



## Promulgation Details for 1 RCNY 3616-06

This rule became effective on March, 15, 2024.

Since such date, one or more amendments have been made to this rule. Each rule amendment has its own effective date and Statement of Basis and Purpose.

Below you will find one or more rule amendments (the most recent appearing at the top), followed by the original rule.

The effective date of each amendment and the original rule can be found at the top of each "NOTICE OF ADOPTION OF RULE."

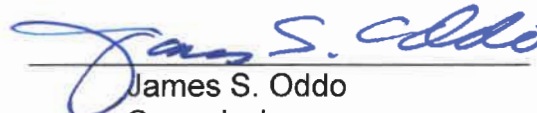
This rule has an effective date of 01-23-25

**NEW YORK CITY DEPARTMENT OF BUILDINGS**

**NOTICE OF ADOPTION OF RULE**

**NOTICE IS HEREBY GIVEN**, pursuant to the authority vested in the Commissioner of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts the amendments to Section 3616-06 of Chapter 3600 of Title 1 of the Official Compilation of the Rules of the City of New York, regarding amending the deadline for installation of monitored battery primary source for natural gas alarms in existing buildings. This rule was first published on November 1, 2024, and a public hearing thereon was held on December 4, 2024.

Dated: 12-16-2024  
New York, New York

  
James S. Oddo  
Commissioner

## Statement of Basis and Purpose

The Department of Buildings amends section 9.5.1.2 of National Fire Protection Association (“NFPA”) standard 715, as amended by section 3616-06 of chapter 3600 of Title 1 of the Rules of the City of New York, to extend the deadline for allowing installation of a monitored battery primary power source for natural gas alarms in existing buildings.

The rule amendment allows any building completed by January 1, 2025 to install a monitored battery primary power source for their natural gas alarm. When the rule was originally promulgated, it allowed battery units to be installed in existing buildings constructed by January 1, 2024 in accordance with the provisions of Local Law 157 of 2016. However, there were many buildings that were not completed by January 1, 2024 but had not been designed for wired units and were too far into the construction process to accommodate them at that point. Extending the cutoff date to January 1, 2025 allows those buildings currently under construction to be deemed “existing” and therefore be able to choose to install the battery-powered units. Other buildings still in the early stages of construction should be able to accommodate the hardwired units and are required to do so.

In addition, the hard-wired units that meet the required listing criteria may currently be difficult to obtain. Therefore, the allowance for battery powered systems is extended from January 1, 2024 to January 1, 2025.

The language of paragraphs (1) and (2) of NFPA section 9.5.1.2 in section 3616-06 is amended to match the changes to the language made in paragraph (3) of that section.

The Department of Buildings’ authority for this rule is found in sections 643 and 1043 of the New York City Charter and Local Law 157 of 2016.

New material is underlined.

[Deleted material is in brackets.]

Asterisks (\*\*\*) indicate unamended text.

“Shall” and “must” denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section 3616-06 of chapter 3600 of Title 1 of the Rules of the City of New York is amended to read as follows:

**§3616-06 National Fire Protection Association (“NFPA”) 715 amendment relating to the installation and location of natural gas alarms.**

Pursuant to Section 28-103.19 of the New York City Administrative Code, Section 9.5.1.2 of NFPA 715 (2023 edition) is hereby amended to read as follows:

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9.5.1.2 Delete and replace with the following: Electrically powered fuel gas warning equipment must be provided with a primary ac power source in accordance with 9.5.2.1 and a secondary power source in accordance with 9.5.4, unless otherwise permitted by the following:


- (1) Detectors [must be permitted to] may be powered by a monitored dc circuit of a control unit where power for the control unit meets the requirements of Section 9.5 and the circuit remains operable upon loss of primary ac power.
- (2) A detector and a wireless transmitter that serves only that detector [must be permitted to] may be powered from a monitored battery primary source where part of a listed, monitored, low-power radio wireless system.
- (3) A monitored battery primary power source in accordance with 9.5.3 [must be permitted] may be installed in existing buildings, as defined in section 28-101.5 of the Administrative Code, that were [constructed] completed before January 1, [2024] 2025.

This rule has an effective date of 03-15-24

**NEW YORK CITY DEPARTMENT OF BUILDINGS  
NOTICE OF ADOPTION**

**NOTICE IS HEREBY GIVEN**, pursuant to the authority vested in the Commissioner of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter that the Department of Buildings hereby adopts the amendments to its rules regarding natural gas alarms. This rule was first published on October 19, 2023, and a public hearing thereon was held on November 20, 2023.

Dated: 2/12/24  
New York, New York

  
James S. Oddo  
Commissioner

## STATEMENT OF BASIS AND PURPOSE OF RULE

Local Law 157 of 2016 amended the New York City Housing Maintenance Code and the New York City Building Code to require the installation of natural gas detecting devices in residential buildings. It required the Department to promulgate a rule regarding the installation and location of natural gas alarms after an industry standard had been established.

National Fire Protection Association (“NFPA”) standard 715 went into effect April 9, 2022. Section 908-02 of this rule clarifies the installation and location requirements of the standard. Section 3616-06 amends some provisions of NFPA 715 to refer to compliance with the Administrative Code and the Electrical Code and to add a cut-off date for existing buildings.

In addition, section 20-01 relating to witnessing tests of gas piping systems and section 20-02 relating to high pressure steam piping systems are repealed, as the requirements of those sections are now covered by Chapter 4 of the Fuel Gas Code and Chapter 12 of the Mechanical Code, respectively.

In response to comments received, language was added to address a space that does not allow for installation of an alarm at least 3 feet from a fuel-gas-burning appliance. Also, the list of people who can install alarms powered by batteries or by plugging in was expanded to allow someone other than a building owner, maintenance personnel or tenant to install those kinds of alarms.

In addition, the effective date of January 1, 2024 was deleted because it is no longer necessary in order to trigger the requirement to install these alarms in May of 2025.

The Department of Buildings’ authority for these rules is found in sections 643 and 1043 of the New York City Charter.

New material is underlined.

Section 1. Sections 20-01 and 20-02 of Title 1 of the Rules of the City of New York relating to relating to witnessing tests of gas piping systems and high pressure steam piping systems are REPEALED.

§2. Chapter 900 of Title 1 of the Rules of the City of New York is amended by adding a new Section 908-02 to read as follows:

### **§908-02 Standards for Installation and Location of Natural Gas Alarms.**

**(a) Adoption of National Standard.** In accordance with Local Law 157 of 2016, the Department of Buildings adopts the 2023 edition of National Fire Protection Association (“NFPA”) 715 *Standard for the Installation of Fuel Gases Detection and Warning Equipment* as it pertains to the installation and location of natural gas alarms.

**(b) Installation required.** Natural gas alarms must be installed in private dwellings, class A multiple dwellings, and class B multiple dwellings as defined in the Housing Maintenance Code, in accordance with the requirements of this section and local law 157 of 2016.

Exception: The requirements of this section do not apply to buildings that do not have gas piping or gas service.

**(c) Private dwellings.** One or more natural gas alarms must be installed in each dwelling in accordance with this section on or before May 1, 2025.

**(d) Class A multiple dwellings.** One or more natural gas alarms must be installed in each dwelling in accordance with this section on or before May 1, 2025.

**(e) Class B multiple dwellings.** On or before May 1, 2025, class B multiple dwellings must be protected by either:

(1) One or more natural gas alarms installed in each dwelling in accordance with this section; or

(2) A line-operated zoned natural gas detecting system, designed in accordance with NFPA 715-2023 by a registered design professional, and installed in all public corridors and public spaces.

**(f) Requirements.** Each single- or multiple-station alarm, as defined in NFPA 715, must meet all of the following requirements:

(1) The alarm must be manufactured in accordance with NFPA 715-2023, Standard for the Installation of Fuel Gases Detection and Warning Equipment;

(2) Where a fuel-gas-burning appliance is installed within a dwelling, the gas alarm must be installed in the same room as the appliance. The alarm must be located at least 3 feet, but not more than 10 feet from the appliance, measured horizontally. The gas alarm must be installed on either the ceiling, or a wall. Where installed on a wall, the alarm must be located not more than 12 inches from the ceiling.

Exception: Where the existing space does not allow for installation at least 3 feet from a fuel-gas-burning appliance, or the manufacturer's instructions or NFPA 715-2023 require installation in a different location, alarm installations must be placed in accordance with the manufacturer's or the NFPA 715 location requirements.

(3) The alarm must be labeled with the name of the manufacturer;

(4) The alarm must be listed and labeled with either UL 1484 or UL 2075, as applicable; and

(5) The alarm must be kept in good working order.

**(g) Installer qualifications.** Natural gas alarms must be installed by a New York City Licensed electrical contractor, who obtains all required permits.

Exception. Natural gas alarms that are powered either by battery or by plug-in AC receptacle may be installed by other than a licensed electrical contractor, including but not limited to the building owner, building maintenance personnel, or the dwelling unit occupant.

§3. Chapter 3600 of Title 1 of the Rules of the City of New York is amended by adding a new section 3616-06 relating to the installation of fuel gases detection and warning equipment to read as follows:

**§3616-06 National Fire Protection Association (“NFPA”) 715 amendment relating to the installation and location of natural gas alarms.**

Pursuant to Section 28-103.19 of the New York City Administrative Code, NFPA 715 (2023 edition) is hereby amended as follows:

**4.14.1 and 4.14.1.1 through 4.14.1.5** Delete and replace with the following: **Approval and Acceptance.** The design and installation of natural gas detecting systems and components must be subject to the applicable permit requirements established in the Administrative Code and the *New York City Electrical Code*.

**9.5.1.2** Delete and replace with the following: Electrically powered fuel gas warning equipment must be provided with a primary ac power source in accordance with 9.5.2.1 and a secondary power source in accordance with 9.5.4, unless otherwise permitted by the following:

- (1) Detectors must be permitted to be powered by a monitored dc circuit of a control unit where power for the control unit meets the requirements of Section 9.5 and the circuit remains operable upon loss of primary ac power.
- (2) A detector and a wireless transmitter that serves only that detector must be permitted to be powered from a monitored battery primary source where part of a listed, monitored, low-power radio wireless system.
- (3) A monitored battery primary power source in accordance with 9.5.3 must be permitted in existing buildings, as defined in section 28-101.5 of the Administrative Code, that were constructed before January 1, 2024.