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## ***T E C H N I C A L B U L L E T I N***

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Source Document: 19NYCRR 1221 - Building Code of New York State (BCNYS)

Topic: Sprinkler requirements for certain existing mixed use buildings

This document is to clarify the application of the Building Code of New York State (BCNYS) Appendix K, section K706.3 with regard to the modification of automatic sprinkler system requirements for an existing mixed occupancy building undergoing a change of occupancy.

Section K801.1 requires existing buildings undergoing a change of occupancy to meet all the requirements of Chapter K7 applied throughout the building or portion of the building for the new occupancy classification including section K706.1 which states:

All reconstruction work areas in a building or portion of a building that are required to have automatic sprinkler protection in accordance with section 903.1 of the Fire Code for new structures shall be provided with an automatic sprinkler system.

An example is a change of occupancy of two-story building to an M, mercantile occupancy classification on the first floor and R, residential occupancy classification on the second floor. The Fire Code of New York State (FCNYS) section 903.1 with reference to section 903.2.7 states:

An automatic sprinkler system installed in accordance with 903.3 shall be provided throughout all buildings with a Group R fire area.

Since the automatic sprinkler system is required throughout the entire building, it must include the first floor even though it is not otherwise required for the M occupancy. However, Section K706.3, applicable to mixed occupancy buildings, offers an alternative to this requirement. It states:

In buildings containing mixed occupancies, one or more of which requires automatic sprinkler protection in accordance with section K706.1 or section K706.2, automatic sprinkler protection will not be required throughout the building, provided that the uses requiring suppression are separated from those not requiring sprinkler protection by fire barriers having a minimum 2-hour rating for Group H occupancy, and a minimum 1-hour rating for all other occupancies.

Therefore, if the floor/ceiling assembly is constructed as a 1-hour horizontal fire barrier, the automatic sprinkler system is not required to extend to the first story. Additionally, BCNYS section K706.3 is applicable to all mixed occupancies where an individual subsection of FCNYS section 903 requires an automatic sprinkler system and other occupancy(s) in the building are not required to have an automatic

sprinkler system. Additionally, BCNYS section K703.6 is applicable to reconstructions when the work area includes a mixed occupancy with would not otherwise require a sprinkler system.

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