

Local Law

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Local Law 26 of 2004 was published in response to the 9/11 incident, to upgrade NYC buildings and make them more resistant to fire. LL 26 introduces a series of fire protection requirements for buildings, some applicable only for new constructions and some affecting existing buildings as well.

Sprinklers Requirements

- Office buildings and other business occupancies at least 100 feet tall must be fully protected by a sprinkler system.
- Business occupancy designation changed from Group E.
- Interim reports prepared by architect or engineer must be filed with the DOB, and a final report must be submitted certifying.

Buildings Affected

Local Law 26 sprinkler system requirements originally applied for Business Group E buildings at least 100 feet tall. If a building is at least 100 ft high, and it is converted to an occupancy classification covered by LL 26/04, sprinklers become mandatory even if they were not previously required. In addition, the 2019 deadline does not apply in this case; the building must be fully sprinklered at the time of conversion.

Filing Deadlines

1'st
July
2019

The deadline is July 1, 2019, for existing buildings, an interim report must be delivered by July 1, 2018. However, this report is not necessary if the full project is completed before. Instead, only the final report is required (normally due on July 1, 2019).

Cost

- The cost of sprinkler system installation depends on size of the space and building construction and layout specification.
- The cost of water supply for sprinkler system depends on whether there is an existing water supply or a new one needs to be installed.

Exemptions

- Designated as interior landmarks due to their historic architecture. If sprinkler installation is considered unfeasible without altering the building dramatically, it may be waived from LL 26/04.
- Some buildings are not landmarks, but their structural condition makes sprinkler installation impractical. A waiver is possible in these cases as well.