

standpipes + sprinklers

See the inspection requirements in NYC Building Code Chapter 9, Sprinkler in NFPA 13, as modified by Appendix Q, and Standpipe in NFPA 14, as modified by Appendix Q.

All properties and projects must comply with these new requirements.

Color Coding – Local Law 58/09

Exposed standpipes and sprinkler risers must be painted red; this color-coding must be certified. All buildings must comply. Branch piping should not be painted.

Valve handles must also be painted:

- Standpipe – Dedicated Valve Handles: Red
- Standpipe – Combination Valve Handles: Yellow
- Sprinkler – Dedicated Valve Handles: Green

Cutting + Capping – Local Law 60/09

Permits are required to cut and cap standpipes or sprinklers; only licensed master plumbers (LMP) or licensed fire suppression contractors (LFSC) may cut and cap standpipes. In gut rehabilitations and demolitions, an NYS licensed professional engineer or registered architect must have a variance from the NYC Fire Department's Construction, Demolition & Abatement Unit to remove damaged or inoperable sprinklers/standpipes.

Pressure Testing – Local Law 63/09

- New or Altered Sprinkler Systems: An LMP or LFSC must conduct hydrostatic pressure testing.
- New or Altered Standpipe Systems: An LMP or LFSC must conduct hydrostatic pressure testing.
- Removing Stories: An LMP or LFSC must conduct hydrostatic pressure testing before work begins.
- New Buildings Under Construction: An initial standpipe hydrostatic pressure test must be performed when the building reaches 75 feet high; additional tests are required every 100 feet thereafter.
- Enlargement Triggering a New Standpipe System or Addition to an Existing Standpipe System: A hydrostatic pressure test is required at every 75 feet in height added to the system.

Standpipe Pressurized Alarm Systems – Local Law 64/09

- Vacant Buildings Being Demolished: Existing standpipes must be dry standpipes and have an air-pressurized alarm.
- NBs Above 75 Feet: Temporary and permanent dry standpipes must have an air-pressurized alarm.
- Prior Notification for Scheduled Work: Contractors must notify FDNY before any planned alarm deactivation.
- Out-of-Service Standpipes: Must notify FDNY
- Site Safety Manager's Log: Alarm activations, inspections and repairs must be logged.
- Installation Applications: A PE or RA must file
- Installation Permits: An LMP or LFSC and a licensed electrician must have a permit.

Inspection Requirements

- All sprinkler and standpipe work must have a Special Inspection; this Special Inspector must be named at the time of permit using a TR-1 form.
- Provide all the required paperwork at inspection.
- Automatic ball drip valve must be ¾" and installed horizontally.
- Seal OS&Y valve open on auto sprinkler supply lines.
- Heads and head covers must not be painted.
- NBs: Test sprinkler through Siamese connection
- Renovated Floors: Test sprinkler on drain line/test tee
- Hydrostatic Tests: Include new Siamese connections; can't conduct from sprinkler heads
- Test Standards: Sprinkler hydrostatic pressure at 200 psi for one hour; standpipe hydrostatic pressure at 300 psi for one hour
- LAA-1: Can be used for temporary fire protection
- Temporary Sprinkler Loops: Permits required; submit OP-98 for Cap and Remove to close these permits