



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES  
60 HUDSON STREET, NEW YORK, N.Y. 10013

RUDOLPH J. RINALDI, Commissioner

GEORGE C. SAKONA, P.E.  
Deputy Commissioner  
Technical Affairs  
(212) 312-8120

September 20, 1991

Mr. Savery S. Manfredonia, P.E.  
Consulting Engineers  
56 West 45th Street  
New York, New York 10036

Re: 1250 Broadway  
Area Smoke Detector

Dear Mr. Manfredonia:

Your letter dated June 10, 1991 regarding the requirements of area smoke detectors in lieu of compartmentation in the above referenced building has been reviewed by the Local Law 5 Fire Safety Task Force.

Section 2-7.4 of Reference Standard RS 17-5E states that where total coverage is required, it shall include all rooms, halls, storage areas, basements, attics, lofts, spaces above suspended ceilings and other subdivisions and accessible spaces, and inside all closets, elevator shafts, enclosed stairways, dumbwaiter shafts, and chutes.

This standard specifies that all rooms shall be equipped with smoke detectors. This standard further specifies the general spacing of detectors to be thirty (30) feet with additional detectors in irregular areas. Where detectors were placed using only the general spacing of thirty (30) feet, offices not covered by detection system must comply with the following:

1. For small offices not exceeding 150 square feet smoke detectors shall not be required.
2. For offices with an area of more than 150 square feet and less than 300 square either a smoke detector shall be located inside the office space or a detector shall be located outside the office space with an air transfer grill of eighteen (18) inches in height near the ceiling and of the entire length (excluding door openings) of the wall adjacent to the smoke detector.
3. For offices with an area of 300 square feet or more, smoke detectors shall be provided.

Any subdivision or rearrangement of office areas subsequent to the date of this letter shall fully comply with all requirements of RS 17-5E.

Very truly yours,



George C. Sakona, P.E.  
Deputy Commissioner

GCS:NTP:rmr

cc: Commissioner R. J. Rinaldi, R.A.  
Executive Deputy Commissioner S. D. O'Brien, Esq.  
Assistant Commissioner R. C. Visconti, R.A.  
Assistant Commissioner Barry Cox  
Executive Engineer I. Polsky, P.E.  
Borough Commissioners  
Chief Robert Manson, Bureau of Fire Prevention