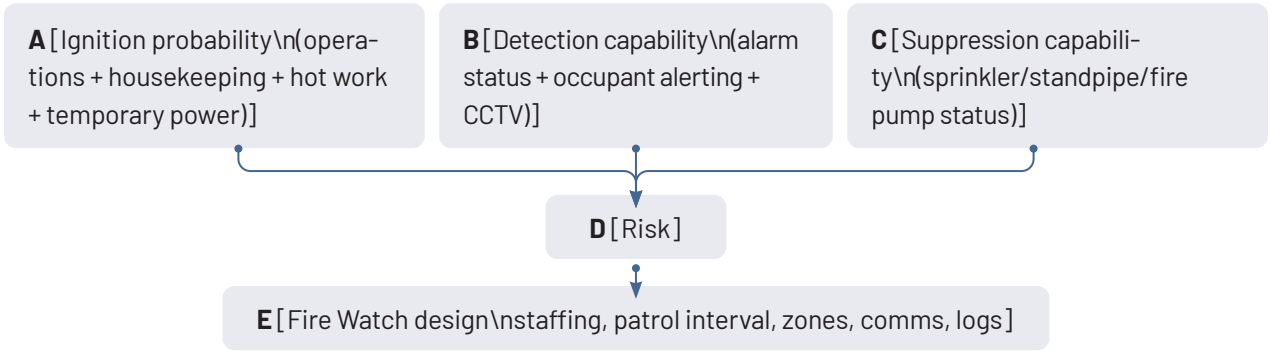
High-rise buildings: NFPA estimates ~14,830 reported structure fires annually (2019–2023), with ~$203M in direct property damage per year.

Warehouses: NFPA notes an annual average of 1,508 warehouse fires (2018–2022), with annual averages of 3 civilian deaths, 19 injuries, and $323 million in direct property damage.

Analytical implication: High-rise and warehouse properties can require higher Fire Watch staffing due to footprint and evacuation complexity; technology-enabled patrol proof (e.g., GPS + time stamp) becomes operationally valuable.

Risk assessment framework for Fire Watch scope decisions

A practical Fire Watch risk assessment can be expressed as: flowchart LR



Risk drivers and typical control levers:

- If detection is impaired (alarm outage), Fire Watch must compensate with human detection and occupant alerting/evacuation process.
- If suppression is impaired (sprinkler outage), Fire Watch and ignition-control measures become more important until restoration.
- If ignition probability is elevated (hot work, construction), Fire Watch must include control authority (stop work) and post-operation monitoring.

Cost-benefit model: illustrative estimates

Fire Watch pricing varies by labor market, certification requirements, jurisdiction, and hazard profile. Rather than assert a universal price, this report provides transparent, adjustable cost modeling.

Labor baseline reference point

As a labor-market baseline, BLS reports a median annual wage of $38,370 for U.S. security guards (May 2024).

(Contract billing rates are typically higher than wage due to payroll burden, supervision, equipment, insurance, training, and overhead.)

Illustrative cost table (editable assumptions)

SCENARIO	STAFFING ASSUMPTION	DURATION	COST FORMULA (EDITABLE)	EXAMPLE USING PLACEHOLDER BILLING
Small office alarm outage (occupied hours only)	1 officer	10 hours	hours × rate	10 × $X/hr
Hotel sprinkler outage (24/7 dedicated watch)	2 officers (coverage + relief)	72 hours	officers × hours × rate	2 × 72 × $X/hr
Hot work Fire Watch (one zone)	1 officer + 1 hr post-watch	9 hours	(work + post) × rate	9 × $X/hr

How to use: Replace "$X/hr" with your local contracted billing rate (or Peralta's internal estimate) and set staffing based on AHJ required patrol interval and coverage footprint.

Benefit framing: avoided loss and continuity protection

- A single uncontained commercial fire can trigger direct property loss plus business interruption, tenant relocation, supply chain disruption, and litigation exposure. NFPA's national direct property damage estimate ($19B in 2024) illustrates the magnitude of potential loss.
- In high-loss environments like warehouses (~$323M/year direct damage) and industrial/manufacturing properties (NFPA reports large annual fire burdens), preventive controls have high expected-value justification even if Fire Watch only reduces the probability of a severe outcome.

The Peralta Associates and Defense Fire Watch program framework

This section translates the regulatory and best-practice environment into a branded, repeatable Peralta operating system—centered on the differentiator requested: time-stamped digital logs coordinated with local Fire Marshals / Fire Prevention Bureaus.

Brand promise and service philosophy

Peralta markets a "GOLD Standard" approach built on core values and emphasizes technology integration (remote monitoring, FAA-certified drone operations) and tailored security solutions.

For Fire Watch, Peralta also states it does not subcontract and delivers frequent and thorough reporting for client visibility.

A Fire Watch-specific brand promise can be articulated as:

Peralta Fire Watch = Compliance-grade coverage + evidentiary logs + rapid escalation + AHJ-aligned coordination.

Peralta Fire Watch SOP architecture

A robust SOP can be organized into modular procedures aligned with the main Fire Watch triggers:

- System Impairment Fire Watch (alarms/sprinklers/suppression out of service)
- Hot Work Fire Watch (OSHA/NFPA 51B aligned)
- Construction/Renovation Fire Watch (site fire prevention + impairment overlap)
- Event Fire Watch (temporary conditions + occupant load/egress emphasis)

This modular approach mirrors how Fire Watch requirements vary by scenario and AHJ expectations.

Time-stamped logs coordinated with Fire Marshals

Why this is a differentiator

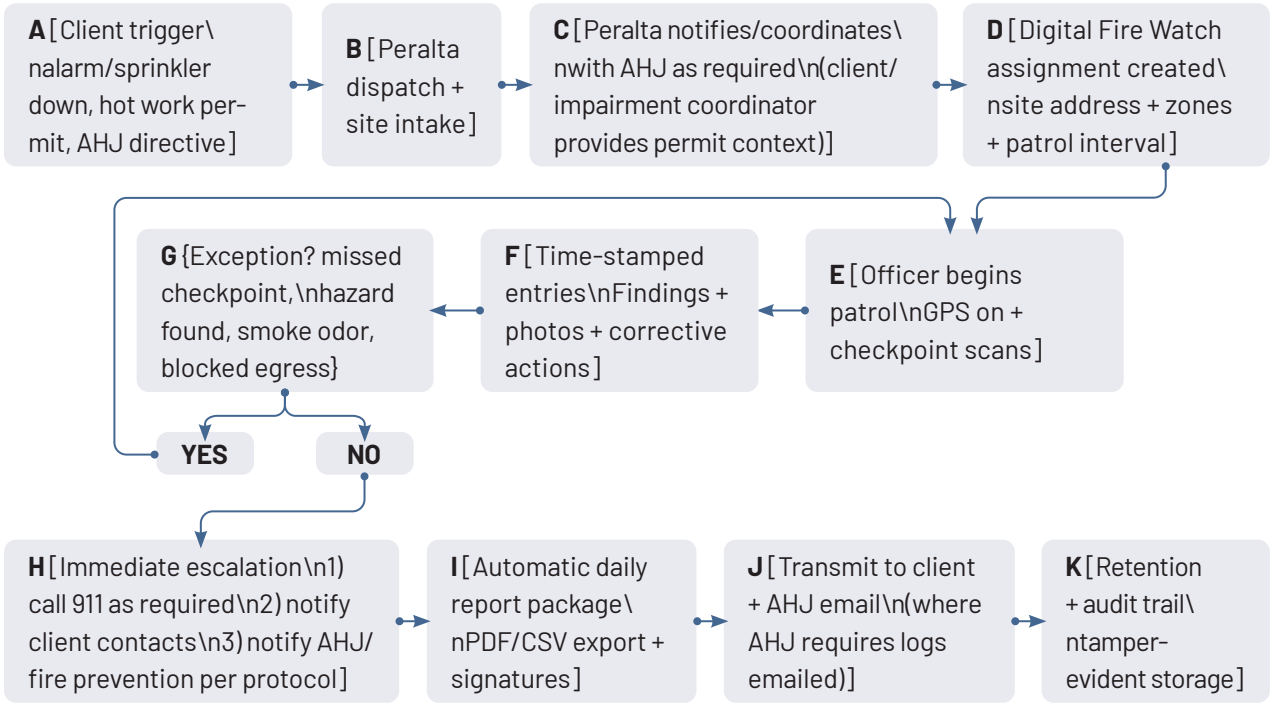
AHJs often require logs to be: - maintained on-site and available to the fire code official, and/or - periodically submitted to Fire Prevention (sometimes daily by email).

Peralta's own operations content describes Fire Watch logs as including time-stamped rounds and the core detail categories AHJs look for.

This creates a natural "compliance interface" opportunity: Peralta can treat logs as a deliverable to both client and AHJ, not just an internal record.

Sample Peralta log workflow with Fire Marshal coordination

flowchart TB



This workflow is designed specifically to match real AHJ practices that require log availability and sometimes daily submission.

Recommended implementation roadmap for Peralta

A practical roadmap (designed for multi-jurisdiction scaling) should include governance, technology, and quality assurance.

timeline

PHASE A: Standardize SOP modules + log schema + escalation scripts

PHASE B: Deploy digital logging (time stamp + GPS + checkpointing) + QA review

PHASE C: Build AHJ interface library (per-city submission rules, contacts, forms)

PHASE D: Integrate optional CCTV/ drone support for large footprints + reporting

PHASE E : KPI program (patrol compliance rate, response times, audit readiness)

Key roadmap deliverables should be designed to reflect the control points emphasized by AHJs: patrol frequency, sole-duty staffing, communications, and documentation.

Service model comparison table for Peralta sales and operations

MODEL	BEST FIT	STRENGTHS	LIMITATIONS	PERALTA POSITIONING
Compliance-baseline (paper log)	Small footprint, short duration	Simple, low tech, quick start	Weaker proof-of-patrol; manual reporting burden	Offer as fallback / emergency
Digital Fire Watch (time-stamped + GPS)	Most impairments + events + construction	Strong audit trail; scalable reporting; exception alerts	Requires device/app readiness; privacy controls	Premium solution aligned with Peralta's tech-forward positioning
Integrated Fire Watch (digital + CCTV + drones as appropriate)	Large sites, high risk, wildfire interface	Faster detection + broader coverage; strong evidentiary package	Needs additional approvals/ coordination	Premium solution aligned with Peralta's tech-forward positioning

Appendices

The appendices below are formatted to drop directly into a branded PDF. Content is designed to align with real AHJ documentation expectations (log elements, on-site availability, daily submission where required).

Appendix with sample SOP outline for Peralta Fire Watch

Peralta SOP: Fire Watch Deployment and Operations

Purpose: Provide standardized procedures for Fire Watch services to reduce fire risk, maintain code compliance, and provide auditable documentation during impairments/high-risk operations.

Scope: Applies to Fire Watch assignments for system outages, hot work, construction/renovation, events, and other AHJ-directed conditions.

Roles: - Peralta Fire Watch Officer (FWO): Performs patrols, identifies hazards, maintains time-stamped logs, escalates per protocol. - Peralta Supervisor / Dispatcher: Confirms scope, staffing, client and AHJ contacts, ensures reporting delivery. - Client Impairment Coordinator / Site Contact: Provides system status, access, building plans, and coordinates restoration actions (where applicable).

Procedure modules:

- **Module A:** Intake & Scope Definition
- **Confirm trigger:** alarm/sprinkler/suppression impairment, hot work permit, event condition.
- Confirm AHJ-required patrol interval, staffing requirements, and reporting method.
- **Module B:** Site Briefing & Safety Orientation
- Identify: exits, stairwells, pull stations, extinguishers, address, zones.
- **Module C:** Patrol Execution
- Perform rounds per interval; maintain sole-duty focus; do not perform unrelated tasks.
- **Module D:** Documentation & Reporting
- Log each round immediately: time stamp, areas checked, hazards, corrective actions, initials/signature.
- **Module E:** Escalation
- If fire/smoke: call 911, notify occupants, use extinguisher only within capability.
- **Module F:** Close-out
- Confirm system restored; notify fire department/AHJ when protection is restored where required; deliver final report package.

Appendix with Peralta time-stamped Fire Watch log template

Peralta Associates and Defense – Fire Watch Log (Time-Stamped)

Client / Facility Name: _____

Site Address: _____

AHJ / Fire Marshal Contact (if provided): _____

Systems impaired (check): ☐ Fire Alarm ☐ Sprinkler ☐ Standpipe ☐ Fire Pump ☐ Other: _____

Impairment start time: __ / __ / __ _:_

Impairment expected end time: __ / __ / __ _:_

Patrol interval required by AHJ: ☐ 15 min ☐ 30 min ☐ 60 min ☐ Other: _____

Officer(s): Name / ID / Initials

1) _____

2) _____

Patrol Entries (repeat rows as needed)

ENTRY #	TIME-STAMP (AUTO)	ZONE / CHECKPOINT	AREAS CHECKED (BRIEF)	HAZARDS OBSERVED	ACTION TAKEN	PHOTO/ NOTE REF	OFFICER INITIALS
1	2026— :	Z1 / CP-01	e.g., stairwell A, floor 3	Offer as fallback / emergency	N/A	—	—
2	2026— :	Strong audit trail; scalable reporting; exception alerts	Requires device/app readiness; privacy controls	Premium solution aligned with Peralta's tech-forward positioning	Cleared + notified site mgr	IMG-002	—

Escalation log (complete if any hazard/incident):

- Time hazard identified: _____

- 911 called? ☐ Yes ☐ No (why): _____

- AHJ notified? ☐ Yes ☐ No (why): _____

- Client notified? ☐ Yes ☐ No (why): _____

- Outcome / actions: _____

Daily submission record (if required by AHJ):

Submitted to: _____ (email/portal)

Submission time: _____

Submitted by: _____

(Submission requirements vary; some jurisdictions require daily email submission of Fire Watch logs.)

Appendix with Fire Watch checklist

Peralta Fire Watch Patrol Checklist (Core Items)

(Adapt frequency and items to AHJ directives and site hazards.)

- Verify address and emergency call procedure; confirm ability to call 911 immediately.
- Confirm impairments and impacted zones; post out-of-service signage where required.
- Check egress routes: exits, stairwells, corridors clear and usable.
- Check fire extinguishers: present, accessible, visually serviceable; officer trained in use.
- Identify ignition sources and housekeeping hazards (trash buildup, temporary heaters, flammables).
- Confirm communications between multiple Fire Watch personnel (radios if required).
- Document patrol immediately with time stamp and findings.

Appendix with compliance notes for multi-jurisdiction operations

- Patrol intervals and staffing may be set by the AHJ and vary significantly (15 min vs 30 min vs hourly) even for the same impairment type.
- Some jurisdictions require specialized certifications (e.g., FDNY F-01 after certain durations).
- Log handling requirements vary: on-site availability almost always, and sometimes daily email submission to Fire Prevention.
- For hot work, OSHA requirements are explicit; Fire Watch must be independent and continue after hot work completion for at least 30 minutes.

End of report

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