



### Fire Extinguishers:

906.2 General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

906.3 Size and distribution. For occupancies that involve primarily Class A fire hazards, the minimum sizes and distribution shall comply with Table 906.3(1) (Light Hazard 2-A, 3,000 max floor Area). Maximum travel distance to extinguisher is 75'.

906.5 Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the code enforcement official determines that the hazard posed indicates the need for placement away from normal paths of travel.

906.6 Unobstructed and unobscured. Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

906.7 Hangers and brackets. Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

906.9 Height above floor. Portable fire extinguishers having a gross weight not exceeding 40 pounds shall be installed so that its top is not more than 5 feet above the floor. Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds shall be installed so that its top is not more than 3.5 feet above the floor. The clearance between the floor and the bottom of installed hand-held extinguishers shall not be less than 4 inches.

### Building Code Review

**Building Code Used:**  
2020 Building Code of New York State  
2020 Existing Building Code of New York State  
2020 Energy Conservation Code of New York State

**Occupancy Use:**  
Business (B)

**Construction Type:**  
Type Vb

### Fire-Resistance Rating Requirements for Building Elements

BUILDING ELEMENT	Required	Provided
Structural frame, including columns, girders, trusses	0	0
Bearing walls	0	0
Exterior	0	0
Interior	0	0
Nonbearing walls and partitions		
Exterior	See Table 602	See Table 602
Interior	0	0
Floor construction, including supporting beams and joists	0	0
Roof construction, including supporting beams and joists	0	0
Fire:	Provided	
Sprinkler System	Existing NFPA 13 System	
Alarm & Detecting System	Monitored System (Section 907.2.6)	

### General Notes:

- all construction shall comply fully with the rules and regulations of the 2020 building codes of New York State, local jurisdiction, fire department regulations, accommodations and facilities requirements of the Americans with disabilities act (ada).
- all dimensions and conditions shown and assumed on the drawings must be verified at the site by each contractor before ordering any material or doing any work.
- minor details not usually shown or specified, but necessary for proper and acceptable construction installation or operation of any part of the work shall be included in the work the same as specified or indicated.
- all health, safety, building, fire, zoning and environmental regulations be adhered to at all times by the owner and/or occupant.
- all contractors shall be responsible for protection of all existing and new conditions and materials within and adjacent to the construction area. any damage caused by the execution of the work indicated shall be repaired or replaced.
- all contractors shall be responsible for protecting construction area(s) from entry by unauthorized persons.
- new and existing work shall come together in a seamless fashion.
- products indicated on drawings to be installed as per manufacturers requirements.
- General Contractor To Provide Any Work not Shown on This Plan That Is Required To Complete This Project.

### Construction Notes:

Facilities required. Sanitary facilities shall be provided during construction, remodeling or demolition activities in accordance with the Plumbing Code of New York State.

Storage and placement. Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project.

Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Remodeling and additions. Required exits, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during remodeling, alterations, repairs or additions to any building or structure.

Exceptions:

- When such required elements or devices are being remodeled, altered or repaired, adequate substitute provisions shall be made.
- When the existing building is not occupied. Manner of removal. Waste materials shall be removed in a manner which prevents injury or damage to persons, adjoining properties and public rights-of-way.

Where required, all structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows: [F]

- At each stairway on all floor levels where combustible materials have accumulated.
- In every storage and construction shed.
- Additional portable fire extinguishers shall be provided where special hazards exist, such as the storage and/or handling of flammable liquids.

Maintenance of Exits. Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building. Exception: Approved temporary means of egress systems and facilities.

Storage and handling of materials. The temporary use of streets or public property for the storage or handling of materials or of equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the authority having jurisdiction and this chapter.

Obstructions. Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins or manholes, nor shall such material or equipment be located within 20 feet of a street intersection, or placed so as to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.

Utility fixtures. Building materials, fences, sheds or any obstruction of any kind shall not be placed so as to obstruct free approach to any fire hydrant, fire department connection, utility pole, manhole, fire alarm box or catch basin, or so as to interfere with the passage of water in the gutter. Protection against damage shall be provided to such utility fixtures during the progress of the work, but sight of them shall not be obstructed.

### Legend:

**E** McPhieben CXX Series Exit Signs w/ Direction Arrows, 90 Minutes Illumination, LED Lamps and Self Diagnostic / Self Test or Approved Equal.

**E** Exit Light Company ELRT Series Emergency Lights w/ Long Life LED Illumination 90 Minutes (Min) Illumination and Self Diagnostic / Self Test or Approved Equal.

**F** Provide Class A Portable Fire Extinguisher In Accordance w/ NFPA 10 and NYS Building Code. Provide All Signage as Required (Typ).

Do Not Scale Prints

March 28, 2025

Miss Revision per Owner

Date

Revision

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Proposed First Floor Plan and Notes

Proposed Suite Renovation / Alteration Etc.

HPS 122 LLC

122-124 Monroe Ave

Manhattan, New York

Date

December 29, 2024

Job No

2024-051

Scale

As Noted

Drawing

A-100

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