

New standpipe and sprinkler piping laws go into effect in 2010. Building owners and contractors must be sure their properties and projects comply with these new local laws.

The Buildings Department participated in the multi-agency advisory group that proposed these new safety standards. Mayor Michael R. Bloomberg appointed Deputy Mayor Edward Skyler to lead the Construction, Demolition and Abatement Working Group, which generated 33 safety recommendations – including the four local laws described here.

To learn more, read *Strengthening the Safety, Oversight and Coordination of Construction, Demolition and Abatement Operations*, available at nyc.gov/buildings.

CUTTING AND CAPPING

Local Law 60/09, effective 3/2/2010.

Permits are required to cut and cap standpipes or sprinklers.

- Authorized Licensees: Only licensed master plumbers or licensed master fire suppression piping contractors may cut and cap standpipes or sprinklers during demolition.
- Local Law Incorporates TPPN 3/07: For demolitions and gut rehabilitations, a registered design professional must have a variance to remove damaged or inoperable sprinklers. This filing must include a damage report and explanation why the system can't be restored. (The design professional must first file the variance with the Fire Department and have FDNY approval before filing it with the Buildings Department.)

COLOR CODING

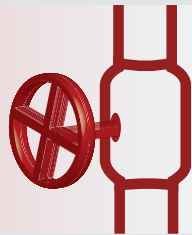
Local Law 58/09, effective 3/2/2010.

Existing buildings must comply by 6/2/2010.

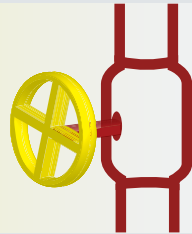
All exposed standpipes and sprinkler piping must be painted red. The law outlines specific exceptions, such as branch piping.

All buildings – no matter the size or occupancy – must comply with these new requirements.

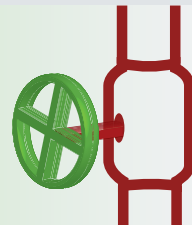
Dedicated standpipe valve handles must be painted **red**.



Combination standpipe valve handles must be painted **yellow**.



Dedicated sprinkler valve handles must be painted **green**.



COLOR CODING CERTIFICATION

Buildings Under Construction

The special inspector will confirm compliance before the walls are enclosed.

Existing Buildings

Owners of buildings with exposed sprinkler piping and standpipes must comply and hire one of four types of contractors to certify the color coding:

- Licensed master plumbers;
- Licensed master fire suppression piping contractors;
- Registered design professionals; or
- People with the appropriate Fire Department Certificate of Fitness.

PROOF OF COLOR CODING CERTIFICATION

The color coding certification must be kept on the premises at all times for Buildings and Fire Department inspection. Visit nyc.gov/buildings for the certification form, available online in March 2010.

(over)



PRESSURE TESTING

Local Law 63/09, effective 2/4/2010.

Freezing temperatures can damage a pressurized system. Compressors without air dryers generate moisture in the line, which can freeze. Exposed valves can also freeze – causing the system to depressurize and triggering the alarm.

- New or Altered Sprinkler Systems: A licensed master plumber or licensed fire suppression piping contractor must conduct hydrostatic pressure testing.
- New or Altered Standpipe Systems: A licensed master plumber or licensed fire suppression piping contractor must conduct hydrostatic pressure testing. (Read Local Law 63/09 for limited exceptions in freezing conditions.)
- Removing Stories: A licensed master plumber or licensed fire suppression piping contractor must conduct hydrostatic pressure testing before work begins.
- New Buildings Under Construction: An initial standpipe hydrostatic pressure test must be performed when the building reaches 75 feet high; additional tests are required when the building reaches 175 feet high and every 100 feet thereafter.
- Enlargement Triggering a New Standpipe System or Addition to an Existing Standpipe System: A hydrostatic pressure test is required at every 75 feet in height added to the system.



STANDPIPE PRESSURIZED ALARM SYSTEMS

Local Law 64/09, effective 2/4/2010.

- Vacant Buildings Being Demolished: Existing standpipes must be dry standpipes and have an air-pressurized alarm.
- New Buildings Higher Than 75 Feet: Temporary and permanent dry standpipes must have an air-pressurized alarm.
- Prior Notification for Scheduled Work: Contractors must notify the Fire Department before any planned alarm deactivation.
- Out of Service Standpipes: Contractors must notify the Fire Department.
- Site Safety Manager's Log: Alarm activations, inspections and repairs must be logged.
- Installation Applications: A registered design professional must file the application.
- Installation Permits: A licensed master plumber or licensed master fire suppression piping contractor *and* a licensed electrician must have a permit.

