



# FDNY

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Technology Management  
Bureau of Fire Prevention

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## **Office of Technology Management Bulletin # 2021-03**

**Issued by:** Deputy Chief Brian Cordasco, Chief of Technology Management

**Issuance Date:** May 24, 2021

**Effective Date:** Immediately

**Related Code Sections:** 2014 NYCBC Sections 403.6.1, 911.1.5, and 3007.7; NFPA 72 (2010 edition) Sections 21.5 and 18.11 as amended and adopted under 1 RCNY 3616-04.

**Purpose:** Clarify design and installation requirements for fire service annunciators associated with Fire Service Access Elevators (FSAE) installed pursuant to the 2014 NYC Building Code

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### **I. Introduction**

The New York City Fire Department (FDNY), as the organization intended to utilize Fire Service Access Elevators (FSAE) in New York City, has developed its design and installation criteria for the graphic annunciator panels required to display certain information related to the elevator systems. The purpose of this bulletin is to assist designers, installers, and inspectors in understanding those criteria.

### **II. Location of Fire Service Access Elevator Annunciator**

- a. The annunciator panel shall be located at the Fire Command Center in accordance with NYCBC Section 911.1.
- b. The location of the graphic Fire Service Access Elevator Annunciator shall be indicated on the associated fire alarm filing for the building. A separate FDNY plan examination filing shall not be required for this panel.
- c. Where buildings contain more than one Fire Command Center, one Fire Service Access Elevator Annunciator must be installed at each Fire Command Center.

### **III. Design Criteria**

- a. The following information shall be displayed on the panel for each elevator machine room, elevator lobby or elevator landing controlling or accessed by the Fire Service Access Elevator.
  - b. All Fire Service Access Elevator annunciator panels shall be listed to UL Standard 864.
  - c. All LED's and switches shall be arranged to graphically represent the spatial relationship between floors and associated system components. Each individual floor shall be labeled with the corresponding floor number. Where marketing floor designations are used in accordance with FDNY OTMB Bulletin #11/2011, only the marketing floor designation shall be displayed on this panel.
- i. Smoke Monitoring
    1. Activation of an elevator machine room, elevator lobby or elevator landing smoke detector shall send an alarm signal to the Fire Command Center and shall light a red LED indicating the associated floor/elevator bank and indicating the device type that activated. Activation of any red LED shall be latching and shall only clear upon reset initiated from the fire alarm control panel.
    2. Where hoistway smoke detection is required by the NYC Construction Codes, the status of the hoistway smoke detector shall be displayed on this panel.
      - a. Where cross-zoning of multiple smoke detectors is used, the activation of the second smoke detector in that corresponding area shall light the red LED.
      - b. Where alarm verification for a single smoke detector is used, the activation of the detector in verified alarm mode shall light the red LED.
  - ii. Temperature Monitoring
    1. Three separate LED's for each machine room and for each floor/elevator bank utilized for Fire Service Access Elevators shall be provided to indicate associated temperatures in the elevator lobby or elevator landing served by the FSAE. These LED's shall be provided under the headings NORMAL <90 °F (for green), MONITORING 90 °F < 135 °F (for yellow), and UNSAFE >135 °F (for red).
      - a. Activation of an elevator lobby or elevator landing heat detector at 90 °F shall send a supervisory signal to the Fire Command Center and shall light the associated yellow LED.
      - b. Activation of an elevator lobby or elevator landing heat detector at 135 °F shall send an alarm signal to the Fire Command Center and shall light the associated red LED. Activation of any red LED shall be latching and shall only clear upon reset initiated from the fire alarm control panel.
      - c. The associated green LED shall be lit at all other times when no heat condition at or above 90 °F has been detected in the corresponding elevator lobby or elevator landing.
  - iii. Normal and Emergency Power Monitoring
    1. Individual yellow or amber LED's for fault condition monitoring shall be provided for the following:
      - a. Elevator Normal Power Fault – upon loss of normal power source supplying the elevators, the associated yellow or amber LED shall activate and remain lit until such power source is restored.

- b. Elevator Emergency Power Fault – upon loss of the emergency power source that serves supply to the Fire Service Access Elevator(s), the associated yellow or amber LED shall activate and remain lit until such power source is restored.
- c. Elevator Hoistway Ventilation Power Fault – where elevator hoistway ventilation is provided, either through passive or active/mechanical means, loss of power to the associated equipment shall activate the yellow or amber LED and the LED shall remain lit until such power source is restored.
- d. Fire Service Access Elevator (FSAE) Hoistway Lighting Controls
  - i. A three position ON-AUTO-OFF switch shall be provided for FSAE hoistway lighting controls.
  - ii. One switch for each hoistway containing Fire Service Access Elevators shall be provided.
  - iii. Each switch’s label descriptor shall include a reference to the FSAE elevator car designation (e.g. A-1).
  - iv. Activation of the switch to either the ON or OFF position shall generate a supervisory signal reported to the building’s fire alarm system.
- e. Where a machine room-less (MRL) elevator is provided, smoke and heat monitoring from the elevator hoistway shall be displayed on this panel in the same manner as requirements applicable to a traditional elevator machine room.
- f. Each Fire Service Access Elevator Annunciator shall include a green LED indicating POWER ON, a yellow or amber LED indicating SYSTEM TROUBLE, and a LAMP TEST feature.
- g. The Fire Service Access Elevator Annunciator shall be installed in such a way that the control switches are protected against tampering by unauthorized individuals.
- h. Where a building is provided with both Fire Service Access Elevator(s), and Occupant Evacuation Elevator(s) under NYCBC Section 3008, a single graphic annunciator may be provided to indicate all required signals.
- i. Elevator location within the hoistway, direction of travel, position of landing doors, and occupied/unoccupied status of each such elevator car may be indicated on this panel or may be represented on a separate panel(s) provided the separate panel is also located at the Fire Command Center in accordance with NYCBC Section 911.1.
- j. Where approved by the Fire Department, designs may utilize touchscreen or similar graphic annunciator technologies in lieu of a physical cabinet containing LED’s and switches.