

FIRE, SPRINKLER, CENTRAL OFFICE ALARM REQUIREMENTS FOR J-2 RESIDENTIAL OCCUPANCIES

| System Type | Type of J-2 Residential Occupancy | 300 Feet or More in Height | Less Than 300 Feet more than 4 dwellings |
|---|--|----------------------------|--|
| Sprinkler & Standpipe Alarm System | Water Flow Sprinkler Alarm Requirements Requirement of Sprinkler Alarm System with Waterflow for J-2 Buildings with 4 or more dwelling units Section 27-957 | REQUIRED | REQUIRED |
| | Elevator Recall Requirements Requirements for Top of Shaft Smoke Detector Reference Standard 18-1 rule 211.3b(1)d Phase I Alarm Activation and 211.3b(2) Sprinkler Waterflow Alarm shall activate Phase I Recall. | REQUIRED | REQUIRED |
| | Trash and Compactor Chute Requirements Requirements for Waterflow Switch and Tamper Switch for trash service chute to be connected to a Sprinkler Alarm Panel with Central Station Connection Reference Standard 17 Chapter 4 paragraph 4-4.8 | REQUIRED | REQUIRED |
| | Combination Standpipe and Sprinkler Systems Requirements Ref. Std. 17-2 Art. 3-3.7 Fire Standpipe Hose Connections. Where permitted in E, F, G, H and J occupancies by Section 2-4.3, and where permitted by the Commissioner, the sprinkler system may be connected to the distribution system of mains and risers serving the required standpipe hose connections. Connection to the common sprinkler and standpipe systems shall be valved and fitted with an approved supervised tamper switch and flow detector. | REQUIRED | REQUIRED |
| | Dry Sprinkler Alarms and Supervisory Requirements Ref. Std. 17 3-17.3.2 Dry Pipe Valves. The alarm apparatus for a dry-pipe system shall consist of approved flow and low and high air alarm attachments to the dry-pipe valve. When a dry-pipe valve is located on the system side of an alarm valve, the actuating device of the alarms for the dry-pipe valve may be connected to the alarms on the wet-pipe system. | REQUIRED | REQUIRED |
| | Sprinkler Tank Alarm Requirements Ref. Std. 17-2-6.4 Pressure tanks shall be provided with approved closed circuit high and low air pressure alarms. See Tank notes below | REQUIRED | REQUIRED |
| | Standpipe Tank Alarm Requirements Ref. Std. 17-1 All pressure tanks used to provide the required primary water supply of a standpipe shall be equipped with a high and low air pressure and high and low water level electrical alarm system. See Tank notes below | REQUIRED | REQUIRED |
| Smoke Detection Alarm System | Mechanical and Elevator Room Requirements Requirement for Smoke Detectors in mechanical rooms, electrical switch gear rooms and electric and telephone closets over 75 square feet Section 27-979 paragraph (b) | REQUIRED | REQUIRED |
| | Elevator Shaft Requirements Requirements for Top of Shaft Smoke Detector Reference Standard 18-1 rule 211.3b(1)d Phase I Alarm Activation and 211.3b(2) Sprinkler Waterflow Alarm shall activate Phase I Recall. | REQUIRED | REQUIRED |
| | Corridor Door Smoke Detector Requirements §III17-05(d)(1)Electro-magnetic door holders may only be installed for double swinging fire and smoke barrier doors installed by order of the Fire Department to sub-divide corridors for fire and smoke barriers. | REQUIRED | REQUIRED |
| | Heating, Air Conditioning, and Ventilating Unit Requirements Requirement for Duct Smoke detection on the Supply Side Duct of any fan greater than 2000 CFM Reference Standard 13-1, Chapter 4, Paragraph 4-4 Ref. Sts. 13 4-4.3.4 When any building or floor is provided with an air system utilizing recalculated air and is protected by an automatic sprinkler system or an automatic fire alarm system, provisions shall be made to automatically stop the fans serving the affected area when the sprinkler system and fire alarm systems are installed in the area, it shall be required to have only one of these systems arranged to stop the fans. | REQUIRED | REQUIRED |
| Fire Alarm / Signaling System | Buildings Over 300 Feet Requirements Standpipe Fireline Telephone and Signaling Systems Section 27-974 ALTERNATE Technical Policy and Procedure Notice # 3/03 An "Alternate" Standpipe Fireline Telephone and Signaling System (SFTSS) for J-2 Occupancy (Residential) | REQUIRED | NOT REQUIRED |
| Central Office | Fire Pump Requirements Requirements for Central Office Connection if a Sprinkler Booster Pump or Standpipe Fire Pump Section 27-964 Paragraph (b) | REQUIRED | REQUIRED |
| | Trash and Compactor Chute Requirements Requirements for Waterflow Switch and Tamper Switch for trash service chute to be connected to a Sprinkler Alarm Panel with Central Station Connection Reference Standard 17 Chapter 4 paragraph 4-4.8 | REQUIRED | REQUIRED |

General Notes:

- Required means that if this condition exists in the building then the requirement is required by the specified section of the code. At a minimum a Smoke/Sprinkler Alarm System is required and to be installed in accordance with RS17-3 for all J-2 Residential Occupancies greater than 4 families.
- All of the above systems require filings with the New York City Buildings and Fire Departments.**

Tank Notes:

- This requirement also applies to gravity tanks. Pressure tanks also have to be supervised for high and low water levels.

Smoke Detection Alarm System Notes:

- HVAC systems over 2000 CFM's are required to have smoke duct detectors that are connected to a fire alarm control. Where there is none, a dedicated smoke detector control must be provided to supervise the operation of the smoke duct detectors and shut down the HVAC units with the smoke duct detectors. These units must stay off until a second manual restart has been operated after the fire alarm control has been reset. **No self contained line voltage smoke duct detectors are acceptable in place of the above requirements.**
- Where smoke detectors are required to activate for the release operation of magnetic door holders that hold open fire doors they are required to be connected to a fire alarm control to supervise the smoke detectors. **No self contained line voltage smoke duct detectors are acceptable in place of the above requirements.**