



Legislation Details (With Text)

File #: Int 0144-2014 **Version:** * **Name:** Requiring new and existing residential high-rise buildings to install emergency voice/alarm communication systems.

Type: Introduction **Status:** Filed (End of Session)

In control: Committee on Housing and Buildings

On agenda: 3/12/2014

Enactment date: **Enactment #:**

Title: A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to requiring new and existing residential high-rise buildings to install emergency voice/alarm communication systems.

Sponsors:

Indexes:

Attachments:

Date	Ver.	Action By	Action	Result
3/12/2014	*	City Council	Introduced by Council	
3/12/2014	*	City Council	Referred to Comm by Council	
12/31/2017	*	City Council	Filed (End of Session)	

Int. No. 144

By Council Members Johnson, Chin, Constantinides, Eugene, Lander, Levine, Richards, Rose, Van Bramer and Mendez

A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to requiring new and existing residential high-rise buildings to install emergency voice/alarm communication systems.

Be it enacted by the Council as follows:

Section 1. Article 315 of title 28 of the administrative code of the city of New York, as amended by local law number 141 for the year 2013, is amended by adding a new section 28-315.2.3 to read as follows:

§ 28-315.2.3 Emergency voice/alarm communication systems. Existing high-rise buildings in occupancy group R-2 shall comply with section 907.5.2.2 of the New York city building code. All work to achieve compliance with such requirements shall be completed by October 1, 2016.

§2. Section 907.5.2.2 of the New York city building code, as added by local law number 141 for the year 2013, is amended to read as follows:

907.5.2.2 Emergency voice/alarm communication systems. Emergency voice/alarm communication systems

required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler waterflow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by the *New York City Fire Code*. In high-rise buildings, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

1. Each exit stairway.
2. Each floor.
3. Refuge areas as defined in Section 1002.1.

Exceptions:

1. Group I-1 and I-2 occupancies. In Group I-1 and I-2 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead page.

[2. Group R-2 occupancies 125 feet or less in height. Emergency voice/alarm communication systems shall not be required in Group R-2 occupancies in buildings 125 feet (33 100 mm) or less in height.]

[3.] 2. Group R-2 occupancies greater than 125 feet in height. In Group R-2 occupied buildings greater than 125 feet (33 100 mm) in height, activation of any smoke detector or sprinkler water flow device shall initiate a signal at a central supervising station or constantly attended location and shall not initiate a signal to an alarm notification appliance. [An emergency voice/alarm communication system shall not be required. However, a one-way voice communication shall be provided between the fire command center for use by Fire Department personnel and the following terminal areas:

3.1. Within dwelling units. An intercom system may be utilized when provided with an override feature for use by Fire Department personnel. Such intercom system shall comply with rules promulgated by the commissioner establishing installation requirements.

3.2. Within required exit stairs. Annunciation devices shall be located at least on every other story. Such annunciation devices shall comply with rules promulgated by the commissioner establishing installation requirements.]

§3. Section BC 907 of the New York city building code is amended by adding a new section 907.5.2.2.5

to read as follows:

907.5.2.2.5 Required signage for high-rise Group R-2 buildings. In high-rise Group R-2 buildings, signs indicating that an emergency voice/alarm communication system has been installed within the building shall be posted at the following locations:

1. At each floor level landing within exit stairways; and
2. In each public or common area.

§4. This local law shall take effect on October 1, 2014, except that the commissioner of buildings shall take such measures as are necessary for its implementation, including the promulgation of rules, prior to such effective date.

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LS # 194
2/13/2014 2:31PM