



Legislation Details (With Text)

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**Type:** Introduction **Status:** Enacted  
**In control:** Committee on Housing and Buildings

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**Title:** A Local Law to amend the administrative code of the city of New York, in relation to requiring the installation of fire sprinklers in connection with the below-grade storage of flammable and combustible mixtures in mercantile occupancies.

**Sponsors:** Madeline T. Provenzano, Joseph P. Addabbo, Jr., Maria Baez, Yvette D. Clarke, Leroy G. Comrie, Jr., James E. Davis, Alan J. Gerson, Margarita Lopez, Michael C. Nelson, Domenic M. Recchia, Jr., Joel Rivera, David I. Weprin, Peter F. Vallone, Jr., Andrew J. Lanza, Martin J. Golden, (by request of the Mayor), Larry B. Seabrook

**Indexes:**

**Attachments:** 1. Committee Report 7/9, 2. Hearing Transcript 7/9, 3. Committee Report 7/24, 4. Hearing Transcript 7/24, 5. Memorandum, 6. Hearing Transcript - Stated Meeting 7/24, 7. Hearing Transcript - Stated Meeting - 8/15, 8. Fiscal Impact Statement, 9. Local Law

Date	Ver.	Action By	Action	Result
5/21/2002	*	City Council	Introduced by Council	
5/21/2002	*	City Council	Referred to Comm by Council	
7/9/2002	*	Committee on Housing and Buildings	Hearing Held by Committee	
7/9/2002	*	Committee on Housing and Buildings	Laid Over by Committee	
7/24/2002	*	Committee on Housing and Buildings	Hearing Held by Committee	
7/24/2002	*	Committee on Housing and Buildings	Amendment Proposed by Comm	
7/24/2002	A	Committee on Housing and Buildings	Approved by Committee	Pass
7/24/2002	*	Committee on Housing and Buildings	Amended by Committee	
7/24/2002	A	City Council	Laid Over by Council	
8/15/2002	A	City Council	Approved by Council	Pass
8/15/2002	A	City Council	Sent to Mayor by Council	
9/4/2002	A	Mayor	Hearing Held by Mayor	
9/4/2002	A	Mayor	Signed Into Law by Mayor	
9/5/2002	A	City Council	Recved from Mayor by Council	

Int. No. 203-A

By Council Members Provenzano, Addabbo, Baez, Clarke, Comrie, Davis, Gerson, Lopez, Nelson, Recchia, Rivera, Weprin, Vallone Jr., Lanza and Golden (by request of the Mayor); also Council Member Seabrook

A Local Law to amend the administrative code of the city of New York, in relation to requiring the installation of fire sprinklers in connection with the below-grade storage of flammable and combustible mixtures in mercantile occupancies.

Be it enacted by the Council as follows:

Section 1. Section 27-929 of the administrative code of the city of New York, as amended by local law number 16 for the year 1987, is amended by adding a new subdivision c to read as follows:

(c) Notwithstanding any other provision of this subchapter, the requirement to install a system of automatic sprinklers shall apply retroactively to any space in a basement, cellar or other location below grade subject to the provisions of subdivision aa of section 27-954 of this code. Installation of such system of automatic sprinklers shall be completed on or before April thirtieth, two thousand four.

§2. Section 27-954 of the administrative code of the city of New York is amended by adding a new subdivision aa to read as follows:

(aa) Regardless of occupancy group classification, in each basement, cellar or other location below grade, regardless of the floor area of such space, in any mercantile establishment in which the fire commissioner permits the storage of flammable or combustible mixtures pursuant to sections 27-4066, 27-4070 or 27-4094 of this code, except that, where such flammable or combustible mixtures are stored in such basement, cellar or other location below grade, in a room or other area that is segregated, vertically and horizontally, from surrounding spaces by a fire separation of not less than a two-hour fire-resistance rating, such system of automatic sprinklers shall be required only within such room or other area. Such system of automatic sprinklers shall conform to the requirements for automatic sprinklers for spaces classified in storage occupancy group B-1 pursuant to subdivision d of this section.

§3. Table 17-2 of article 4 of subchapter 17 of chapter 1 of title 27 of the administrative code of the city of New York, as amended by local law number 10 for the year 1999, is amended by amending line four to read as follows:

TABLE 17-2 SUMMARY OF SPRINKLER REQUIREMENTS

Where Required Type of System	Automatic Sources Required	Partial System Permitted	Connection to Domestic Permitted	Alternate Permitted (§27-955)	Siamese Required (§27-959)	Central <sup>a</sup> Station Required (§27-955) (§27-967)	Water <sup>b</sup> Flow Alarm Required (§27-957)	Automatic Dry Sprinkler Permitted (§5212 of RS17)	Dry Nonautomatic Sprinkler Permitted <sup>c</sup>
Storage Occupancy Spaces - Group B1 (§27-954 (d)) and Permitted Below Grade Flammable/Combustible Storage Spaces in Mercantile Establishments (§27-954(aa))	1	Yes	Yes, [§27-961 (c)] §27-962(c)	No	§27-959(a)(3), If over 36 heads in a fire section	None <sup>a</sup>	Yes <sup>b</sup> , If over 36 heads in a fire section	Yes	No

§4. Subdivision c of section 27-962 of the administrative code of the city of New York is amended to read as follows:

(c) The domestic water supply may be used to supply any sprinklers required under section 27-954 of this article when installed in buildings classified in occupancy groups E, G, H and J, or to supply any sprinklers required under subdivision (aa) of said section, regardless of occupancy group classification, provided that all the requirements stated in subdivision e of section 27-962 of this article are met.

§5. Section 27-4066 of the administrative code of the city of New York is amended by adding a new subdivision e to read as follows:

e. A system of automatic sprinklers shall be provided in each basement, cellar or other location below grade, regardless of the floor area of such space, in any mercantile establishment in which the commissioner permits the storage of flammable mixtures, except that, where flammable mixtures are stored in such basement, cellar or other location below grade, in a room or other area that is segregated, vertically and horizontally, from surrounding spaces by a fire separation of not less than a two-hour fire-resistance rating, such system of automatic sprinklers shall be required only within such room or other area. Such system of automatic sprinklers shall conform to the requirements for automatic sprinklers for spaces classified in storage occupancy

group B-1 pursuant to subdivision d of section 27-954 of the building code.

§6. Section 27-4070 of the administrative code of the city of New York is amended by adding a new subdivision d to read as follows:

d. A system of automatic sprinklers shall be provided in each basement, cellar or other location below grade, regardless of the floor area of such space, in any mercantile establishment in which the commissioner permits the storage of combustible mixtures, except that, where combustible mixtures are stored in such basement, cellar or other location below grade, in a room or other area that is segregated, vertically and horizontally, from surrounding spaces by a fire separation of not less than a two-hour fire-resistance rating, such system of automatic sprinklers shall be required only within such room or other area. Such system of automatic sprinklers shall conform to the requirements for automatic sprinklers for spaces classified in storage occupancy group B-1 pursuant to subdivision d of section 27-954 of the building code.

§7. The first sentence of Section 27-4094 of the administrative code of the city of New York is amended to read as follows:

§27-4094. Restrictions. a. No permit for the manufacture, mixing or compounding of paints, varnishes or lacquers shall be issued for any premises:

§8. Section 27-4094 of the administrative code of the city of New York is amended by adding a new subdivision b to read as follows:

b. A system of automatic sprinklers shall be provided in each basement, cellar or other location below grade, regardless of the floor area of such space, in any mercantile establishment in which the commissioner permits the storage of flammable or combustible paints, varnishes, lacquers or other substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes, except that, where such flammable or combustible substances, mixtures or compounds are stored in such basement, cellar or other location below grade, in a room or other area that is segregated, vertically and horizontally, from surrounding

spaces by a fire separation of not less than a two-hour fire-resistance rating, such system of automatic sprinklers shall be required only within such room or other area. Such system of automatic sprinklers shall conform to the requirements for automatic sprinklers for spaces classified in storage occupancy group B-1 pursuant to subdivision d of section 27-954 of the building code.

§9. This local law shall take effect immediately, provided however, that any mercantile establishment existing on the date of enactment that lacks a system of automatic sprinklers required by this local law shall not be deemed to be in violation of the requirements of this local law if it is brought into compliance with such requirements on or before April thirtieth, two thousand four.

Intro 203-A (07/22/02)