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## BUILDINGS BULLETIN 2017-012

### Technical

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**Supersedes:** None

**Issuer:** Gus Sirakis, P.E.  
Assistant Commissioner for Technical Affairs and Code Development

**Issuance Date:** October 18, 2017

**Purpose:** To allow alternative system to replace existing approved Standpipe Fireline Telephone and Signaling System (SFTSS) installed in prior code buildings

**Related Code Section(s):** AC 28-101.4.3 AC 27-974 FC 506.2  
BC 901.9 BC 917

**Subject(s):** Fire alarm, ordinary repair; Fire alarm, existing buildings; Fire alarm, alterations; Standpipe Fireline Telephone and Signaling System

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### I. Background

Section AC 27-974 of the New York City Building Code requires a telephone and signaling system in every occupancy group J-2 building more than three-hundred feet high. The system is known as Standpipe Fireline Telephone and Signaling System (SFTSS). This bulletin clarifies the way alternative systems can be used when SFTSS cannot be repaired and must be replaced.

### II. Specifics

Where an existing approved SFTSS in a prior code building is not functional and can no longer be repaired as permitted by BC 901.9.1, the following options exist to replace the SFTSS:

- A. **Auxiliary Radio Communication System (ARCS).** A building owner may elect to design and install an Auxiliary Radio Communication System (ARCS) meeting the requirements of Section BC 917.
- B. **Alternative SFTSS:** An alternative SFTSS may be designed and installed as a two-way Fire Department communication system as described below:
  - A Voice Communication System panel shall be located in the main lobby of each occupancy group J-2 building over 300 feet, available for fire fighters use. It shall be permanently identified as "Firefighters Telephone Panel" and contain an audible and visual signal to designate "phone in use" with capability to call the telephone in the fire pump room and audibly signal the fire pump operator of such call. The Voice Communication System shall utilize citywide standard key cylinders that comply with NYC Fire Code Section FC 506.2 for access to all system components, including individual handsets. The power supply for the voice communication system shall comply with the New York City Electric Code.
  - Prior Code buildings provided with an existing generator shall connect this system to the existing generator for the secondary power source. Prior code buildings not provided with an existing generator shall not be required to utilize a generator connection for secondary power and shall be permitted to use batteries in lieu of a generator connection in accordance with the NYC Electrical Code.

- All wiring (including both power and communication) not run within a 2-hour fire resistance rated stairwell shall utilize installation methods that provide a 2-hour fire rating for the wiring system.
- Fire Fighters telephones shall be located at each standpipe outlet along each standpipe riser, at the roof manifold, and at each fire pump room. The system shall be selective ringing and allow for common talking. The telephone in the fire pump room shall be equipped with the following:
  - a) Minimum 15 foot retractable cord
  - b) UL listed audible and visual notification appliance device to indicate there is a call from the Firefighters Telephone Panel
  - c) The telephone shall be located such that the operator may communicate via handset and operate starter of fire pump simultaneously.
- All wiring shall be installed in accordance with the New York City Electrical Code.
- All communication wiring shall be supervised against shorts, opens and/or grounds. All communication wiring shall comply with Article 760, Section 760.136 of the New York City Electrical Code.
- The system shall be designed so that a minimum of five phones may be used simultaneously.
- This alternate system does not require the following:
  - a) Floor coded pull stations
  - b) Strap key boxes on each floor.
  - c) 8-inch strap key bells in the elevator shaft, corridors, etc.

### **III. Removal of existing wiring**

Upon approval of either the ARCS or the Alternative SFTSS, all existing components and wiring of the previous SFTSS shall be removed.

### **IV. Fire detection equipment**

In the event where an existing SFTSS or alternative SFTSS install under TPPN 3/03 includes other fire detection equipment and the existing SFTSS is replaced by ARCS or the Alternative SFTSS as described in this bulletin, the owner shall maintain all existing, approved fire detection and connect them to the new system, or shall replace such detection with comparable equipment and connect them to the new system.