

THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: November 6, 1980

TO: BOROUGH SUPERINTENDENTS

FROM: Irwin Fruchtman, P.E., Commissioner

SUBJECT: Required Standpipe and Sprinkler Systems

In the past, this department has approved new building applications, alteration applications and building notice applications specifying required installations of standpipes or sprinkler systems, and authorized issuance of work permits for the primary application without requiring the concurrent filing of applications for the proposed standpipe or sprinkler work at that time.

We have found that on numerous occasions, lack of coordination on the part of applicants or construction superintendents, as evidenced by inexplicable delays in filing of the applications and plans for the required standpipe or sprinkler systems, has resulted in costly modifications to systems improperly installed without permit, and delays in issuance of certificates of occupancy, all to the detriment of building owners, as well as having a disruptive effect on this department's plan examination and inspection procedures.

Accordingly, effective immediately, no approvals shall be issued for any new buildings, alterations, or building notices hereafter filed where required standpipe or sprinklers are specified on the building applications or plans, unless the pertinent application has been filed by the time the primary application is ready for approval in all other respects. In the case of applications now awaiting approval, such approval may be issued upon the submission of an affidavit by the owner that he is aware of the necessity to have an application for the required service equipment filed expeditiously, and certifies that said application will be filed within 30 days of the date of approval of the primary application. A list shall be maintained of applications in the latter category, and, if the conditions of the affidavit have not been met, any permit that may have been issued is to be revoked.

  
Irwin Fruchtman, P.E.  
Commissioner

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