



NYC Buildings Department  
280 Broadway, New York, NY 10007

Robert D. LiMandri, Commissioner



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## BUILDINGS BULLETIN 2009-023

### Technical

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<b>Supersedes:</b>	None
<b>Issuer:</b>	James P. Colgate, RA, Esq. Assistant Commissioner for Technical Affairs and Code Development
<b>Issuance Date:</b>	November 19, 2009
<b>Purpose:</b>	This document clarifies the exception provided for smoke detectors in elevator lobbies and elevator machine rooms in buildings in Occupancy Group R-2.
<b>Related Code/Zoning Section(s):</b>	BC 907.2.9 BC K 101.1 (2.27.3.2.1)
<b>Subject(s):</b>	Fire alarm, elevator lobby, Occupancy Group R-2; Fire alarm, elevator machine room, Occupancy Group R-2; Elevators, smoke detectors, elevator lobby; Elevator machine room, smoke detectors, elevator lobby; Fire alarm, Phase I emergency recall operation

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The purposes of a smoke detector in an elevator lobby and in the elevator machine room are to activate the fire alarm system and to activate the automatic elevator Phase I emergency recall operation upon sensing a smoke condition, functions necessary for public safety. However, in Group R-2 Occupancies, ASME A17.1 section 2.27.3.2.1(k), as amended in Appendix K of the Building Code, exempts automatic elevator recall function for smoke detectors in elevator lobbies and elevator machine rooms. While such smoke detectors are required to be installed per section BC 907.2.9 and require the initiation of a signal at a central station, the absence of automatic elevator recall function undermines the fire protection quality of the system.

The Department of Buildings has no objection to the installation of smoke detectors located in Occupancy Group R-2 elevator lobbies that are programmed to activate Phase I emergency recall operation in accordance with section BC K 101.1 (2.27.3.2.1) for the purpose of fire and life safety, notwithstanding the exception provided in section BC K101.1 (2.27.3.2.1(k)).