

Building Compliance Services (BCS)

Building Compliance Services (BCS) from Building Engines has helped hundreds of customers with their violations and building requirements. Our services ensure that buildings under Fire and Life Safety code requirements of NYC are compliant through a more efficient, in-house process. We offer two services: Emergency Action Plans and Fire Protection Plans. Based on needs we can recommend an approach that will enable you to move forward without fear of code violations or fines, both that could be time consuming, costly, and delay projects.

EAP vs. FPP: Which do you need?

Emergency Action Plans (EAP)* and Fire Protection Plans (FPP) are New York City Fire and Life Safety regulations that owners must adhere to for the safety of all building occupants and to avoid property violations and penalties. EAP and FPP may be a requirement for any commercial high rise building above 75 feet. Though they have similarities, there are a few important differences to note:

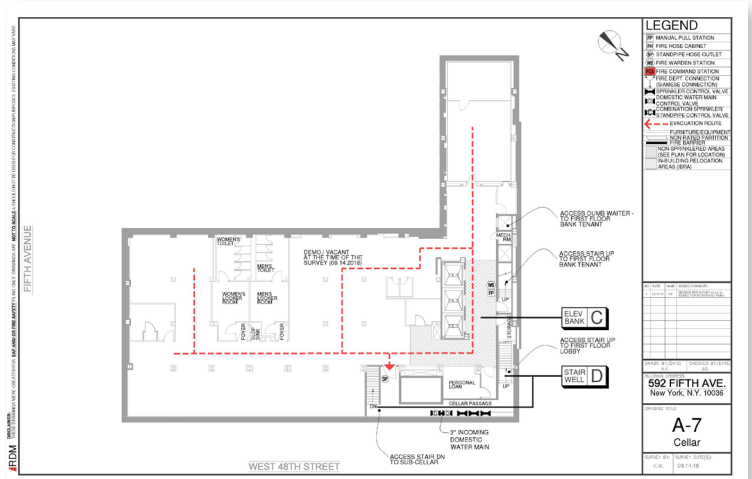
** The drawings will meet the required standards for Local Law 26 (EAP) & Local Law 5 (Fire Safety) as well as the new rules of the City of New York 404-01 & 02 which call for Fire Safety & Emergency Action Plans to be combined.*

	Emergency Action Plan (EAP)	Fire Protection Plan (FPP)
What is it?	A set of floor plans and written narrative that maps out egress and emergency evacuation routes/scenarios and all fire alarm related items.	A set of floor plans and written narrative that maps out egress and emergency evacuation routes/scenarios and all fire alarm related items.
Do I need it updated?	Regular updates are needed for any change to the building including floor plan updates	Updates are needed for buildings filing a change in use, egress or occupancy change.
Include Floor Plans	Yes	Yes
Include Fire Barrier Rating		Yes
Written narrative included	Yes	Yes
Handle Filing with FDNY/DOB	Yes	Yes
Required for Certificate of Occupancy		Yes
Required for Alt-1 or new building		Yes

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Emergency Action Plans include

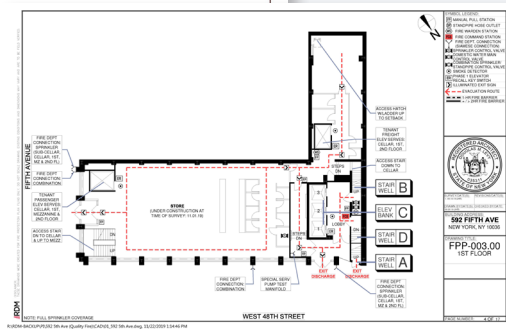
- ✔ Trusted, expertise to build EAP with FDNY approved floor plans
- ✔ Reflecting all building changes
- ✔ Yearly walk-through
- ✔ Unlimited in-house floor plan updates with subscription



DESCRIPTION IN NARRATIVE FORM
PER ARTICLE 109 OF THE 2014 NYC BUILDING CODE
(SAC 109.3 - 3. DESCRIPTION OF SAFETY SYSTEMS AND FEATURES)

COMMUNICATION SYSTEMS (3.1):
All building staff carry two-way radios and use management-issued and personal cellphones for communication. There is one additional radio available for FDNY use located within the engineer's office, at the Mezzanine level.
Communication for the fire alarm system is described below.

ALARM SYSTEMS (3.2):
The building is equipped w Command Station (FCS), nu tamper switches, combinat controls for the post-fire sm
The FCS has selective voice stairways, elevator lobbies communicate with all passe the buildings central super
The FCS display shows the components of the standpig fire detection devices tied i



Fire Protection Plans include

- ✔ Trusted, expertise to build with FDNY approved floor plans and narrative
- ✔ Filling with the FDNY included.
- ✔ Ability to get Certificate of Occupancy

Allow Building Compliance Services at Building Engines to take care of your Fire and Life Safety code compliance needs.

Contact us today
[Go to buildingengines.com/BCS](http://buildingengines.com/BCS)