



DEPARTMENT OF BUILDINGS
EXECUTIVE OFFICES
120 WALL STREET, NEW YORK, N.Y. 10005
IRWIN FRUCHTMAN, P.E. Commissioner
248-8811

August 23, 1982

TO: Responsible/Interested Parties
FROM: Irwin Fruchtmann, P.E. Commissioner *IF*
RE: Attached Advisory - Local Law #5 Compliance

Please assist us in giving this important advisory as wide a distribution as possible to responsible owners and managers, engineers, architects and all other parties involved in compliance activities related to Local Law #5 - Fire Safety in High Rise Office Buildings.

attachs:

IF/ph

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ADVISORY LOCAL LAW #5 - FIRE SAFETY IN HIGH RISE OFFICE BUILDINGS

THIS ADVISORY IS INTENDED TO ALERT ALL RESPONSIBLE PARTIES TO THE STEPS THAT MUST BE TAKEN TO MEET THE REQUIREMENTS OF LOCAL LAW #5 AND THE ACTIONS TO BE UNDERTAKEN BY THE DEPARTMENT OF BUILDINGS TO ASSURE CONTINUED COMPLIANCE WITH THIS LAW.

Phase One: Compliance with the first phase of the law involves the preparation of a Fire Safety Plan and installation of the Direction Signs, Fire Alarm and Communication, Elevator Recall, and the Elevator-in-Readiness Systems for the approximately 820 buildings covered by the law. Many of these systems are now in place and enforcement proceedings against owners who have not complied are being actively pursued in the courts. For some systems, where completion has been delayed due to the lack of availability of equipment and contractors, extensions of time to complete the work are jointly reviewed by the Fire Department and the Department of Buildings.

Phase Two: The second phase of the law involves those office buildings which have central air conditioning systems serving several floors. These buildings require either a system of pressurized stairwells coupled with compartmentation of large floor areas, or the building may be sprinklered throughout.

Note: On February 25th and July 15th, 1982, the Department issued information to the industry concerning compliance procedures for phase two installations.

MEMO FEB 26, 1982 SEE PAGE 1823
MEMO JULY 16, 1982 SEE PAGE 1865

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KEY DATES FOR COMPLETION ARE:

SEPTEMBER 13, 1982

PRESSURIZATION SYSTEM OR APPROVED EQUIVALENT.

AUGUST 1984, FEBRUARY 1988

COMPARTMENTATION PHASES II & III.

DECEMBER 1982, DECEMBER 1983

SPRINKLER PHASES II & III.

The Department is now reviewing the status of compliance and is calling in each owner to review his plan to meet the law. Eligibility to apply for an extension to complete installation of Phase II systems will be reviewed by the Fire Department and the Department of Buildings. Commencing in September, the Department will issue violations and summon into court those owners who have failed to comply with this phase of the law. Summonses are returnable in Criminal Court and penalties as proscribed by law are up to \$5,000 for each offense with a minimum fine of \$500 for the first, increasing to \$2,000 for the fourth and every subsequent offense. In addition, a 90 day period of imprisonment can be the penalty for failure to comply.

This advisory is part of the continuing program of enforcement by the Department of Buildings and the Fire Department intended to result in complete compliance with Local Law #5.

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