



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
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CHARLES M. SMITH, Jr., R.A., Commissioner

Issuance #15

GEORGE E. BERGER, P.E.
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Building Construction

TECHNICAL
POLICY AND PROCEDURE NOTICE #1/87

TO: BOROUGH SUPERINTENDENTS

FROM: George E. Berger, P.E.
Assistant Commissioner

DATE: June 8, 1987

SUBJECT: Fire Safety Requirements in Existing Buildings
For a Change of Use or Occupancy Group As Per
Section 27-118 (C26-103.4)

The alteration of an existing building or space therein which results in a change in use or occupancy group classification under the provisions of Subchapter 3 shall comply with the provisions of Section 27-118 (C26-103.4) of the Building Code.

Section 27-118(c) (C26-103.4(c)) requires that such alteration work shall comply with the fire safety requirements of the present code with regard to interior finish work, finish flooring, and floor covering, sprinklers, elevators, smoke detectors, directional signs, emergency lighting and emergency power* in the following manner:

1. Where the current code has separate requirements for new and existing buildings, the alteration work in an existing building resulting in a change in use or occupancy group need only comply with requirements for an existing building occupied by the proposed use.
e.g., An existing building altered to a hotel need only comply with the sprinkler requirements of paragraph 27-954(w) (C26-1703.1(w)) and need not comply with paragraph 27-954(t) (C26-1704.1(t)).

2. Where the current code has no separate requirements for new and existing buildings, the alteration work must comply with the requirements for a new building occupied by the proposed use. e.g., An office space in an existing J-1 building converted into a restaurant shall be sprinklered as per Section 27-954(u) (C26-1704.1(u)).
3. All retroactive requirements of the current code for new proposed uses in existing buildings shall be complied with as part of the alteration. e.g., Changes of existing J-2 multiple dwelling into J-1 hotel, shall comply with all retroactive requirements.

*Emergency Power - For requirements see Rules & Regulations relating to Emergency Power Systems, Effective April 20, 1986.



George E. Berger, P.E.
Assistant Commissioner

Enclosure
GEB:NTP:rnr

cc: Executive Staff
Building Industry Advisory Council
Real Estate Board of New York
N.Y. Society of Professional Engineers
N.Y. Association of Consulting Engineers
American Institute of Architects
New York City Fire Department