

APPLICATION

NYU Langone

PURPOSE

- To ensure fire safety is not compromised when there is an impairment of the fire alarm system.
- To comply with NYC Building Code and NFPA 101 Life Safety Code.

POLICY AND GENERAL INFORMATION

1.0 Application

NYU Langone includes NYU Langone Health System (the System), NYU Hospitals Center (including the NYU Lutheran and HJD campuses), NYU School of Medicine, NYU Lutheran Family Health Centers, and all entities that are controlled by the System.

2.0 Policy

- 2.1 Impairment of the fire alarm sprinkler/standpipe can happen due to planned renovation, alteration, new construction or maintenance of the fire alarm system.
- 2.2 Fire alarm system includes the fire command station and its components, standpipes, sprinklers, water storage tanks, underground service main, FDNY connection, control valves, and all other components such as smoke detectors, fire or booster pumps, manual pull statins, etc.
- 2.3 *Facilities Operations, HJD Facilities Engineering and Lutheran Facilities is collectively known as **Facilities**.*

3.0 Impairment

3.1 Owned facilities

- Facilities or Real Estate, as applicable, shall notify Environmental Health and Safety, Emergency Management + Enterprise Resilience, and Security/Loss Prevention in the event of an impairment to the fire alarm system
- For outages lasting more than 4 hours:
 - Facilities shall notify the central station company, FDNY Borough Dispatcher, the insurance company, and building occupants.
 - Facilities or Real Estate, as applicable, shall initiate a fire watch by a certified vendor during extended outages (more than 4 hours) and for

areas exceeding 50,000 square feet. Otherwise, Security can act as fire guard.

- When the fire alarm system is returned to normal operation, Facilities or Real Estate, as applicable, shall notify EH&S, EM+ER, Security/Loss Prevention, and the FDNY.

3.2 **Leased facilities**

- Building management shall notify Real Estate of any impairment to the fire alarm system.
- For outages lasting more than 4 hours, Real Estate shall notify the central station company, FDNY Borough Dispatcher, the insurance company, and building occupants.
- Real Estate or building management shall initiate a fire watch, as needed.

4.0 **Fire Condition Notification During System Impairment**

4.1 In the event of a power failure to the normal electrical supply, the emergency power system provides electrical service to the alarm system (see Safety Policy 117: Emergency Power).

4.2 If the alarm system is out of service as a result of the failure of both systems the following procedures shall be followed:

- Any person discovering smoke or fire should immediately call the emergency number and tell the operator their *name, extension and the location of the fire or smoke condition* including the *building, floor and room number*.
 - On Cisco phones: 33-911
 - Otherwise: 212-263-3911 (on the superblock) or 911 (all other locations)
- The operator shall immediately notify the Fire Department and alert EH&S, Security/HJD Loss Prevention, EM+ER, Lutheran Safety Officer, and Facilities personnel, as applicable, of the location of the fire and its origin, and follow all Telecommunications Department procedures.

4.3 If the fire alarm system will be disabled for more than 4 hours in a 24 hour period, personnel shall establish a fire watch (see Safety Policy 145: Interim Life Safety Program).

5.0 Recordkeeping

- 5.1 Facilities or Real Estate shall maintain documentation of system impairments.
- 5.2 Security/Loss Prevention, Real Estate, or the certified fire watch vendor shall maintain documentation of the fire watch.

Issue date	03/2017
Replaces	131: Fire Sprinkler/Standpipe System Impairment: 01/2014 206: Fire Condition Notification during Full Power Failure: 04/2012
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Summary of Revisions

Revision date	Section	Changes
February 2017	Title	Changes title from Fire Sprinkler/Standpipe System Impairment to Fire Alarm System Impairment
	Application	Changes NYULMC to NYU Langone
	1.0	Defines NYU Langone
	2.0	Adds Lutheran Facilities
	3.0	Clarifies procedures
	4.0	Adds Fire Condition Notification During System Impairment (formerly Safety Policy 206)
	5.0	Adds Recordkeeping
	Reviewed by	Adds reviewers from Real Estate, Lutheran Safety Officer, and HJD, Lutheran and Lutheran Family Health Centers EOC Committees
Summary of Revisions	Adds Summary of Revisions	