

THE COUNCIL

The City of New York

Int. No. 137

February 5, 1998

Introduced by Council Members Michels, Eldridge, Duane, Freed and Linares; also Council Member Leffler—read and referred to the Committee on Housing and Buildings.

A LOCAL LAW

To amend the administrative code of the city of New York in relation to requiring protective devices in Class A multiple dwellings.

Be it enacted by the Council as follows:

1 Section 1. Article 11 of subchapter 2 of chapter 2 of the administrative code of the
2 city of New York is amended by adding a new section 27-2043.1 to read as follows:

3 § 27-2043.1 *Entrance; doors, locks and intercommunication systems.*

4 a. *Every entrance to a class A multiple dwelling not subject to the provisions of*
5 *section fifty-a of the multiple dwelling law, from a street, passageway, court, yard, cel-*
6 *lar or similar entrance to such dwelling, except an entrance leading to the main*
7 *entrance hall or lobby which main entrance hall or lobby is equipped with one or more*
8 *automatic self-locking doors, shall be equipped with automatic self-closing and self-*
9 *locking doors, and such doors shall be locked at all times except when an attendant is*
10 *on duty. Every entrance from the roof to such a dwelling shall be equipped with a self-*
11 *closing door which shall not be self-locking and which shall be fastened on the inside*
12 *with movable bolts, hooks or a lock which does not require a key to open from inside the*
13 *dwelling.*

14 b. *Every class A multiple dwelling not subject to the provisions of section fifty-a of*

1 *the multiple dwelling law and containing eight or more apartments shall, in addition to*
2 *the requirements of subdivision a, be equipped with an intercommunication system. Such*
3 *intercommunication system shall be located at an automatic self-locking door giving*
4 *public access to the main entrance hall or lobby of such multiple dwelling and shall*
5 *consist of a device or devices providing for voice communication between the occupant*
6 *of each apartment and a person outside such door to the main entrance hall or lobby*
7 *and permitting such occupant to release the locking mechanisms of such door from the*
8 *apartment.*

9 *c. All such self-closing and self-locking doors and intercommunication systems*
10 *shall be of a type approved by the department and shall be installed and maintained in a*
11 *manner prescribed by the department.*

12 *d. Every owner who shall fail to install and maintain the equipment required by*
13 *this section, in the manner prescribed by the department and any person who shall will-*
14 *fully destroy, damage or jam or otherwise interfere with the proper operation of, or*
15 *remove, with out justification, such equipment or any part thereof shall be guilty of a*
16 *misdemeanor as provided in subdivision e of this section.*

17 *e. Every person who shall violate or assist in the violation of any provision of this*
18 *section shall be guilty of a misdemeanor punishable, for a first offense, by a fine not*
19 *exceeding five hundred dollars or by imprisonment for a period not exceeding thirty*
20 *days, or by both such fine and imprisonment; for the second and any subsequent offense*
21 *arising from the failure to remove the violation upon which the first offense was based,*
22 *by a fine not exceeding one thousand dollars or by imprisonment for a period not*
23 *exceeding six months, or by both such fine and imprisonment.*

24 *f. The violation of the provisions of this section or of section fifty-a of the multiple*
25 *dwelling law shall constitute a hazardous violation and subject the owner of the multiple*

1 *dwelling to the penalties for such violation.*

2 *g. Every owner of a class A multiple dwelling who is required to install protective*
3 *devices pursuant to this section or section fifty-a of the multiple dwelling law shall keep*
4 *such records as the commissioner shall prescribe relating to the installation of such*
5 *devices and make such records available to the commissioner upon request.*

6 *b. Prior to the effective date of this section, every owner of a class A multiple*
7 *dwelling who is required to install protective devices pursuant to this section shall certi-*
8 *fy, on a form approved by the commissioner, that such owner has installed such devices*
9 *in accordance with the provisions of this section. Upon application of such an owner, on*
10 *a form approved by the commissioner, the commissioner may extend the period of com-*
11 *pliance with the provisions of this section by such owner for such period as the commis-*
12 *sioner deems appropriate. An owner who has been granted an extension of the period of*
13 *compliance may, within thirty to sixty days prior to the expiration of such extension,*
14 *submit an application for a further extension of such period of compliance for such peri-*
15 *od as the commissioner deems appropriate. In order to be entitled to an extension pur-*
16 *suant to this subdivision such owner must demonstrate to the satisfaction of the*
17 *commissioner that a good faith effort towards completion of the work has been made.*

18 § 2. This local law shall take effect immediately.

Note: Matter in *italics* is new; matter in brackets [] to be omitted.