



BUILDINGS BULLETIN 2012-009

Technical

Supersedes: None

Issuer: Thomas Fariello, R.A.
First Deputy Commissioner

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Purpose: This document clarifies temporary sprinkler installation and compartmentation requirements for existing buildings undergoing interior alterations.

Related Code/Zoning Section(s):
LL 5/73
LL 26/04

Subject(s): Existing building, alterations, temporary sprinklers; Existing building, alterations, compartmentation; Existing building, alteration, temporary sprinklers; Existing building, alteration, compartmentation; Automatic sprinkler system, temporary; Existing building, alterations, fire alarm system; Fire Department, Letter of No Objection; Temporary core sprinkler protection; Temporary sprinkler loop

I. Background.

In an existing, sprinklered building, where alterations are proposed to a floor on which the sprinkler system is to be temporarily disconnected for the alterations, temporary core sprinkler protection ("TCSP") is required to serve as a temporary fire protection measure at the elevator openings, at the entrances to the exit stairways, and along the egress paths, including corridors, connecting all required exits and elevator lobbies to protect the means of egress and the elevator shafts from fire intrusion and, as a secondary measure, to act as a fire alarm (the sprinkler heads would act as heat detectors). In addition, it will also protect the occupants (e.g. construction workers) on the floor in case of a fire by providing them safe egress from the floor being altered.

II. Existing Building: Alterations on partially occupied floors

In an existing building that is fully sprinklered, if a floor is to be partially occupied during an alteration, TCSP as described in Part I of this bulletin shall not be required. However, the entire floor sprinkler system shall remain intact, except that sprinkler heads in the area undergoing alterations shall comply with and shall be placed in accordance with the applicable requirements of the code-referenced NFPA 13. Where alterations create new areas not previously protected by sprinkler coverage (e.g. beam pockets), additional sprinkler heads shall be required to ensure full sprinkler coverage. (See Figure 1 below)

III. Existing Building: Alterations on unoccupied floors

In an existing building that is fully sprinklered, if an entire floor is to be unoccupied during an alteration, TCSP shall be provided. The floor along the path of exit access shall be free of debris and all passenger elevators shall be locked out from stopping on the floor undergoing alterations. The sprinkler piping shall be located at an appropriate height above the floor to clear any future ductwork, and sprinkler heads shall comply with and shall be

placed in accordance with the applicable requirements of the code-referenced NFPA 13. The fire alarm system on the floor being altered shall be left functional. Smoke detectors may be removed from the floor but the pull stations and all other fire alarm notification appliances shall remain to the maximum extent possible. (See Figure 2 below)

IV. Existing Building: Compartmentation Alternative

Where an existing office building one hundred feet or more in height was subject to Local Law 5 of 1973, the building may have been either fully sprinklered or compartmented pursuant to such local law. Where the option of full sprinkler system was chosen pursuant to section 27-339(c)(5), such system shall comply with Part I, II or III of this bulletin, as applicable.

Where compartmentation was chosen pursuant to section 27-339(c), and the building is not fully sprinklered, the following shall apply:

1. **Alteration of the entire floor.** On a floor that is compartmented and unoccupied, and the entire floor is undergoing alteration, prior to the removal of the compartmentation, a TCSP (as described in Part I above), or permanent core sprinkler protection shall be installed at the elevator openings, entrances to the exit stairways, and along the egress paths, including corridors, connecting all required exits and elevator lobbies,. The TCSP may be located in its future, permanent position so than upon the new build out, new sprinklers can be connected to the TCSP to become permanent. New sprinklers are to be installed throughout the entire floor.
2. **Alteration of a partial floor.** On a floor that is compartmented and some areas remain occupied, and only part of the floor is undergoing alteration that involves the removal of any compartment walls, prior to the removal of the compartmentation, TSCP (as described in Part I above) shall be in place at the elevator openings, entrances to the exit stairways, and along the egress paths, including corridors, connecting all required exits and elevator lobbies. Upon the new build out, permanent sprinklers heads must be installed in the newly altered area. The remaining compartmented areas may remain as is to the extent permissible by local laws. (See Figure 3 and 4 below)

V. DOB/ FDNY Permit Application Process:

The following procedure shall apply to alterations to existing building that is fully sprinklered or compartmented where sprinklers are to be temporarily disconnected or compartmentation of unsprinklered spaces is to be removed as described in Part II, III or IV above.

1. **For scope of work involving five or fewer contiguous floors.** The applicant shall place the following note on the floor plan to be submitted to the DOB:

"Owner shall notify FDNY of sprinkler system disconnection by submitting a Letter of Notification."

Such letter shall indicate detailed scope of work, date and time and the duration of disconnection, and temporary fire protection measures to be provided in the affected area, and shall be sent to:

**Fire Department of the City of New York
Construction, Demolition and Abatement Unit
9 Metrotech Center
Brooklyn, NY 11201-3857**

After the DOB approves the application and before a permit can be issued, the applicant shall submit to the DOB a copy of the Letter of Notification that was sent to FDNY.

2. **For scope of work involving more than five contiguous floors.** After submitting an application to the DOB, the applicant shall file an application for a "Letter of No Objection" with FDNY for the alteration work indicating detailed scope of work, date and time and the duration of disconnection, and temporary fire

protection measures to be provided in the affected area. Once the "Letter of No Objection" is issued by the FDNY, it shall be submitted to the DOB's virtual job folder through B-SCAN.

3. **Scope of work with duration of one year or more.**

Where the proposed work will be one year or longer, the entire floor(s) undergoing alterations shall be sprinklered.

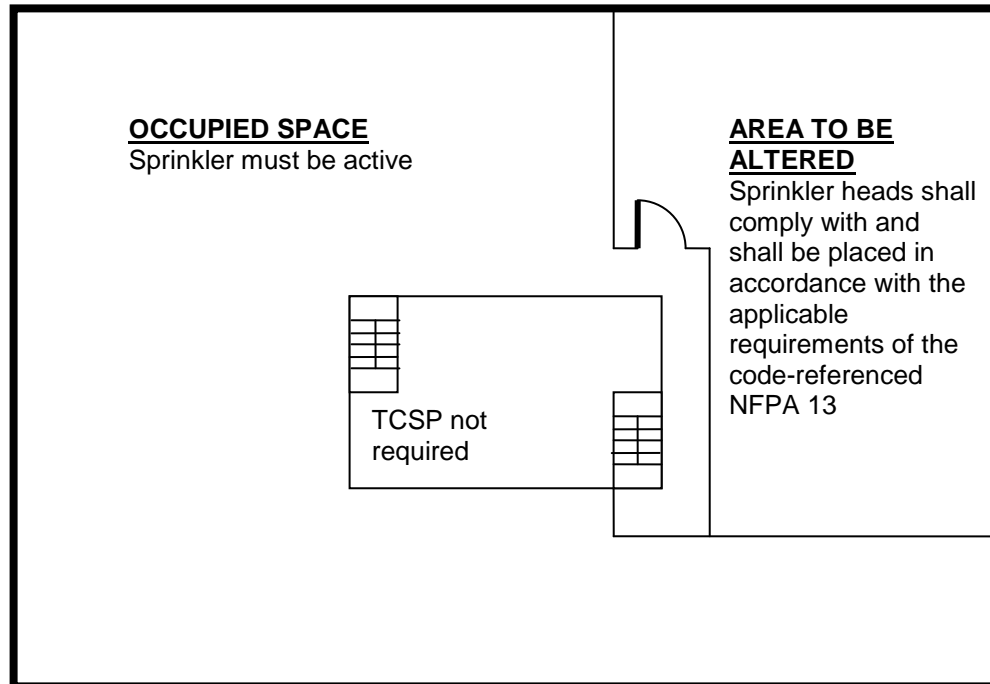


FIGURE 1: ALTERATION ON PART OF AN EXISTING, FULLY SPRINKLERED FLOOR

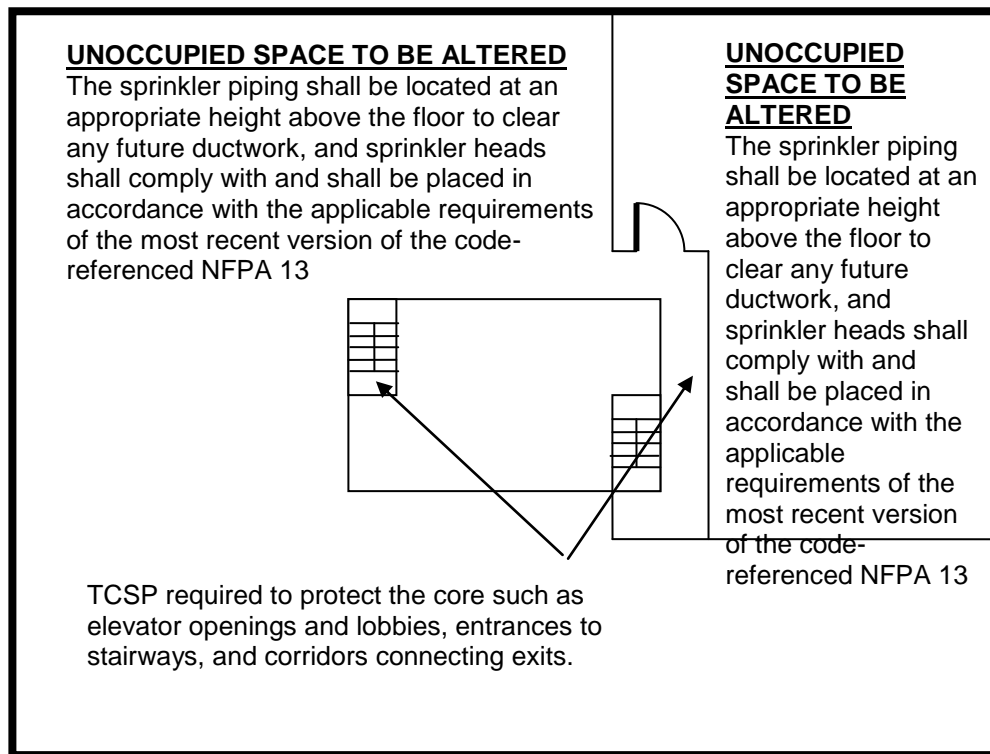


FIGURE 2: ALTERATION ON AN ENTIRE, EXISTING FULLY SPRINKLERED FLOOR

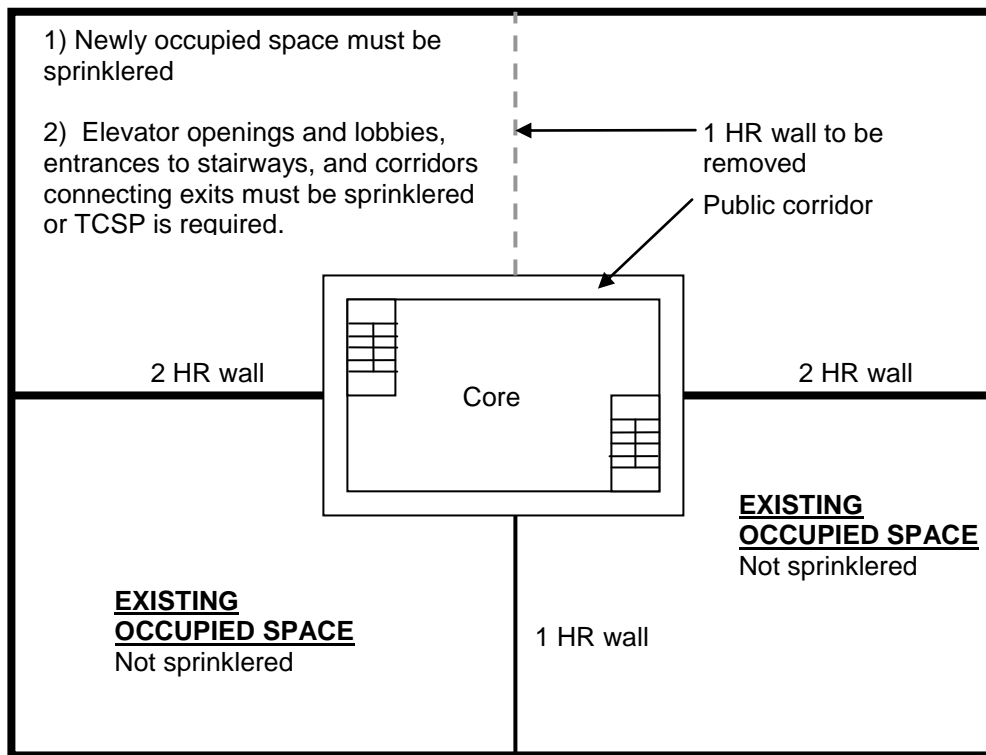
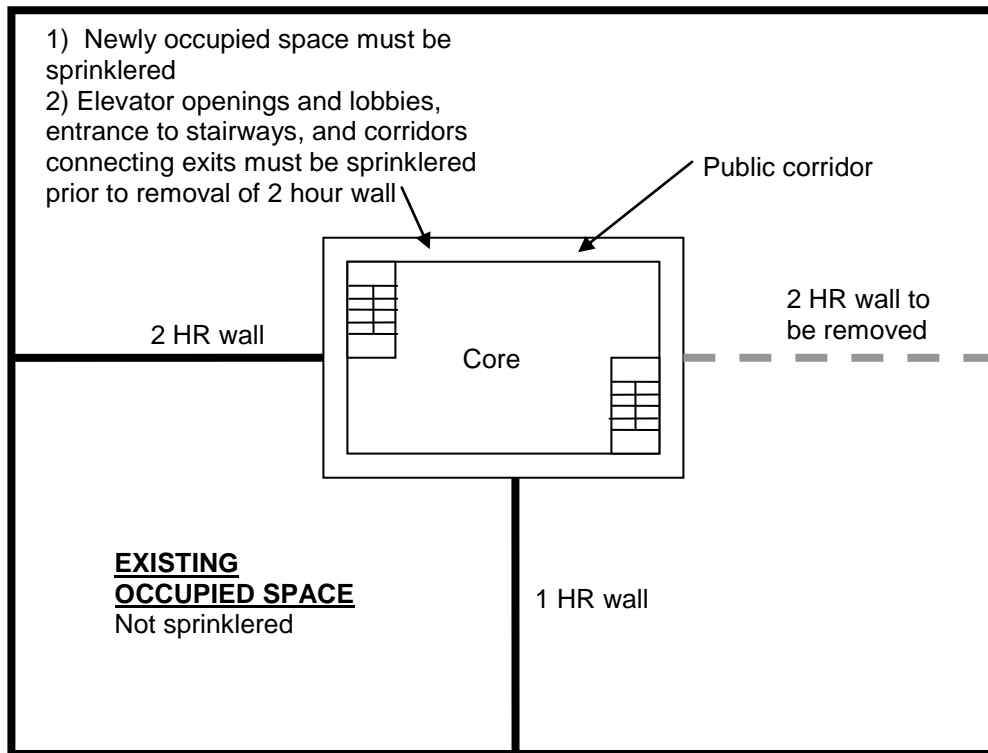


FIGURE 3: REMOVAL OF A 1-HOUR WALL ON AN EXISTING, COMPARTMENTED FLOOR



**FIGURE 4: REMOVAL OF A 2-HOUR WALL ON AN
EXISTING, COMPARTMENTED FLOOR**