



# Role of a *Fire Life Safety Director* in a New York City Commercial High-Rise Building

*Fire Safety & Emergency Preparedness*

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# What is a Fire Life Safety Director responsible for in a NYC commercial high-rise?

1. Fire Prevention & Emergency Preparedness
2. Management of all Fire and Life Safety Systems
3. Emergency Response Coordination
4. Compliance with Local Laws & National Standards
5. Certification & Training Requirements

*Fire Safety & Emergency Preparedness*

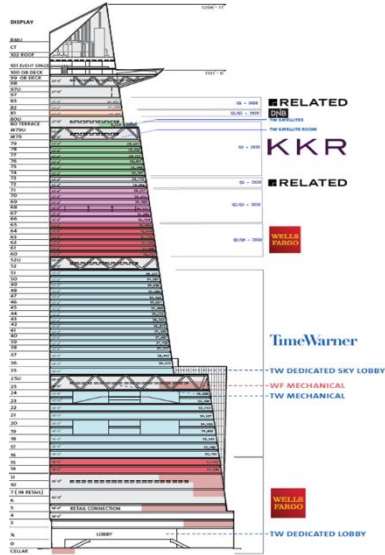
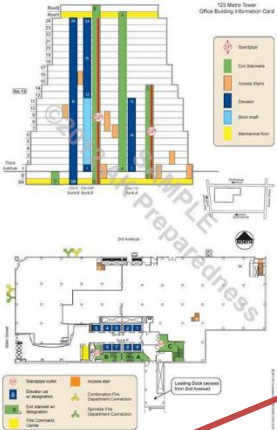
# What is a Fire Life Safety Director?

- A Fire Life Safety Director (FLSD) is an individual who is certified and trained on fire alarm systems and associated components.
- They play a crucial role in ensuring fire safety and emergency preparedness in commercial high-rise buildings in New York City. (*A true first responder*)
- Their responsibilities are defined by local laws and national standards, including Local Law #5 of 1973, Local Law 26 of 2004, and NFPA 1082.





# Building Intelligence is Critical



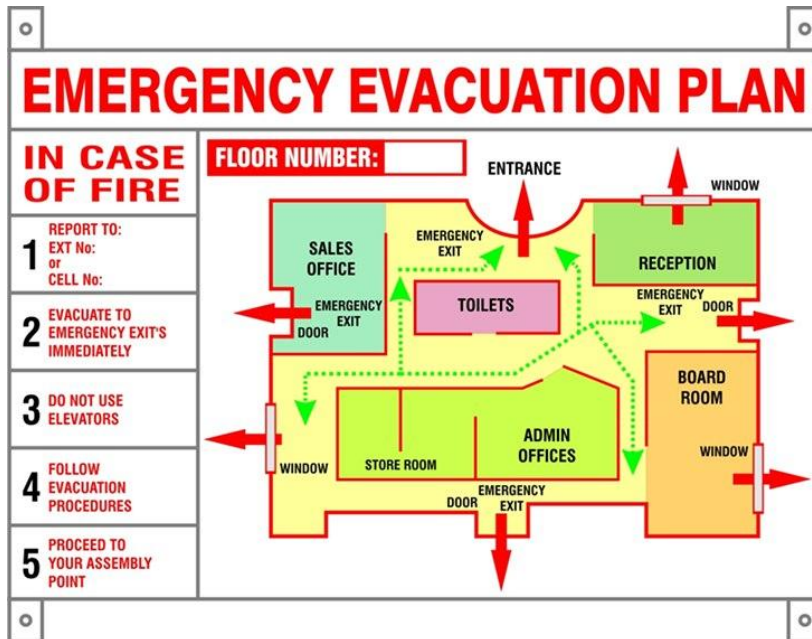
## Responsibilities

- Monitor all fire life safety related activities in the building
- Monitor the building's fire alarm panel fire protection systems and elevators
- Provide training and education for the tenants and staff
- Manage all fire alarm activation events
  - Dispatch the ***Fire Brigade*** upon receipt of any alarm
  - Make timely ***voice announcements*** to the building occupants
  - Provide information & instruction
  - Prepare for the FDNY to arrive



## Fire Prevention & Emergency Preparedness:

- Develop, implement, and maintain the **Fire Safety and Emergency Action Plan (FS/EAP)**.
- Conduct regular **fire and non-fire (EAP) drills and training** for building occupants and staff.
- Ensure compliance with **FDNY** regulations and **NYC Department of Buildings (DOB)** fire codes.





## Fire and Life Safety Systems Management

- Oversee fire alarm and suppression systems, ensuring they are tested, inspected, and maintained
- Manage fire extinguishers in accordance with **NFPA 1082** (*Standard for Portable Fire Extinguishers*)
- Ensure emergency lighting and exits are operational
- Inspection of photoluminescent tape in stairways
- Elevator readiness and firefighter recall testing
- Document management





## Emergency Response Coordination

Act as the on-site fire safety leader during:

- ❖ Fire emergencies
- ❖ Non-fire emergencies (*Emergency Action Plan*)
  - ❖ Examples would be Active Shooter, medical incidents, suspicious packages, or other life-threatening situations

Direct building occupants to safety by coordinating *evacuations*, *shelter-in-place*, or *relocation*.

Communicate with **FDNY** and **emergency responders**, providing key information upon arrival.

- ❖ CAN Report
- ❖ BEACHSELF



# Elevation Chart

[illegible]

**35<sup>th</sup> Floor Sky  
Lobby, transfer  
to upper floors**



# FDNY Expectations

The first arriving firefighters need rapid and reliable information to best analyze the problem, and to safely address the situation.

## **BEACHSELF**

- B** Building Information Card
- E** Elevator Status
- A** Access Stairs
- C** Communications
- H** HVAC – Status
- S** Stairways and Standpipes
- E** Evacuation Procedures
- L** Life Hazard
- F** Fire Location



## **CAN Report**

- C** Conditions
- A** Actions
- N** Needs

- Where is the alarm?
- What type of environment?
- Is there smoke or fire?
- Is the area occupied ?
- Are individuals trapped or needing assistance?

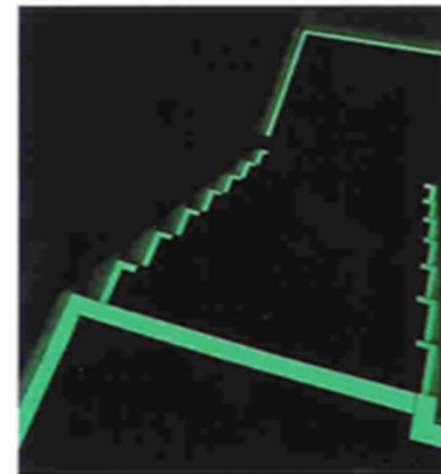
- What steps have the FLSD and Building Brigade taken?
- ✓ Number of alarms
  - ✓ Response
  - ✓ Elevator recall
  - ✓ Fans

- ❖ Show the fire panel status
- ❖ Hand off the BICs
- ❖ Provide engineering escorts
- ❖ Make ready elevators
- ❖ Provide radios or ARCS



## Compliance with Local Laws & National Standards:

- **Local Law #5 of 1973:** Mandated the establishment of Fire Safety Directors in office buildings over 100 feet high and required fire drills.
- **Local Law 26 of 2004:** Strengthened fire safety in high-rise buildings, requiring **automatic sprinkler systems, photoluminescent exit path markings, and emergency preparedness plans.**
- **NFPA 1082:** Governs portable fire extinguishers, ensuring proper installation, maintenance, and use in emergencies.



Existing Building Compliance Packages



New Building Compliance Packages

# Certificate of Fitness – Educational Journey

- Attend and complete a *thirty-one (31) hour*, FDNY-approved, training course, covering fire safety, emergency action planning, and active shooter.
- Pass a *written exam* provided by the training school.
- Pass *two (2) computer-based tests* (CBT) at FDNY headquarters.
- Successfully complete a 4-6-hour *practical “On-site” examination* administered by the FDNY.
- Undergo periodic recertification to stay up to date with fire codes and regulations.



## E-mobility & Lithium-ion Battery Fire Safety Awareness Initiative

- Consider new policies which may allow for the storage of personal mobility devices in designated bicycle storage areas but restricts the charging of batteries.
- Residential structures require greater flexibility and accommodations for the storage and charging of personal property, such as e-bikes and e-scooters, but have greater risk.





# Fire Life Safety Tools and Educational Materials



Whether you are at home, or in the office, have a plan and be prepared to evacuate in case of a fire or other emergency.



## E-Bike and E-Scooter Safety

The popularity of electric bikes and electric scooters (e-bikes and e-scooters) has taken off over the past few years. Lithium-ion batteries are usually the source of power for both, and if not used correctly, or if damaged, those batteries can catch on fire or explode. Whether you use e-bikes or e-scooters as your main way of getting around, or just for fun, there are important safety tips to keep in mind when charging or storing these devices.

**The Problem**

- Damaged or defective batteries can over-heat, catch fire, or explode.
- Lithium-ion battery fires give off toxic gases and they burn extremely hot.

**Safety Tips**

- Only purchase and use devices, batteries, and charging equipment that are listed by a nationally recognized testing lab and labeled accordingly.
- Always follow the instructions from the manufacturer.
- Only use the battery and the charger that were designed for, and came with, the device.
- Do not keep charging the device or device battery after it is fully charged.
- Only charge one device or device battery at a time to prevent overloading the circuit.
- Keep batteries at room temperature when possible. Do not charge them at temperatures below 32°F (0°C) or above 105°F (40°C).
- Do not store batteries in direct sunlight or inside hot vehicles, and keep them away from children and liquids.

**Signs of a Problem**

Stop using the e-bike or e-scooter if you notice any of these problems with the battery: unusual odor, change in color, too much heat, change in shape, leaking, smoking, or not keeping a charge.

**If you see a fire ...**

- ❗ Leave the building immediately.
- ❗ Don't try to fight the fire.
- ❗ Call 911.

**LEARN MORE**

Visit [nfpa.org/ebikes](https://nfpa.org/ebikes)

**NATIONAL FIRE PROTECTION ASSOCIATION**  
The leading international and non-profit organization in fire prevention and related issues

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# Questions or Comments



Thank you

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*Thank you*