

Summary of New York City Fire Sprinkler and Licensing Laws

- **Local Law 5 of 1973 (LL 5/73)** – Requires existing high-rise office buildings 100 feet or more in height to be equipped with a sprinkler system or compartmentation with stair pressurization.
- **Local Law 41 of 1978** – Following a fire at the Blue Angel nightclub, this law strengthened sprinkler provisions for places of public assembly and requires that sprinklers be retroactively installed in existing nightclubs.
- **Local Law 16 of 1984 (LL 16/84)** – Amended the building code to require all new office buildings over 75 feet in height to be protected throughout by an automatic sprinkler system and retroactively mandates sprinklers for existing buildings.
- **Local Law 55 of 1989** – Requires individuals installing and modifying fire sprinkler systems to be licensed by the City of New York. This law coincides with the city's sharpest one-year drop in fire deaths (from 296 in 1990 to 187 in 1991), with a nearly continuous drop in fire fatalities ever since.
- **Local Law 10 of 1999** – Mandates that all newly constructed multifamily dwellings with 3 or more units must be fully protected by fire sprinklers. For existing buildings, sprinklers have to be installed as renovations or as alterations when the costs of renovations or alterations total more than 50% of the value of the building (this was a result of a fire on December 23, 1998 at 124 W 60th Street – 4 deaths – aka the Macaulay Culkin Fire). The law also established stricter inspection and maintenance standards (this was a result of a fire on December 18, 1998 – 3 firefighter deaths).
- **Local Law 26 of 2002** – Following the tragic death of 3 firefighters on Father's Day 2001, this law was enacted to require automatic fire

sprinklers in mercantile occupancies which contain below grade storage of flammable or combustible mixtures.

- **Local Law 26 of 2004** – Enacted after the 2003 World Trade Center Building Code Task Force found that compartmentation and smoke alarms do not provide the same level of fire protection as a full system of automatic sprinklers and recommended automatic sprinkler protection throughout all high-rise office buildings. As a result, Local
- **Law 26 of 2004 (LL 26/04)** – Amended Building Code sections 27-228.5 and 27-929.1 to retroactively require sprinkler protection for existing office buildings measuring 100 feet or more in height by July 1, 2019. Per section 27-929.1(a)(3), these requirements do not apply to a building in existence prior to October 22, 2004 in which a full system of automatic sprinklers was installed or required to be installed pursuant to any other provision of law (i.e. LL5/73 or LL16/84). In 2009, following the Deutsche Bank fire, legislation was enacted to strengthen safety and oversight during construction, demolition and abatement operations. As a result, four new laws went into effect regarding sprinklers and standpipes:
 - **Local Law 58/09** – Exposed sprinkler and standpipe piping must be painted red. The law outlines specific exceptions such as branch line piping. Dedicated standpipe valve handles must also be painted red. Combination standpipe valve handles must be painted yellow and dedicated sprinkler valve handles must be painted green. All buildings – no matter the size or occupancy – must comply with these new requirements.
 - **Local Law 60/09** – The law requires a permit for cutting and capping. Only licensed master fire suppression piping contractors or licensed master plumbers may cut or cap standpipes or sprinklers during demolition.
 - **Local Law 63/09** – This law requires hydrostatic pressure testing of standpipes, performed by a licensed master fire suppression contractor or licensed plumber, be done (except in freezing conditions), before removing building stories. The law also requires an initial hydrostatic pressure test for new buildings under construction once the building reaches 75 feet in height; additional tests are required when the building reaches 175 feet

and every 100 feet thereafter. For existing standpipe systems that are being enlarged, a hydrostatic pressure test is required at every 75 feet in height added to the system.

- **Local Law 64/09** – The law requires standpipes to have pressurized alarm systems.
- **Local Law 78/2015** – This law requires all facilities, animal hospitals, kennels, pounds, veterinary clinics and pet shops where animals are sheltered on a 24 hour basis to be protected by an automatic fire sprinkler system.