



NY Fire Consultants, Inc. ***Fire Safety Message***

FIRE HOSE

Typically, fire departments are three to five minutes away. Those passive, waiting minutes give building occupants time to defend in place with standpipe fire hose stations, once the fire department is called and everyone is safe.

The standpipe fire hose station typically is mounted on the wall for use in office buildings, dormitories, schools, airports, hotels, hospitals, retail malls, and other commercial structures. These stations are hung in high traffic areas and house the fire extinguisher, fire hose, reel, and rack. The cabinets must be intact and the hose neatly assembled on the hose rack. If a fire hose is left loose on the floor or a cabinet has been broken or tampered with, building management should be notified immediately.

Do your employees know how to operate a fire hose station in case of an emergency? If not, it is imperative to conduct a training to educate everyone about the importance of fire hoses and how to use them. Here are the four steps to remember:

- 1) Pull hose entirely off rack
- 2) Turn to open valve completely
- 3) Water will flow when hose is free and nozzle is open
- 4) Aim the nozzle at the base of the fire

Consider these important tips:

- Each workplace building should have the proper type of standpipe fire hose station for fire department and/or building occupant use on every floor.
- All employees must be instructed on the hazards of fighting fire, how to properly operate the fire hose station available, and what procedures to follow in alerting others to the fire emergency. Conduct employee training regularly to keep procedures fresh in employees' minds.
- Standpipe fire hose stations must be kept in good operating condition. Proper maintenance and inspection of this equipment is required to insure the fire hose would be ready in an emergency.

Hose stations

At the standpipe riser on each floor and on the entrance floor above the standpipe riser control valve, a two and one-half inch (2 $\frac{1}{2}$ ") fire hose outlet valve shall be provided for fire department use. The hose outlet valve shall be readily accessible from a stairway landing or from the floor. The hose outlet valve shall be between five feet (5') and six feet (6') above the floor.

At the top of the highest riser, at the main roof level there is a three-way manifold equipped with three (3) two and one-half inch (2 $\frac{1}{2}$ ") hose valves with hose valve caps. These manifolds must be in a heated stair enclosure or protected from freezing.

Hose stations shall be located at the standpipe risers either within a stair enclosure or adjacent to the entrance to such stairway. When the hose station is located outside the stairway and the riser is within the stairway, the hose station is called an "Auxiliary Hose Station."

There should be one hose station located every 145 feet. The 145 feet was figured out by taking the reach of the water stream of 20 feet plus the maximum length of hose of 125 feet.

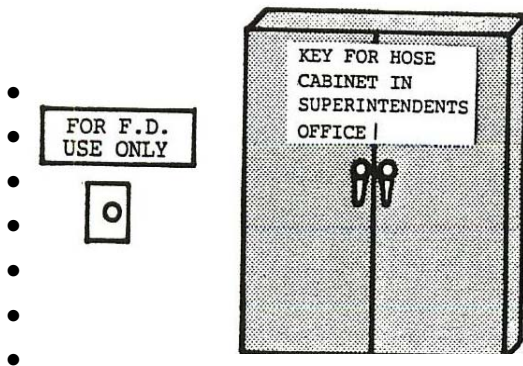
The fire hose in the hose racks should meet the following requirements:

- Hose should be one and one-half inch (1 $\frac{1}{2}$ ") "flax-line" unlined linen hose or equivalent, factory-coupled, in mercantile, business, assembly, educational, institutional and residential occupancies. Factory-coupled means that the threaded couplings at the hose ends are factory installed.
- Hose should be two and one-half inch (2 $\frac{1}{2}$ ") cotton rubber-line, or rubber hose, factory-coupled, in high hazard occupancies.
- Hose shall be two and one-half inch (2 $\frac{1}{2}$ ") "flax-line" unlined linen hose or equivalent, factory-coupled, for storage and industrial occupancies.
- Hose for auxiliary hose stations shall be one and one-half inch (1 $\frac{1}{2}$ ") "flax-line" unlined hose.
- Hose lines shall be made up of fifty-foot (50') factory coupled except that only one section maybe less than fifty feet (50') and that section shall not be less than twenty-five feet (25').
- Hose may be omitted from hose racks and stored and maintained in a locked cabinet located on the main entrance floor in a location near the standpipe riser enclosure if:

- Hose valves are capped with a hose valve cap fastened to the valve with a chain.
- The person responsible for the maintenance of the standpipe system maintains a key on the premises for unlocking the storage cabinet.
- The key shall be kept in a location where it is readily available to authorized persons, but not available to the general public.
- A sign shall be placed on the storage cabinet indicating the location of the key.
- An additional labeled key shall be kept in a locked receptacle near the storage cabinet openable by a fire department standard key.
- Such receptacle shall be marked "For Fire Department Use Only."
- A metal sign shall be placed in each stair enclosure on the main entrance floor stating clearly where the storage cabinet is located.

The cabinet contains the following equipment:

- 3 open nozzles
- Two 1 ½ inch, and two 2 ½ inch spanner wrenches
- Two 2 ½ by 1 ½ inch non-swivel reducing couplings
- 375 feet of 1 ½ inch hose



*NOTE: NOZZLE & HOSE MAY BE OMITTED FROM RESIDENTIAL OCCUPANCY STAIRWAY ENCLOSURE IF STORED IN LOCKED CABINET ON MAIN ENTRANCE FLOOR. A METAL SIGN INDICATING LOCATION OF STORAGE CABINET IS REQUIRED IN EACH STAIR ENCLOSURE ON ENTRANCE FLOOR.

KEY FOR CABINET MUST BE:

1. AVAILABLE TO AUTHORIZED PERSONS AND
2. LOCKED RECEPTACLE NEAR STORAGE CABINET OPENABLE BY F.D. STANDARD KEY

- Hose may be omitted from hose racks for non-automatic dry standpipe systems provided that the hose outlet valves are capped and the caps chained to the valves.

Hose and valve cabinets


These cabinets are not the same as the cabinets above they are the hose cabinets that are located with the hose valve on each floor. When the hose is kept in a cabinet, such cabinet shall be equipped with a single swinging door that shall have at least an 8 inch high panel of clear wired glass at the level of the hose valve and rack. The door width shall be the full inside width of the cabinet and the glass panel shall be at least 90 percent of the width of the door. Where an extinguisher is installed within the cabinet, the door shall have clear wire glass panel the full 90 percent of the door areas.

- (1) The hose valve within a stair enclosure may be kept in a cabinet. Such cabinet shall be equipped with a single swinging door that shall have a clear wired glass panel 90 percent of the door area. The valve shall be placed in the cabinet to permit coupling of 2 1/2 inch hose to the valve without causing kinks in the hose.
- (2) Each cabinet shall be readily accessible and the door shall be kept unlocked.
- (3) Cabinets may have solid metal doors when located in the entrance hall of a building. All such hose cabinets or closets shall be permanently marked "FIRE HOSE" across the door panel in red letters at least 1 in. high and shall not be used for any other purpose but concealing the hose station.

Fire Safety and Awareness Training

Wednesday, November 7th 2007 will be the kick off date for NY Fire Consultants newest journey in providing a fire safe environment. The new training facility will conduct classes at the New Yorker Hotel located on 8th Avenue and West 34th Street. Our staff is comprised of retired lieutenants, captains and chief officers from the New York City Fire Department. The first set of classes will be for residential building staff. The seminar will be a PowerPoint presentation approximately 1-1/2 to 2 hours in duration. A study guide handout and a certificate of completion will be given to each attendee. See page 11 for registration form. The following topics will be covered:

- Residential Fire Safety Plans
- Discovery & Reporting a Fire
- Fire Extinguishers
- Goals of Fire Prevention
- Fire Prevention Strategies
- Housekeeping Issues



Please note that
our fax number is
718-967-8195

- Flammable & Combustible Liquids
- Electrical Fire Hazards

Our seminars have been specifically designed to reduce the risk of fire through the promotion of fire safety awareness and basic fire training for all staff. Our training provides the building manager and building staff with an overview of their roles in the event of a fire or emergency. It also provides participants with the necessary knowledge and skills to enable them to deal with small fires safely, by using portable fire extinguishers, and to develop an awareness of the dangers and causes of fire.

In early 2008 we will be adding an additional course on non- fire emergencies. This training will cover subjects such as; Bomb Threats, Chemical Spills, Power Outages, Shelter In Place, Steam Explosions, Suspected Terrorists and Suspicious Letters or Packages. **For additional information please call 718-432-1600**

Beware!

Not renewing your NYC certificates and permits will provide city inspectors with an opportunity to pay your building a visit.

The fine for a "failure to renew" violation will cost you, for a first time offense, at least \$250 - \$500. The subsequent inspections may cost you much more. In our experience it is rare for an inspector to issue only one violation during a visit. If one is found, multiple violations are usually issued. This can add up to significant penalties! The key is to not give an inspector a reason to visit. Keep your building's registrations up to date.

We found help, and so have some of the largest NYC Real Estate management firms. It's a company called Cityfile, Their tools are designed specifically for buildings within the five boroughs of NYC. Cityfile helps you organize, track, maintain, educate your staff on all your building compliance requirements and ensures your building is up to date with all city and state regulations. Cityfiles' multi-tiered user access levels allows for owners, administrators, property managers, superintendents, anyone, to receive alerts 90, 60 and/or 30 days prior to pending expirations, creating a support safety net within your organization.

Best of all, a Cityfile representative will populate your current data into their website, where all data is available 24/7. Don't give city inspectors an excuse to inspect your building; let them go to the building next door.

We at NY Fire Consultants suggest you call Cityfile today at (212) 732-2300 to schedule a fifteen-minute presentation; it will be well worth your time.

The New York City Fire Department will be enforcing this law starting in October!

If you did not submit your Emergency Action Plan yet expect a visit from the Fire Department soon.

Safety Note: Smoke Alarms and Carbon Monoxide Detectors

Fire prevention authorities recommend changing batteries in smoke alarms and carbon monoxide detectors twice yearly, at the start and the end of daylight saving time.

Reminder

Annual Boiler Inspection Reports Due Soon

Information You Need To Know

Owners of buildings with boilers installed (residential properties with 6 or more units, mixed use buildings, and commercial buildings) are required to file an Annual Boiler Inspection Report along with a \$30 filing fee by December 31st. Please contact the Boiler Division with any questions about this requirement.

Local Law 62 of 1991

All owners of boilers installed in residential spaces with 6 units or more, mixed use or commercial businesses are required to file an annual boiler inspection report along with a \$30 filing fee by December 31st of each calendar year.

Reminder to All Property Owners: The deadline to file your Local Law 62/91 Annual Boiler Inspection (BO-9 form) is **December 31st** of each calendar year. An Oil Burner Equipment Installer, High Pressure Boiler Operator, Master Plumber or Insurance Company Representative must perform the required boiler inspection. The Annual Inspection Report (BO-9 form) must include the

- Address
- Block & Lot,
- Boiler Number
- Professional's Name
- Signature
- License Number
- Professional Seal
- Date of Inspection

The original BO-9 form must be submitted with the required \$30 filing fee per boiler payable by check or money order, unless the premises qualifies for a fee exemption.

Penalty: If your inspection report arrives after the deadline, you may receive late penalties of up to \$1,500.

New Boiler Form: The BO-9 form must be used to file annual boiler inspections with the Department of Buildings and/or for triennial boiler renewal requests with the Department of Environmental Protection.

Payment & Reports: Inspection reports can be mailed or submitted in person to:

Department of Buildings
280 Broadway
Central Fiscal and Budget Unit, 6th Floor
New York, NY 10007

All forms of payment must be addressed to the "Department of Buildings," along with the boiler number and year of inspection filed.

Reminder _____

Local Law 10/81 Deadline for Elevators & Escalators

Information You Need To Know

If your building has elevators and/or escalators, you must file an inspection report with the Department of Buildings by October 1, 2007.

Fire Safety and Awareness Training

Registration form on page 8

NY Fire Consultants Services:

<u>Fire and Life Safety Consulting</u> Fire and Life Safety Inspections Fire Safety Plans for Residential Buildings (LL 10 of 1999) Fire Safety & Evacuation Plans Commercial (Class E) Buildings <u>Emergency Action Plans</u> FDNY Submissions Training Drills <u>Expert Witnesses Provided</u>	<u>Emergency Procedures Manuals Fire & Evacuation Preparedness Training</u> Hotel Staff Building Service Employees <u>Interior Fire Alarms Consultants</u> <u>Violations Correction & Removal</u> Environmental Control Board Fire & Building Department Housing Preservation & Development <u>Fire Consultantants Construction Protects</u>
--	--

NY Fire Consultants, Inc. 165 McBaine Ave., Staten Island , NY 10309 718-432-1600



NY Fire Consultants, Inc.

**165 McBaine Avenue
Staten Island, NY 10309
(718) 432-1600 (718) 967-8195 fax**

Fire Safety & Awareness Training For Residential Building Staff

This 1 ½ to 2-hour seminar will include but is not limited to the following topics:

- Residential Fire Safety Plans
- Fire Prevention Strategies
- Discovery & Reporting a Fire
- Housekeeping Issues
- Fire Extinguishers
- Flammable & Combustible Liquids
- Goals of Fire Prevention
- Electrical Fire Hazards

Central location: Hotel New Yorker -West 34th St. & 8th Avenue (Suite 1570)

.....
Mail in Registration Form

Student' Name: _____ Employed by: _____

Work Address: _____

Home Phone: _____ Cell/Pager: _____

Email: _____

SCHEDULE OF CLASSES 2007

Doors Open 9:30 AM	Classes start at 10:00 AM	<i>(Please circle one)</i>
November 7, 2007	November 14, 2007	November 28, 2007
December 5, 2007	December 12, 2007	December 19, 2007

Course fee is: \$ 75.00

Company checks or money orders payable to: *NY Fire Consultants, Inc.*
Mail payments to: ***NY Fire Consultants, Inc.***, 165 McBaine Avenue, Staten Island NY 10309

Students must pre-register



Personal Life Safety Guide Book

Fireproof Residential Apartment Buildings

The Personal Life Safety Guide Book offers a quick reference for fire and life safety emergencies. A must for residential building staff.

Bomb Threat
Carbon Monoxide
Chemical Spills
Extreme Heat
Fire
First Aid
Gas Leaks
Heart Attack

Person Trapped in Elevator
Poisoning
Power Outage
Robbery or Mugging
Shelter in Place
Suspected Terrorist
Suspicious Packages
Threatening Behavior

HOTEL
EMPLOYEES
GUIDE BOOK
NOW AVAILABLE
CALL

- Overall size 3-1/2 " x 5-1/2"
- Coated card stock
- Emergency telephone numbers can be written on back
- Comes with a vinyl pouch that fits in your shirt pocket

Prices:

<u>100 +</u>	<u>500 +</u>	<u>1000+</u>
\$4.50 ea.	\$4.25 ea.	\$3.75 ea.
Combine building orders and Save		



Basic Emergency Information at Your Finger Tips

Phone (718) 432-1600
Fax (718) 967-8195
Email: info@NYFireSafe.com

