



BUILDINGS BULLETIN 2014-007
Technical

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Purpose: This document clarifies the requirements for smoke alarms under Local Law 112 of 2013.

Related Code/Zoning Section(s):

LL 112/2013	AC 312.5	AC 27-978	AC 27-980
AC 28-312.4	BC 907.2	AC 27-979	AC 27-981

Subject(s): Residential occupancy, smoke alarms; Smoke alarm, hard-wired; Smoke alarm, power source; Smoke alarm, 10-year battery, Smoke alarm, non-removable battery; Smoke alarm, non-replaceable battery; Smoke alarm, UL 217; Smoke alarm, battery, periodic replacement

I. Background

Local Law 112 of 2013, effective December 2, 2013 (<http://www.nyc.gov/html/dob/downloads/pdf/ll112of2013.pdf>) added section 28-312.4 in Article 12 of Chapter 3 of title 28 of the administrative code of the city of New York to require certain types of smoke alarms in residential dwellings as follows:

“§ 28-312.4 Periodic replacement of smoke alarms. Smoke alarms required pursuant to section 907.2 of the New York City building code or sections 27-978, 27-979, 27-980 and 27-981 of the 1968 building code shall be replaced when the time elapsed since the installation of such alarm exceeds the manufacturer’s suggested useful life of the alarm.

Exception: A smoke alarm installed prior to the effective date of this section and whose end of useful life is not known shall be replaced with an alarm that complies with section 28-312.5 within 7 years after the effective date of this section.”

The local law requires a type of smoke alarm that utilizes a non-removable, non-replaceable 10-year battery:

“§ 28-312.5 Audible notification of expiration of useful life of smoke alarms. All smoke alarms installed after the effective date of this section shall comply with UL 217, shall employ a non-removable, non-replaceable battery that powers the alarm for a minimum of 10 years, and shall be of the type that emits an audible notification at the expiration of the useful life of the alarm.”

II. Specifics. The provisions above apply only to existing buildings (See AC 27-978) where smoke alarms (“smoke detecting devices” in the 1968 Code) are permitted to receive their primary power from batteries. The provisions above do not apply to smoke alarms receiving their primary power from building wiring.