

## WHITE PLAINS MECHANICAL CODE

### PART 1. GENERAL REQUIREMENTS

#### a. General Requirements.

- (1) **Inspection.** The Commissioner shall cause to be inspected at least once each year all boilers as defined in this article, except boilers operating at a gauge pressure of not more than fifteen (15 lbs.) pounds per square inch and located in dwellings occupied by less than six (6) families. The Commissioner may require that all such inspections be made by authorized insurance companies. Failure to do so shall result in the Boiler being shut down.
- (2) **Dangerous Boiler.** If, in the judgment of the Commissioner, a boiler is in an unsafe or a dangerous condition, he shall order the use of the boiler discontinued until such dangerous and unsafe condition has been remedied.
- (3) **Certificate of Inspection of Heating Equipment.** No boiler or unfired pressure vessel subject to the provisions of this article shall be placed in operation until a certificate of inspection and license has been issued. Licenses shall be posted near the boiler(s) in a glass frame.
- (4) **Tests of Heating Equipment.** Whenever a dispute arises as to the safety of operation of a heating device or with respect to abnormal emission of smoke, the building official may require tests to be performed at the owner's expense to determine the integrity or operational performance of any suspect equipment. When a boiler or unfired pressure vessel is found unsafe, the building official shall order such device withdrawn from service until the necessary repairs have been made.
- (5) **Boiler Record.** The Commissioner shall maintain a file of all such boilers and pressure vessels, with a record of all inspections, together with the official recommendations and actions thereon. The Commissioner shall assign each boiler an identification number. Owners and lessees of boilers shall attach to such boilers the numbers assigned by the Commissioner.
- (6) **Filing Fee.** The annual filing fee to be paid to the City of White Plains for issuance of license shall be per Section WPBCAE-q.

#### b. Smoke Abatement.

- (1) **Prohibited Discharge.** All furnaces and heating appliances fired with solid, liquid or gas fuels including all rubbish burners and incinerators, shall be so designed that they will not discharge under normal conditions of operation excessive smoke, soot, cinders, fly-ash or other materials which are deleterious to the safety or health of the public.
- (2) **Solid Fuel Fired.** When solid fuel is used, the maximum amount of cinders discharged with the gases of combustion into the free air and the maximum amount of

fly-ash shall comply with the Air Pollution Control Ordinance or other approved rules but in no case shall any such impurity exceed a concentration of four hundred (400) grains per one thousand (1,000) cubic feet of combustion gases.

- (3) **Oil Fired.** When oil is used as fuel, the maximum amount of measured carbon discharged with the gases of combustion shall not exceed that permitted by the Air Pollution Control Ordinance but in no case more than four hundred (400) grains per one thousand (1,000) cubic feet of such gases.

**c. Annual Cleaning, Inspection and Certification of Commercial Cooking Equipment.**

- (1) **Definition.** Commercial Cooking Equipment and Kitchen Exhaust System shall be defined to include all manner of commercial cooking equipment, exhaust hoods, grease removal devices, exhaust ductwork, exhaust fans, dampers, fire extinguishing equipment, and all other auxiliary or ancillary components or systems that are involved in the capture, containment, and control of grease - laden cooking effluent, pursuant to the requirements of the National Fire Protection Association, NFPA-96 - "Standard For Ventilation Control and Fire Protection of Commercial Cooking Operations".
- (2) **Annual Cleaning and Inspections.** All existing and new commercial cooking equipment and kitchen exhaust duct systems shall be completely cleaned, tested, and inspected annually by properly trained and qualified persons, as required by NFPA-96, Chapter 8 (Procedure for the Use and Maintenance of Equipment). Upon receipt of inspection and cleaning letter from the Cleaning Company technician is to complete the form and affix his signature on the form. The owner of the kitchen exhaust system is responsible to return the form to the Building Department. There shall be one form for each exhaust system and the form shall not be copied. An inspection and servicing of the fire extinguishing system and exhaust hood and of all actuation components and safety and automatic shutdown devices shall be conducted in accordance with said reference chapter after the system has been cleaned. (Note: Supplemental Cleaning Testing, Servicing and Inspection shall also be provided pursuant to Chapter 8, NFPA-96, and as needed throughout the year).
- (3) **Owner's Verification Report.** The owners or operator of the commercial cooking equipment and kitchen exhaust system shall submit to the Department of Building on an annual basis a written report verifying that inspection, testing and maintenance of said equipment has been completed in accordance with the requirements of this Section and NFPA-96 Standards. The report is to be prepared and signed by the company performing such cleaning, testing and inspection services.
- (4) **City's Annual License.** Upon receipt of the required Owner's Verification Report and filing fee, the City shall issue a "License for Commercial Cooking and Kitchen Exhaust and Grease Duct Systems", on an annual basis. Such License is required to be posted under glass in an area immediately adjacent to the commercial cooking equipment so as to be visible at all times. No commercial cooking equipment shall be operated unless a currently valid License is so posted.

- (5) **Filing Fee.** The annual filing fee to be paid to the City of White Plains for issuance of the License shall be per Section WPBCAE-q.

**d. Annual Inspection and Certification of Smoke Purge/Control System Equipment.**

- (1) **Definition.** Smoke Purge System Equipment shall be defined to include all equipment, fans, ductwork, controls, etc. That comprise the smoke purge/control system in a building.
- (2) **Annual Testing and Inspections.** All smoke purge and control systems shall be completely tested and inspected annually by properly trained and qualified persons. An inspection and Testing of the Purge/Control system and all related and ancillary components shall be performed once a year to determine that equipment is fully functional and ready for operation. This shall include but may not be limited to equipment, fans, dampers, actuators, "status" devices, etc. Any deficiency found shall be immediately repaired or replaced. Positive confirmation of equipment operation is required. Note: "Smoke Bomb" testing is not required but may be performed to confirm operation.
- (3) **Owner's Verification Report.** The owner or operator of the smoke purge system shall submit to the Department of Building on an annual basis a written report verifying that inspection, testing and maintenance of said equipment has been completed in accordance with the requirements of this Section and the State of New York and NFPA-90A Standards. The report is to be prepared and signed by a licensed Professional Engineer who witnessed such testing and inspection services.
- (4) **City's Annual License.** Upon receipt of the required Owner's Verification Report and filing fee, the City shall issue a "License for Smoke Purge/Control Systems" on an annual basis. Such License is required to be posted under glass in an area immediately adjacent to the Fire Command Station so as to be visible at all times.
- (5) **Filing Fee.** The annual filing fee to be paid to the City of White Plains for issuance of the License shall be per Section WPBCAE-q.

**PART 2. OPERATING ENGINEERS**

a. **Definition.** A high pressure boiler shall be defined as a boiler having safety valve or valves set higher than fifteen (15) pounds per square inch gauge and rated in excess of 30 Horse Power, or if such boiler produces hot water at a pressure of one hundred sixty (160) pounds per square inch or at a temperature over 250°F.

b. **License Required.** It shall be unlawful for a person to operate:

- (i) Any high pressure steam or hot water boiler(s) or engine(s) in which the safety valve(s) are set higher than fifteen (15) P.S.I. and the equipment is rated at more than 30 H.P.(developed)

-or-

- (ii) Any refrigeration or equipment generating chilled water of over 50 tons capacity.

-or-

- (iii) Any air compressor(s) rated at more than 75 H.P.

Only those persons who work for a company that occupies all or the major part of a building in the City of White Plains and is responsible for the operation of a high pressure boiler(s) or refrigeration system(s) shall be so licensed in The City of White Plains. There is no reciprocal agreement with any other municipality. All Operating Engineers and Refrigeration Operators shall be tested and approved solely by the Operating Engineer/Refrigeration Operator Examining Board of The City of White Plains.

**c. Exceptions.**

- (1) The provisions of this article shall not apply to persons operating locomotives of incorporated railroad companies.
- (2) The provisions of this article shall not apply to refrigerating systems of any size, provided that the systems is under automated control by devices that will cause the system to be de-energized from electric power and go to a shutdown condition upon experiencing an equipment malfunction or fault condition and provided further that:
  - (i) A building safety summary is submitted and approved by the Commissioner.
  - (ii) The Building safety summary shall be prepared by a N.Y.S. licensed professional engineer and include at a minimum:
    - (a) A life safety study of the building, including emergency procedures in effect in the building; and
    - (b) A description of automated HVAC equipment installed; and
    - (c) A complete description of the operation of the shutdown system under emergency conditions; and
    - (d) Other information as required by the Commissioner.
  - (iii) Notwithstanding the above these exceptions shall not apply to hospitals, nursing homes or schools.

**d. License Classifications.** The license issued shall be divided into four classes as follows:

- (1) *A Chief Stationary Engineer's license* shall be issued to any person found competent by due examination and experience to take charge of and operate a high pressure boiler or boilers, regardless of pressure or horse-power. The applicant shall submit to the Examining Board, at the time of application for license, proof in writing that the applicant has operated under the supervision of a licensed Chief Stationary Engineer,

on high pressure boilers, for a period of at least four (4) years. An applicant must operate with a First Class Stationary Engineer's license for at least one of the four (4) years prior to taking the Chief Stationary Engineer's license examination.

- (2) *A First Class Stationary Engineer's license* shall be issued to any person found competent by due examination to take charge of and operate, or be responsible for, a high-pressure boiler or boilers of between 100 H.P. and 500 H.P.. The applicant shall submit to the Examining Board, at the time of application for license, proofing in writing that the applicant has had three years' experience under the supervision of a licensed First Class Stationary Engineer, on high-pressure boilers. An applicant must operate with a Second Class Stationary Engineer's license for a least one of the three years prior to taking the First Class Stationary Engineer's license examination.
- (3) *A Second Class Stationary Engineer's license* shall be issued to any person found competent, by due examination, to take charge of and operate, or be responsible for, a high-pressure boiler or boilers of between 30 H.P. and 100 H.P. The applicant shall submit to the Examining Board, at the time of application for a license, proof in writing that the applicant has at least two years' experience under the supervision of a licensed Stationary Engineer, on high-pressure boilers.
- (4) *Refrigeration operators' license* shall be issued to any person found competent after due examination by the Examining Board to take charge of and operate a refrigeration system of over 50 tons capacity, and the applicant shall submit proof with the application that the applicant has had at least one years' experience operating a refrigerator or air-conditioning system of over 50 tons capacity. Such proof shall be in writing and acknowledged by a notary public or by any person qualified to take a sworn oath.

e. **Application.** Any person desiring a license required by this article shall file in the Commissioner's office an application accompanied by the payment of an examination/licensing fee as outlines in Section. Application shall be made in writing under oath on a form provided by the Commissioner, stating the name and address of the applicant, the applicant's practical experience and such other information as the Commissioner may require. Application shall be filed at least two (2) weeks prior to the date of the examination.

f. **Examining Board.** There is hereby created and continued an Examining Board of Stationary Engineers composed of the Commissioner (or his/her duly authorized representative), a City of White Plains Mechanical Inspector, a licensed Professional Engineer and two (2) stationary and one(1) refrigeration engineers who work in the City of White Plains. The refrigeration engineer shall serve a one (1) year term then two (2) year terms thereafter. The Stationary Engineer shall serve two (2) year terms. The three members, other than the Commissioner, shall serve without compensation and shall be appointed by the Mayor. Upon expiration of the term of each member, the Mayor shall appoint a new member to serve for two years. Vacancies in said Board shall be filled by the Mayor for the unexpired term. The Board

shall elect its own chairperson, vice-chairperson and secretary. A stated meeting of the Board shall be held each month and special meetings may be called by the Chairperson or the Commissioner. Three members shall constitute a quorum for the transaction of business.

g. **Examination.** Upon notice from the Commissioner, the applicant shall appear before the Board for an examination of the applicant's experience and qualifications. The Board shall submit to the Commissioner a written report in regard to the qualifications of the applicant with its recommendation in favor or rejection of the licensing of the applicant. An applicant who fails an examination under this article cannot qualify for another examination until a period of six (6) months has elapsed, and an applicant who has failed two examinations cannot reapply for another examination until the period of one (1) year has elapsed (from the date of the second exam). A fee prescribed in Section WPBCAE-q shall be paid prior to each examination.

h. **License.** Upon receipt of the Board's favorable recommendation, the Commissioner may issue to the applicant a license containing the name, address and signature of the applicant, and authorizing the applicant to operate in accordance with this article. Each license and renewal thereof shall expire on December 31 of the year of issuance and may be renewed for a period of one year from date of expiration upon the payment of a license fee as prescribed in Section WPBCAE-q.

If a license is not renewed within one year of the date of expiration, the holder thereof shall be required to take another examination.