



NYC Buildings Department
280 Broadway, New York, NY 10007

Rick D. Chandler, P.E., Commissioner



BUILDINGS BULLETIN 2015-002

Technical

Supersedes: Technical Policy and Procedural Notice 1/07 (TPPN 1/07)

Issuer: Thomas Fariello, RA
First Deputy Commissioner

Issuance Date: March 6, 2015

Purpose: This document clarifies section 2702.4 of the 2008 and 2014 New York City Building Code with respect to optional standby power systems.

Related Code/Zoning Sections: BC 2702.4, 2702.1
EC Article 700
EC Article 701
EC Article 702
LL 111/2013

Subjects: Optional standby system; Emergency power system; Legally required standby system; Local Law 111 of 2013; Emergency lighting, optional standby system; Fire alarm system, optional standby system; Elevator, optional standby system; Optional standby system, required loads

Effective date: Effective Immediately

Background: Local Law 111 of 2013 re-instated Article 701 of the 2011 New York City Electrical Code (EC) and clarified which building electrical loads and functions are covered under EC Articles 700 and 701. Section BC 2702.4, as added by Local Law 111, ensures that if a generator is installed for the purpose of handling optional standby loads, e.g. a tenant computer room, that such an optional standby power generator must also provide back-up power to the required loads for optional standby power systems as listed in section BC 2702.4, i.e. emergency lighting, fire alarm systems, and elevators, thereby maintaining the safety of those occupants who may remain in the building during a power outage. The requirement for connecting emergency and standby power loads, as specified in section BC 2702.4, to the optional standby power system applies to new buildings and to existing buildings as set forth in this bulletin.

Specifics:

(A) Emergency Systems, Legally Required Standby Systems and Optional Standby Systems are defined under Articles 700, 701 and 702 of the 2011 New York City Electrical Code.

(B) Where an optional standby system is installed in a new building or an existing building, it is required to supply any of the required loads listed under section BC 2702.4. Such loads shall be connected in accordance with Articles 700 and 701 of the 2011 New York City Electrical Code and shall include the following, as applicable, unless such loads are already supplied by a functioning emergency power system or legally required standby system:

PROSPECTIVELY RESCINDED BY BUILDINGS BULLETIN 2023-012

- (a) Emergency Lighting;
- (b) Fire alarm systems; and
- (c) Elevators as follows:
 - (i) For Group R-2 occupancies in buildings greater than 125 feet (38 100 mm) in height, at least one elevator serving all floors, or one elevator per bank where different banks serve different portions of the building; or
 - (ii) For all other buildings having occupied floors located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access, at least one elevator that serves all floors.

For Group R-2 occupancies in buildings 125 feet or less in height, or other buildings having occupied floors not over 75 feet above the lowest level of fire department vehicle access, the added optional standby system need not supply power to the elevators.

(C) Where a functioning emergency power system or legally required standby system is in place, and these system(s) provide power to all code required emergency or legally required standby loads, any added optional standby system need not also supply the emergency or legally required standby loads.

(D) Where an optional standby power system is required to supply emergency or legally required standby loads, such power system shall comply with section BC 2702.1 and all of its subsections, to include but not be limited to, UL 2200 listing and NFPA 110.

(E) Where an optional standby power system is required to supply emergency or legally required standby loads, such power system shall be subject to special inspection in accordance with section BC 1704.13 of the 2008 Code, section BC 1704.31 of the 2014 Code and 1 RCNY 101-06.