

NEW RESIDENTIAL SPRINKLER SYSTEM FLOW TEST AND INSPECTION REQUIREMENTS

Occupancy	Definitions as per the Multiple Dwelling Law of New York State Chapter 61, Article 1	Sprinkler Flow Testing	Monthly Inspection Requirements
<p style="text-align: center;">J-3 (1 & 2 dwelling units)</p>	<p style="text-align: center;">A private dwelling is a dwelling unit intended for occupancy by no more than 2 families</p>	<p style="text-align: center;">None</p>	<p style="text-align: center;">Maintain system in perfect working order (No inspection specified requirements)</p>
<p style="text-align: center;">J-2 (3 or more dwelling units)</p>	<p style="text-align: center;">Multiple dwelling Unit is a dwelling unit intended as the residence or home of 3 or more families living independent of each other)</p>	<p style="text-align: center;">Annually²</p> <p>Flow test performed by NYC Licensed Master Plumber or Fire Sprinkler Contractor. Results reported on FDNY form FP100 and submitted to the FDNY . The frequency of test may be increased to 30 months when monthly inspection includes a check of the static pressure in the sprinkler system from a pressure gauge, if installed, located at or near the inspector’s test connection.</p> <p style="text-align: center;">Form available at: http://nyc.gov/html/fdny/pdf/rcny/rcny_form_100.pdf or at Fire Department Headquarters– 9 Metro Tech Center, Brooklyn, NY 11201</p> <p>FDNY Inspector to witness the sprinkler flow test at least once every 5 years. Owner will be notified in advance via mail.</p>	<p style="text-align: center;">Monthly (FDNY)</p> <p>The owner of a building with a sprinkler system that was installed pursuant to the requirements of the multiple dwelling law is required to have the system inspected monthly to see that all parts of the system are in perfect working order.</p> <p style="text-align: center;">See below footnote¹</p>
<p>Dwellings used as SROs (Single Room Occupancy)</p>	<p style="text-align: center;">A Single Room Occupancy or SRO is defined as an occupancy by 1 or 2 persons in a single room, or 2 or more rooms joined together within an apartment in a multiple dwelling so that the occupants reside separately and independent of other occupants of the same apartment</p>	<p style="text-align: center;">Annually²</p> <p>Flow test performed by NYC Licensed Master Plumber or Fire Sprinkler Contractor. Results reported on FDNY form FP100 and submitted to the FDNY .</p> <p style="text-align: center;">Form available at: http://nyc.gov/html/fdny/pdf/rcny/rcny_form_100.pdf or at Fire Department Headquarters – 9 Metro Tech Center, Brooklyn, NY 11201</p> <p>FDNY Inspector to witness the sprinkler flow test at least once every 5 years. Owner will be notified in advance via mail.</p>	<p style="text-align: center;">Monthly (FDNY)</p> <p>The owner of a building with a sprinkler system that was installed pursuant to the requirements of the multiple dwelling law is required to have the system inspected monthly to see that all parts of the system are in perfect working order.</p> <p style="text-align: center;">See footnote below¹</p>

<p>Converted dwellings</p>	<p>Any dwelling built before April 18, 1929 to be occupied by 1-2 families and subsequently occupied as a dwelling unit for 3 or more families or a dwelling unit 3 stories or less in height built after April 18, 1929 to be occupied by 1 or 2 families, living independently and subsequently occupied by not more than 3 families in all, with a maximum occupancy of 2 families on each floor in a 2-story building and 1-family on each floor in a 3 story building..</p>	<p style="text-align: center;">Annually ²</p> <p>Flow test performed by NYC Licensed Master Plumber or Fire Sprinkler Contractor. Results reported on FDNY form FP100.</p> <p style="text-align: center;">Form available at: http://nyc.gov/html/fdny/pdf/rcny/rcny_form_100.pdf or at Fire Department Headquarters – 9 Metro Tech Cente, Brooklyn, NY 11201</p> <p>FDNY Inspector to witness the sprinkler flow test at least once every 5 years. Owner will be notified in advance via mail.</p>	<p style="text-align: center;">Monthly (FDNY)</p> <p>The owner of a building with a sprinkler system that was installed pursuant to the requirements of the multiple dwelling law is required to have the system inspected monthly to see that all parts of the system are in perfect working order. Inspections may be performed by a competent person on behalf of the owner.</p> <p style="text-align: center;">See footnote below¹</p>
			<p style="text-align: center;">Monthly (FDNY)</p> <p>The owner of a building with a sprinkler system that was installed pursuant to the requirements of the multiple dwelling law is required to have the system inspected monthly to see that all parts of the system are in perfect working order. Inspections may be performed by a competent person on behalf of the owner.</p> <p style="text-align: center;">See below footnote¹</p>

FOOTNOTE:

1. The person shall be certified by the FDNY or licensed by the Department of Buildings as a Fire Suppression Contractor. Systems with not more than thirty sprinkler heads, may be inspected by a Department of Buildings Licensed Master Plumber. Inspections may be performed by the owner or by a competent person on behalf of the owner by obtaining a FDNY F-95 Certificate of Fitness for the inspection of a residential sprinkler system. Such inspection shall include a check of all control valves on the system, including the main supply control valve, making certain the valves are fully open and sealed in such open position, a check of the static pressure in the sprinkler system from a pressure gauge, if installed, located at or near the inspector’s test connection, making certain the system design pressure is being maintained, a check to insure that all sprinkler heads are in place and any other requirements as the commissioner may prescribe. A detailed record of each inspection relative to the condition of the water supply, valves, risers, piping, sprinkler heads, obstructions and conditions of all other system components and appurtenances, shall be kept for examination by a representative of the fire department. Study material is available online:

http://nyc.gov/html/fdny/html/c_of_f/coff.shtml or at Fire.

Mail requests for study material may also be sent to the FDNY – Certificate of Fitness Unit , 9 Metro Tech Center, Brooklyn, NY 11201 –Attn: F95 study material
F95 study material 718-999- 1988

2. For buildings or spaces where there is a pressure gauge installed at or near the inspector’s test location and that is checked during the required monthly inspection, the frequency of the sprinkler flow test shall be at least once every thirty months, except for any converted dwelling, or any tenement used, in whole or in part, for SRO (single room occupancy) , regardless of occupancy classification, a flow test of the sprinkler system shall be required to be conducted annually or upon order of the fire commissioner.