


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 new rule sections addressing Fire Service Access Elevators annunciators (FSAE) and amendments to the rule setting forth the National Fire Protection Association (NFPA) amendment relating to the national fire alarm and signaling code that add language relating to FSAE annunciators. This rule was first published on September 21, 2022, and a public hearing thereon was held on October 24, 2022.

Dated: 1/12/2023
New York, New York


Kazimir Vilenchik, P.E.
Acting Commissioner

Statement of Basis and Purpose of Rule

This rule provides details regarding the design and installation of fire service annunciators associated with fire service access elevators (“FSAE”) to assist in compliance with the code requirements referred to below.

An FSAE is an elevator that remains in service for firefighters to reach the upper levels of a building within a reasonable amount of time and to stage their firefighting operations at a level below the actual fire. An annunciator is a graphic panel which provides visual signals and is used in a building’s fire command center(s) containing one or more indicator lamps, alphanumeric displays or other similar types of display that provide a quick on-site visual reference as to where an alarm or trouble signal is reported within the protected premises. It assists the New York City Fire Department (FDNY) in managing its response at the site of an incident.

Section 403.6.1 of the New York City Building Code (“BC”) requires at least one FSAE in buildings with an occupied floor more than 120 feet above the lowest level of fire department vehicle access, in accordance with BC Section 3007.

BC Section 3007.7 requires that the FSAE be monitored by a standard emergency interface system meeting the requirements of National Fire Protection Association (“NFPA”) standard 72. NFPA 72 Section 18.11 states that annunciators are to be designed, arranged and located in accordance with the requirements of the organizations intended to use the equipment, which in New York City is FDNY.

Section one of the rule adds a new section 3007-01 to Title 1 of the Rules of the City of New York to address the applicability of NFPA 72 to fire service access elevator annunciators. Section one also provides that a building with a temporary certificate of occupancy may be issued a certificate of occupancy prior to installation of the FSAE annunciator and the timeframe for such installation in such buildings as well as in buildings that have already been issued a certificate of occupancy. In response to comments received at the public hearing, language was added to clarify that the FSAE requirement does not apply to buildings lawfully erected in accordance with a building code that was in effect before 2014. Language was also added to allow buildings with construction sign-off time to comply with the FSAE requirements.

Section two of the rule adds a new section 3007-02 to Title 1 of the Rules of the City of New York to add requirements for hoistway lighting for fire service access elevators.

Section three of the rule repeals section 3616-04 of Title 1 of the RCNY because the provisions of that section have been included in Section BC Q107 of Appendix Q of the 2022 Building Code and replaces it with a new section 3616-04 to amend NFPA 72 with regard to FSAE annunciators.

The Department of Buildings’ authority for this rule is found in sections 643 and 1043 of the New York City Charter and section 28-103.19 of the New York City Administrative Code.

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 1. Chapter 3000 of Title 1 of the Rules of the City of New York is amended by adding a new section 3007-01 to read as follows:

§3007-01 Fire service annunciators.

(a) Applicability of NFPA 72. The provisions of National Fire Protection Association (“NFPA”) standard 72 Section 21.5 as amended and adopted by §3616-04 of the rules of the Department shall apply to the design and installation requirements for fire service annunciators associated with fire service access elevators (“FSAE”) installed as required by sections 403.6.1 and 3007.7 of the Building Code. These provisions shall not apply to existing buildings lawfully erected in accordance with a Building code prior to the 2014 Building code that did not require the installation of an FSAE, unless an alteration to such building triggers the requirement to newly install an FSAE. The provisions of this rule shall not apply to FSAE annunciator installations approved by the New York City Fire Department prior to the effective date of this rule.

(b) Temporary and final certificates of occupancy. Buildings with an occupied floor more than 120 feet above the lowest level of fire department access that have received a temporary certificate of occupancy prior to the effective date of this rule may be issued a certificate of occupancy before the installation of a fire service annunciator. Such buildings, and buildings with an occupied floor more than 120 feet above the lowest level of fire department access that have been issued a certificate of occupancy without such fire service annunciator, must comply with the design and installation requirements identified in subdivision a of this section by no later than three years from the effective date of this rule.

(c) Construction sign-off. Buildings with an occupied floor more than 120 feet above the lowest level of fire department access that have received construction sign-off prior to the effective date of this rule may be issued a certificate of occupancy before the installation of a fire service annunciator. Such buildings must comply with the design and installation requirements identified in subdivision a of this section by no later than three years from the effective date of this rule.

§2. Chapter 3000 of Title 1 of the Rules of the City of New York is amended by adding a new section 3007-02 to read as follows:

§3007-02 Fire service access elevator (FSAE) hoistway lighting. Where hoistway lighting is required to be provided in accordance with Building Code section 3007.5.2, the following lighting control requirements shall apply:

- (a) A two-position ON-AUTO switch shall be provided for FSAE hoistway lighting controls.
- (b) One switch for each hoistway containing FSAE shall be provided.
- (c) Each switch's label descriptor shall include a reference to the FSAE car designation (e.g. A-1).

§3. Section 3616-04 of Chapter 3600 of Title 1 of the Rules of the City of New York, relating to National Fire Alarm and Signaling Code, is REPEALED and a new section 3616-04 is added to read as follows:

§3616-04 National Fire Protection Association (“NFPA”) 72 Amendment Relating to the National Fire Alarm and Signaling Code.

Pursuant to Section 28-103.19 of the New York City Administrative Code, NFPA 72 (2016 edition) is hereby amended as follows:

18.11 Delete and replace with the following: Standard Emergency Service Interface. Where required by the enforcing authority; governing laws, codes, or standards; or other parts of this Code, annunciators, information display systems, and controls for portions of a system provided for use by emergency service personnel must be designed, arranged, and located in accordance with the requirements of Sections 18.11.1 through 18.11.3.

Add 18.11.1 Fire Service Access Elevators Annunciator Location. The Fire Service Access Elevator (FSAE) annunciator panel must be located at the Fire Command Center (FCC) and installed in such a way that the control switches are protected against tampering by unauthorized individuals. Location of the FCC must be approved by FDNY. Where a building contains more than one FCC, one FSAE annunciator panel must be installed at each FCC.

Add 18.11.2 Listing. All FSAE annunciator panels must be listed to UL Standard 864 (Standard for Control Units and Accessories for Fire Alarm Systems).

Add 18.11.3 Display. FSAE annunciator panels must include a green LED indicating POWER ON, a yellow or amber LED indicating SYSTEM TROUBLE, and a LAMP TEST feature. All LEDs and switches must be arranged to graphically represent the spatial relationship between floors and associated system components. Each individual floor must be labeled with the corresponding floor number. Where marketing floor designations are used, only the marketing floor designation must be displayed on the FSAE annunciator panel. Where approved by FDNY, designs may utilize touchscreen or similar graphic annunciator technologies in lieu of a physical cabinet containing LEDs and switches.

21.5 Delete and replace with the following: Fire Service Access Elevators. Where one or more elevators are specifically designated and marked as FSAE, elevator status, power, and temperature and presence of smoke in elevator lobbies, machine rooms, control rooms, machinery spaces, or control spaces must be continuously monitored and displayed on a building fire alarm system annunciator(s) complying with Section 18.11 and the requirements of Section 21.5.1 through 21.5.5.

21.5.1 Delete and replace with the following: Elevator Status. Status of the elevator(s), including elevator location within the hoistway, direction of travel, position of landing doors, and

occupied/unoccupied status of each such elevator car must be indicated on the annunciator panel or represented on a separate panel(s) provided it is also located at the FCC.

21.5.2 Delete and replace with the following: **Power.** Availability of main and emergency power to operate the elevator(s), elevator controller(s) and machine room ventilation must be displayed on a building fire alarm system annunciator. Individual yellow or amber LEDs for fault condition monitoring must be provided for the following:

- (A) Elevator Normal Power Fault – upon loss of normal power source supplying the FSAE(s), the associated yellow or amber LED must 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 FSAE(s), the associated yellow or amber LED must 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 must activate the yellow or amber LED and the LED must remain lit until such power source is restored.

21.5.3 Delete and replace with the following: **Temperature and Smoke.** Temperature and presence of smoke in associated lobbies and machine rooms must be monitored and displayed as follows:

- (A) Temperature Monitoring: Three separate LEDs for each machine room and for each floor/elevator bank utilized for FSAEs must be provided to indicate associated temperatures in the elevator lobby or elevator landing served by the FSAE. These LEDs must be provided under the headings NORMAL <100 °F (for green), MONITORING 100 °F < > 135 °F (for yellow), and UNSAFE >135 °F (for red). These temperatures must be monitored utilizing a heat detector or temperature monitoring device listed by a Nationally Recognized Testing Lab (See UL Standard 521 (Heat Detectors for Fire Protective Signaling Systems)).
 - (1) When said device in an elevator machine room, lobby, or landing reaches 100 °F, it must send a supervisory signal to the FCC and must light the associated yellow LED.
 - (2) When said device in an elevator machine room, lobby, or landing reaches 135 °F, it must send an alarm signal to the FCC and must light the associated red LED. Activation of any red LED must be latching and must only clear upon reset initiated from the fire alarm control panel.
 - (3) The associated green LED must be lit at all other times when no heat condition at or above 100 °F has been detected in the corresponding elevator lobby or elevator landing.
- (B) Smoke Monitoring: Activation of an elevator machine room, elevator lobby or elevator landing smoke detector must send an alarm signal to the FCC and must light a red LED indicating the associated floor/elevator bank and indicating the device type that activated. Activation of any red LED must be latching and must only clear upon reset initiated from the fire alarm control panel.
 - (1) Where hoistway smoke detection is required by the NYC Construction Codes, the status of the hoistway smoke detector must be displayed on this panel.
 - (2) Where cross-zoning of multiple smoke detectors is used, the activation of the second smoke detector in that corresponding area must light the red LED.
 - (3) Where alarm verification for a single smoke detector is used, the activation of the detector in verified alarm mode must light the red LED.

Add **21.5.3.1 Machine Room-less Elevator.** Where a machine room-less (MRL) elevator is provided, smoke and temperature monitoring from the elevator hoistway must be displayed on this panel in the same manner as requirements applicable to a traditional elevator machine room.

Add **21.5.4 Hoistway Lighting.** Activation of the FSAE hoistway lighting controls to either on or off must generate a supervisory signal reported to the buildings' fire alarm system.

Add **21.5.5 Occupant Evacuation Elevator.** Where a building is provided with both FSAE(s) and Occupant Evacuation Elevator(s), a single graphic annunciator may be provided to indicate all required signals.