



DEPARTMENT OF BUILDINGS  
EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, N.Y. 10013  
RUDOLPH J. RINALDI, Commissioner

STEWART D. O'BRIEN  
Deputy Commissioner  
Operations, Management & Administration  
(212) 312-8001

MEMORANDUM

TO: Distribution

FROM: Stewart D. O'Brien

DATE: June 3, 1991 *6/3/91 [Signature]*

SUBJECT: Local Law 5/73 Guidelines for Sign-off for  
Sprinklers and Pressurization - Compartmentation in  
Centrally Air Conditioned Commercial Hi-Rises

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The following are sign-off guidelines for the sprinkler and pressurization - compartmentation components of Local Law 5/73 as required in centrally air conditioned hi-rise buildings. Each component is reviewed individually; the attached amendment illustrates compliance combining sprinklers and compartmentation on different floors throughout a building.

Commercial hi-rise buildings subject to Local Law 5 of 1973 and centrally air conditioned, must be fully sprinklered, or be pressurized (or have an approved equivalent fire suppression system) and compartmented, in addition to fulfilling the elevator, signage and fire alarm requirements, to be in compliance. As indicated earlier, it is also possible to have a combination of sprinklers and compartmentation plus pressurization to fulfill the requirements of Local Law 5. However, for pressurization compliance, all floors in the exit stairwells must be pressurized.

**Sprinklers:**

To show full compliance with the sprinkler option, an applicant must submit to the LL 5 Coordinator evidence of a completed, signed-off sprinkler application from the Department's Plumbing Division. In the case of a building constructed prior to the 1960s that was sprinklered as part of its original design, evidence of such an approved installation from the Fire Department will be accepted. In either case, an applicant must show that the building is fully sprinklered on each floor.

To show compliance for sprinklers, the applicant must:

- 1) File an application and plans with the Department for the sprinkler installation. The application must be approved, and permitted prior to commencing installation.
- 2) Upon completion of installation, arrange for a plumbing inspection to get Department approval. (Fire Department approval is also needed.)
- 3) Arrange for a Fire Department inspection to test the waterflow and tamper switch, and get a letter of approval/sign-off.
- 4) Submit the Fire Department sign-off to the Plumbing Division to receive a final sign-off for the sprinkler application from that division.
- 5) To receive the Local Law 5/73 sign-off, submit to the Coordinator an amendment to the Local Law 5/73 alteration application listing all the sprinkler applications, the floor(s) covered by each application and the sign-off date for each filing.

*Plans showing any rearrangement or replacement of the original sprinkler head layout will not be accepted for Local Law 5 compliance.*

**Pressurization - Compartmentation:**

An applicant may chose to comply with Local Law 5/73 by pressurizing the exit stairwells and compartmentalizing each floor (based on the square footage) with fire rated partitions. For pressurization compliance, all floors must be pressurized. However, compartmentation is not required for those floors below forty (40) feet, approximately the fourth (4th) floor. Compartmentation must be accompanied by pressurization to achieve compliance.

A) To show compliance for pressurization, the applicant must:

- 1a) File application and plans with the Department of Buildings and obtain a permit for the mechanical portion. (This is a Directive 14 filing.)
- 1b) Submit a copy of the plans and spec sheet to the Fire Department to obtain approval/permit for the electrical portion.
- 2) Upon completion of the installation, arrange for a Fire Department inspection for the electrical portion and obtain a letter of approval.<sup>1</sup>

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<sup>1</sup>As per the "Memo From The Commissioner" dated February 1990, to facilitate sign-off for pressurization under Local Law 5, the Department of Buildings will accept form 10E or TR-1 together with a copy of Fire Department form A433 and a copy of the applicant's request for a Fire Department inspection in lieu of a Fire Department letter of approval.

3) As the mechanical portion requires a controlled inspection, submit proper documentation (10E or TR-1) attesting to the self-inspection, and sign-off as per Directive 14.

4) To receive Local Law 5/73 sign-off, submit complete documentation to the Coordinator in the form of an amendment to the Local Law 5/73 alteration application listing the pressurization application(s) and sign-off dates and provide the Fire Department approval letter or acceptable substitute as per the footnote below.

B) To show compliance for compartmentation, the applicant must:

1) File an application with plans showing the floor subdivisions, including the placement and type of the fire rated wall(s) and the swing of the separating corridor door(s). The square footage of the compartmented areas, i.e. areas of refuge, must also be indicated. The plans must be accepted by the Department (and permitted) and must be signed off by an architect or engineer.

2) To receive the Local Law 5/73 sign-off, submit to the Coordinator an amendment to the Local Law 5/73 alteration application listing all the applications for compartmentation, the floor(s) covered by each application and the sign-off dates for each filing.

*Filings, although signed-off, which merely indicate partition work are unacceptable. The applications must specifically refer to compartmentation as per Local Law 5. If the Local Law 5 Coordinator determines that any listed filing clearly is not relative to compartmentation, he or she will notify the applicant to file the appropriate plans. However, the Coordinator will send any application that look like it could be for compartmentation to the Plan Exam section for further review. Plan Exam may deem a filing as not applicable to Local Law 5, or determine that the application is acceptable as is, or issue objections if it can be amended to conform to the provisions for compartmentation under Local Law 5.*

Since so many years have passed since the initial implementation of the Local Law 5 requirements, and owners and architects/engineers of record have changed, to facilitate compliance with objections on existing filings for compartmentation, the Department will allow the following:

-To satisfy objections regarding missing or unclear information, such as the indication of the door swings, fire wall placement and ratings, areas of refuge and/or area calculations (square footage), the current architect may indicate these notations on the existing plans, clearly initialing and dating his or her remarks, and submit a statement attesting to the validity of these notations. The statement must have the architect's or engineer's seal.

-If the applicant has amended a previously signed-off application(s), once all objections are satisfied and accepted by Plan Exam, the application(s) must

be re-microfilmed to record the revised information. The filing(s) will then be acceptable for compliance with Local Law 5 compartmentation.

After achieving compliance and submitting the required documentation to remove all Local Law 5/73 violations, it is advisable for applicants to check the Department's Property Profile Index to confirm that the violations are dismissed on the computer system. If a Local Law 5 violation that has been resolved appears to be "open", the applicant should contact the Local Law 5 Coordinator in the appropriate borough.

**Attachment**

**Distribution:**

G. Sakona  
M. Singer  
Borough Commissioners  
N. Patel  
L. Ferlazzo  
Local Law 5/73 Borough Coordinators  
Fire Dept. - Chief Manson  
DGS  
Board of Ed  
Real Estate Board (Beck)  
CAGNY (McGuire)  
AIA  
NY Society of Architects

DEPARTMENT OF BUILDINGS

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Municipal Bldg.  
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CITY OF NEW YORK  
BOROUGH OF MANHATTAN  
100 City Hall  
New York, N.Y. 10007  
(212) 399-1100

A M E N D M E N T

NOTICE - This Amendment must be TYPEWRITTEN and filed in TRIPLICATE

APPLICATION No. [REDACTED] IN [REDACTED] BLOCK [REDACTED] LOT [REDACTED]  
(N.L., Alt., Eley, etc.)

LOCATION: House Number [REDACTED] Street [REDACTED] Distance from Nearest Corner [REDACTED] Borough [REDACTED] Date [REDACTED] 19 [REDACTED]

Application is hereby made to the Commissioner for approval of the following AMENDMENT to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

Applicant [REDACTED] SIGN HERE [REDACTED]  
Address [REDACTED]



THIS AMENDMENT IS FILED TO INDICATE COMPLIANCE WITH THE FOLLOWING LIST AS PER SECTION 27-339. (C26-504.1) THIS BUILDING IS 100% COMPARTMENTIZED IN ACCORDANCE WITH THE FOLLOWING LIST AS PER SECTION 27-339. (C26-504.1)

FLOOR	APPLICATION#	DATE OF SIGN-OFF
4th	BN 7307-87 <i>partition</i>	3-28-88 <i>S/O</i>
	BN 8734-87 <i>partition</i>	9-30-88 <i>S/O</i>
	BN 9609-87 <i>partition</i>	8-30-88 <i>S/O</i>
	BN 11301-87 <i>OK</i>	2-22-89 <i>S/O</i>
5th 5, 6, 8, 9, 10, 12, 13, 15, 16, 17, 18, 20, 22, 23, 26, 27, 28, 29, 30, TOWER FIRST LEVEL, TOWER SECOND LEVEL	Spr. MISC 1590-80	1-5-90 <i>S/O</i>
	S.D. MISC 144-88	2-21-91 <i>S/O</i>
	Spr. MISC 50-90	10-1-90 <i>S/O</i>
	Spr. MISC 49-90	10-1-90 <i>S/O</i>
	BN 828-90	5-8-90 <i>S/O</i>
	BN 1884-90	9-7-90 <i>S/O</i>
	Spr. MISC 72-90	10-1-90 <i>S/O</i>
	BN 983-88	1-29-90 <i>S/O</i>
	Spr. MISC 1298-81	11-21-89 <i>S/O</i>
	17th	
19th		

Estimated Cost: This Amendment \$ NONE Fee Required \$ -0- Verified by [REDACTED]

Fee Paid [REDACTED]  
NOTE - The applicant must not use the back of this sheet. If more space is needed, additional sheets must be used. No item must be continued over to another sheet, but each item must be complete on the sheet on which it appears. Only those items that appear above the underprints at the bottom of the page can be considered.

EXAMINED AND RECOMMENDED FOR APPROVAL ON [REDACTED] [REDACTED] Examiner  
APPROVED [REDACTED] [REDACTED] Borough Superintendent



THE CITY OF NEW YORK  
DEPARTMENT OF BUILDINGS

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**MANHATTAN**  
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**CITY OF NEW YORK  
BOROUGH OF MANHATTAN**  
St. George, N.Y. 10301  
(718) 390-5202

**AMENDMENT**

NOTICE: This Amendment must be **UNWRITTEN** and filed in **TRIPPLICATE**

APPLICATION NO. \_\_\_\_\_ DISTRICT \_\_\_\_\_ LOT \_\_\_\_\_  
 (N.Y.C. B.C. 220.10) \_\_\_\_\_  
 House Number \_\_\_\_\_ Street \_\_\_\_\_ Distance from Nearest Corner \_\_\_\_\_ Borough \_\_\_\_\_

Application is hereby made to the Commissioner for approval of the following **AMENDMENT** to the specifications and plans filed with the above numbered application, with the stipulation that this amendment is to become a part of the aforesaid original application and subject to all the conditions, agreements and statements therein contained.

Applicant: \_\_\_\_\_ **SIGN HERE** \_\_\_\_\_



FLOOR	APPLICATION #	DATE OF SIGN-OFF
21st	BN 9756-87	8-23-89 S/O
24th	Spr. MISC: 5485-89	5-25-90 S/O
25th	Spr. MISC 801-90	5-25-90 S/O

TOWER 3rd and 4th LEVELS NOT REQUIRED:  
 AREA IS LESS THAN 7,500 SQUARE FEET.

Estimated Cost: This Amendment \$ NONE Fee Required \$ -0- Verified by \_\_\_\_\_

**Fee Paid**  
 NOTE—The applicant must not use the back of this sheet. If more space is needed, additional sheets must be used. No item must be continued over to another sheet; but each item must be complete on the sheet on which it appears. Only those items that appear above the endorsements at the bottom of the page can be considered.

EXAMINED AND RECOMMENDED FOR APPROVAL ON \_\_\_\_\_ 19 \_\_\_\_\_ Examiner

APPROVED \_\_\_\_\_ 19 \_\_\_\_\_ Borough Superintendent