



DEPARTMENT OF BUILDINGS  
EXECUTIVE OFFICES  
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TECHNICAL  
POLICY AND PROCEDURE #19/88

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TO: BOROUGH SUPERINTENDENTS

FROM: GEORGE E. BERGER, P.E. *GEAB*  
ASSISTANT COMMISSIONER

DATE: OCTOBER 3, 1988

SUBJECT: LOCAL LAW 58/1987 - HANDICAPPED LEGISLATION  
CLARIFICATIONS OF AUDIBLE AND VISUAL ALERTING DEVICES

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1. For General and Public Floor Area.
  - a. As per Section 27-292.15, in general and public floor areas of all buildings where emergency warning system applications (fire alarms, smoke detectors, etc.,) are filed on or after September 1, 1987, strobes shall be provided and so located as to insure their visibility throughout such areas.
  - b. On an existing system or installation, when physical relocation and/or addition of the audible devices is necessitated by renovation or alteration work requiring an application, strobes shall be required at the locations where physical relocation or addition takes place. System type strobes directly connected to the fire alarm system using the same wiring is acceptable.
2. Buildings Classified in Occupancy Group J-2.

As per Section 27-292.8(e) "Adaptable Dwelling Units"

and Section 27-292.9(e) "Usable Dwelling Units", in all buildings where smoke detecting devices are required (LL62/81) they shall be capable of being converted to both audible and visual indication.

- a. Where hard wired line voltage smoke detecting device is installed capable of providing line voltage contact terminals to extension type strobes, it shall be considered capable of being converted to audible and visual indication. When existing smoke detecting devices do not provide terminals for extension, they shall be provided and installed by the owner at the request of the tenant. Extension type strobes shall be provided by the tenant.
- b. Where battery operated smoke detecting devices are in place, they shall be considered capable of being converted by the tenant to audible and visual indication by any one of the following:
  1. Replaced by a battery operated combination audible/visual alerting device.
  2. Supplemented by portable stand alone type strobe - detector.
  3. Replaced by a line voltage smoke detecting device with integrally mounted alarm initiated line voltage contact terminals to which extension type strobes could be connected. Such smoke detecting device could be connected hardwired to local electrical outlet.

**3. Buildings classified in occupancy group J-1.**

As per Section 27-292.9(b)(1) and Section 27-292.15, in all new and existing buildings portable stand alone type strobes shall be kept available by the manager for persons having physical disabilities. The number of portable strobes available shall be three percent of the number of sleeping rooms with a minimum of one operating strobe per building.

- 4. For Private Offices or Spaces** in existing buildings where required to comply with LL58/87 and new buildings, when hearing impaired persons occupy private offices or spaces where system strobes are out of vision, portable or permanent system type strobes shall be provided by the employer at the request of the employee.

5. All emergency warning devices (audible and/or visual alerting devices) shall be approved, accepted or listed by a nationally recognized independent laboratory that maintains periodic inspections of production of listed equipment and whose listing states that the equipment meets nationally recognized standards. To meet these requirements, such laboratory shall be one which maintains a periodic follow-up of the devices to ensure compliance with the original listing.

Definition of Terms used in this memorandum.

Strobe: A visual alerting device which when activated by either an integral or external sensing device provides an alarm signal in the form of a flashing high intensity light source (usually xenon).

System Type Strobe: A strobe connected by direct wiring to an overall fire alarm system and upon which it depends for its actuating signal. Such unit shall be designed for minimum intensity of 70,000 candle power, peak and 10 candela, effective.

Extension Type Strobe: A strobe connected by direct wiring to an apartment's single station smoke detector and upon which it depends for its actuating signal. Such unit shall be designed for minimum intensity of 70,000 candle power, peak and 10 candela, effective.

Portable System Type Strobe: A strobe equipped with cord and plug (power supply), and a receiver arranged to detect the presence of the alarm tone, emitted by the fire alarm system thereby causing it to operate (flash). Such unit shall be designed for minimum intensity of 70,000 candle power, peak and 10 candela, effective.

Portable Stand Alone Type Strobe: A strobe, equipped with cord and plug (power supply) and a single station smoke detector. The detection of a fire condition actuates both the audible and visual alerting components of the unit. Such unit shall be designed for a minimum effective intensity of one hundred (100) candela.