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**Special Committee on Twin Parks Citywide Taskforce on Fire Prevention**

Hon. Oswald Feliz, Chair

**Committee on Fire and Emergency Management**

Hon. Joann Ariola, Chair

**Committee on Housing and Buildings**

Hon. Pierina Sanchez, Chair

**April 6, 2022**

**Oversight: Agency Enforcement and the Twin Parks Fire**

**Int. No. 104:** By Council Members Feliz, Ariola, Sanchez, Abreu, Hanif, Brewer, Riley, Yeger, Krishnan, Brannan, Williams and Won (by request of the Bronx Borough President)

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to defining the term self-closing door

**Administrative Code:** Amends section 27-2004

**Int. No. 105:** By Council Members Feliz, Ariola, Sanchez, Abreu, Hanif, Hudson, Riley, Krishnan, Stevens, Williams and Won (by request of the Bronx Borough President)

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to housing and fire safety

**Administrative Code:** Amends sections 27-2041.1, 27-2115, and 28-315.10

**Int. No. 106:** By Council Members Hanif, the Public Advocate (Mr. Williams), and Council Members Sanchez, Powers, Feliz, Riley, Yeger, Krishnan, Brann, Williams and Won

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to the sale of electric space heaters

**Administrative Code:** Adds subchapter 14 to chapter 4 of title 20

**Int. No. 115:** By Council Members Hudson, Powers, Feliz, Sanchez, Brewer, Hanif, Krishnan and Stevens

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to minimum temperatures required to be maintained in dwellings

**Administrative Code:** Amends section 27-2029

**Int. No. 131:** By Council Members Sanchez, Hanif, Riley, Yeger, Williams, Won and Ariola

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to requiring the fire department to conduct residential education and outreach regarding the safe operation of electric space heaters

**Administrative Code:** Amends section 15-132

**Preconsidered Int. No. 155:** By Council Members Carr, Borelli and Ariola

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to requiring the commissioner of buildings to waive filing fees for permits to alter family dwellings to conform to the New York city fire code

**Administrative Code:** Adds section 28-112.13

**Preconsidered Int. No. 156:** By Council Members Carr, Borelli and Ariola

**Title:** A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to requiring carbon monoxide detecting devices in the basements of certain dwellings

**Administrative Code:** Amends section 27-2045; adds new section 28-315.2.5

**Building Code:** Adds section 908.7.1.1.4

**Preconsidered Int. No. 208:** By Council Members Williams, Hudson, Salamanca, Feliz, Riley and Stevens

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to inspections of self-closing doors in residential buildings

**Administrative Code:** Adds section 27-2041.2

1. **Introduction**

On April 6, 2022, the Special Committee on Twin Parks Citywide Taskforce on Fire Prevention, chaired by Council Member Oswald Feliz, and the Committees on Fire and Emergency Management, chaired by Council Member Joann Ariola, and Housing and Buildings, chaired by Council Member Pierina Sanchez, will hold a joint hearing entitled “Oversight: Agency Enforcement and the Twin Parks Fire.” The Committees will also hear several pieces of legislation: Int. No. 104, in relation to defining the term self-closing door; Int. No. 105, in relation to housing and fire safety; Int. No. 106, in relation to the sale of electric space heaters; Int. No. 115, in relation to minimum temperatures required to be maintained in dwellings; Int. No. 131, in relation to requiring the fire department to conduct residential education and outreach regarding the safe operation of electric space heaters; Preconsidered Int. No.­\_, in relation to requiring the commissioner of buildings to waive filing fees for permits to alter family dwellings to conform to the NYC fire code; Preconsidered Int. No.\_, in relation to requiring carbon monoxide detecting devices in the basements of certain dwellings; and Preconsidered Int. No.\_, in relation to inspections of self-closing doors in residential buildings. The Committees expect to receive testimony from the New York City Fire Department (“FDNY”), the Department of Housing Preservation and Development (“HPD”), the Department of Buildings (“DOB”), as well as real estate representatives, tenant advocates and other interested members of the public.

1. **Background**

*January 2022 Residential Building Fires*

On January 9, 2022, a high-rise residential fire at the 19-story Twin Parks North West apartment building in the Fordham section of the Bronx resulted in the deaths of 17 individuals, including eight children.[[1]](#footnote-1) Dozens were hospitalized with life-threatening injuries due to smoke inhalation.[[2]](#footnote-2) Investigators determined the fire was caused by a defective space heater that caught fire in a resident’s bedroom.[[3]](#footnote-3) The space heater had reportedly been running continuously for days to supplement the inadequate heat provided by the building. Although the flames were contained primarily to the hallway outside the third floor apartment unit where the fire originated, smoke from the fire quickly inundated the building.[[4]](#footnote-4) As residents of the building evacuated, the door to the third floor apartment from which the fire originated reportedly remained open, causing smoke to permeate throughout the building.[[5]](#footnote-5) The smoke was drawn into a stairwell, leading up to the fifteenth floor, where the stairwell door was also left open.[[6]](#footnote-6) All individuals killed in the fire died from smoke inhalation. Additionally, dozens of residents were displaced from their apartments. It was reported that between 2013 and 2019, HPD inspectors cited the Twin Parks building six times for failure to maintain self-closing doors, all of which had been resolved.[[7]](#footnote-7) Of those violations, doors on the third and fifteenth floors had specifically been mentioned.[[8]](#footnote-8)

Closing doors when escaping a fire can greatly decrease the chance that such fire will spread to other areas of a building. The Twin Parks fire, and other high-rise fires, have demonstrated the fatal results of open doors allowing fires to spread into common hallways, stairways and other apartments. Recognizing the potential life-or-death impact of closing doors during a fire, the Council enacted legislation aimed to address this issue following a string of deadly fires in early 2018.

First, Local Law 111 of 2018, established requirements that doors providing access to interior corridors or stairs be self-closing or equipped with devices to ensure closing after having been opened. This requirement, which applied to occupancy groups R-1 and R-2 established July 31, 2021 as a deadline for compliance with such requirements.[[9]](#footnote-9) The bill placed responsibility on building owners of multiple dwellings to keep and maintain self-closing doors in good repair, and made failure to keep or maintain such doors a class C immediate hazardous violation, with a 21-day period of correction following issuance of violation.[[10]](#footnote-10)

Additionally, Local Law 115 of 2018, required the posting of notices within residential buildings regarding the importance of closing doors when escaping a fire. This requirement, codified in Admin. Code. Section 15-135, places responsibility on building owners to ensure such notices are maintained in conspicuous locations.[[11]](#footnote-11)

1. **New York City Codes Enforcement**

*FDNY Enforcement*

The FDNY’s Bureau of Fire Prevention (“BFP”) is responsible for ensuring compliance with local fire and life safety regulations, include provisions contained within the City’s Fire and Building Code provisions. In doing so, the BFP ensures fire protection and public safety in both residential and commercial occupancies through direct inspections, code enforcement, and educational outreach. These inspections can relate to ensuring proper ventilation in commercial kitchens, functioning sprinkler systems, unobstructed means of egress, and compliance with mandated occupancy limits. The BFP supports the Department’s Bureau of Operations through the exchange of essential information on locations, buildings, and special events. The Department’s safety education unit, within the BFP, provides programs to educate the public about safeguarding one’s home, property, business, and family, friends and neighbors from fire and other hazards.[[12]](#footnote-12) While Fire prevention activities continue to emphasize the role of inspection and enforcement, they also include a more proactive fire safety education program for the City.[[13]](#footnote-13) Additionally, the FDNY uses a Risk Based Inspection System (RBIS) to help with conducting targeted inspections. RBIS is a relatively new initiative whereby the FDNY uses a proprietary algorithm, processing and gathering data by City agencies to predict fire safety risks Citywide to inform resource allocation and conduct targeted inspections.[[14]](#footnote-14)

*HPD Enforcement*

HPD is tasked with enforcing the New York City Housing Maintenance Code, which covers, among other things, requirements related to heat and hot water, mold, pests, self-closing doors, and fire safety.[[15]](#footnote-15) According to reports, HPD does not routinely inspect for compliance with self-closing door requirements,[[16]](#footnote-16) which are required at all covered building entrance doors, unit entrance doors, fire stair doors, fire tower doors, bulkhead doors, rubbish chute closet doors, and other doors accessing public halls or stairs.[[17]](#footnote-17)

In Fiscal Year 2021, HPD issued upwards of 22,000 self-closing door violations, over 18,000 of which were closed as corrected.[[18]](#footnote-18) It remains unclear how many of those violations were issued for unit entrance doors, or other types of doors required to be self-closing. HPD has stated that its inspectors “proactively” check for self-closing apartment entrance doors and public area doors in the line of travel to apartments they are inspecting.[[19]](#footnote-19) In February 2018, HPD added a check for self-closing doors to its “line of sight” inspection protocol, requiring that inspectors look to see if any public door the inspector passes on the way to the apartment is self-closing, and if not, to issue a notice for an “immediately hazardous” (*i.e.*, class C) violation.[[20]](#footnote-20) However, individual unit doors are not checked for compliance during the line of sight protocol, and typically only if the HPD inspector is already inspecting that apartment, or if HPD has been informed of a possible violating condition.[[21]](#footnote-21) It has been noted that HPD may have some difficulty inspecting individual unit entrance doors for compliance with the self-closing requirement because they would need the tenant to provide access to the door to determine whether the self-closing mechanism is functioning properly. In January 2022, following the tragic residential building fires, HPD issued a bulletin to residential building owners covering the City’s self-closing door requirements.[[22]](#footnote-22)

The Housing Maintenance Code requires residential landlords to maintain certain minimum indoor temperatures during “heat season,” which begins on October 1st and ends after May 31st.[[23]](#footnote-23) During these months, between the hours of 6:00 a.m. and 10:00 p.m., an indoor heat of at least 68 degrees Fahrenheit must be maintained if the outdoor temperature is below 55 degrees Fahrenheit. Between the hours of 10:00 p.m. and 6:00 a.m., an indoor temperature of at least 62 degrees Fahrenheit must be maintained, regardless of outdoor temperature. HPD may issue notices of violation for failure to comply with this requirement, including a civil penalty of $250.[[24]](#footnote-24) Where a third or subsequent inspection within the same heat season results in a violation, HPD will charge an inspection fee of $200.[[25]](#footnote-25)

During a hearing of the Committee on Housing and Buildings that took place on October 16, 2018, the Committee received testimony relating to what would become Local Law 18 of 2020,[[26]](#footnote-26) which requires HPD to select 50 apartment buildings with heat violations and heat-related complaints to participate in a pilot program requiring the installation of internet-capable temperature reporting devices.[[27]](#footnote-27) At that hearing, HPD testified as to its procedure for inspecting potential heat violations. [[28]](#footnote-28) HPD recommends that tenants in apartments with inadequate heat first contact the property owner or manager about restoring heat. If the owner does not restore heat, the tenant is encouraged to file a complaint with 311, and an HPD inspector is dispatched if the tenant does not confirm that heat has been restored. To issue a violation, the HPD inspector must take the outdoor temperature and the indoor temperature in a room unaffected by auxiliary heat, using a thermometer certified for accuracy by the City.[[29]](#footnote-29)

The Committee received additional testimony about the difficulty of accurately measuring and enforcing minimum indoor temperature requirements.[[30]](#footnote-30) First, when a tenant files a complaint with 311 about a potential heat violation, the complaint is placed in a queue, meaning that by the time an HPD inspector is on site, the violating condition may no longer be measurable (*e.g.*, because the temperature has changed). Second, it has been reported that HPD informs property owners prior to sending its inspectors, which could mean the owner has adequate time to properly heat their building and evade enforcement.

*DOB Enforcement*

DOB is tasked with enforcing compliance with the New York City Building Code and Zoning Resolution.[[31]](#footnote-31) DOB divides its enforcement between development, inspecting new structures and major alterations, and enforcement, inspecting in response to complaints, to re-inspect, or conduct joint inspections. DOB inspections focus on the construction side, ensuring that construction conforms to approved building plans that are in line with applicable legislation and safety standards. In instances such as the January 9 Bronx building fire, DOB inspectors will be called to the scene to carry out structural stability inspections and to assist FDNY.

1. **Bill Analysis**

Below is a brief summary of the legislation being heard by the Committees at this hearing. Full text of each bill is attached below.

*Int. No. 104*

To add clarity to requirements pertaining to the installation and maintenance of self-closing doors, this bill would amend section 27-2004 of the New York City Administrative Code by adding a definition for the term “self-closing door” as it is used within the Housing Maintenance Code. The term “self-closing door” would be defined as a fireproof door with a device that ensures closure without requiring a key. This legislation would take effect immediately.

*Int. No. 105*

This bill would amend sections 27-2041.1, 27-2115, and 28-315.10 of the New York City

Administrative Code by reducing the number of days a property owner has to correct a self-closing door violation from 21 days to 10 days. This bill would require HPD to inspect within 14 days of that 10-day compliance deadline. Additionally, this bill would increase civil penalties for willful false certification of completed repairs and immediately hazardous violations. This legislation would take effect immediately.

*Int. No. 106*

Aiming to mitigate fire hazards presented by indoor use of electric space heaters, this bill would prohibit the sale of electric space heaters unless such device is equipped with a thermostat, and automatic shut-off function that disables operation upon overheating or tipping over. Additionally, the bill requires that any electric space heater for sale must be certified by a testing and certification body recognized and approved by the United States Consumer Product Safety Commission, such as Underwriters Labs (UL) or similar entities. This bill would take effect immediately.

*Int. No. 115*

This bill would amend section 27-2029 of the New York City Administrative Code in relation to minimum temperatures required to be maintained in dwellings. During heating season, between October 1 and May 31, owners of residential buildings who are required to provide heat for their tenants must maintain certain minimum temperatures in areas of dwelling units that are used or occupied for living purposes. This bill would increase the existing heat season temperature requirements from 68 to 70 degrees Fahrenheit during the hours of 6:00 a.m. to 10:00 p.m., and from 62 to 66 degrees Fahrenheit during the hours of 10:00 p.m. and 6:00 a.m. This legislation would take effect 120 days after becoming law.

*Int. No. 131*

Pursuant to the Fire Code and the Rules of the City of New York, certain residential buildings are required to distribute fire safety guides and notices to tenants outlining information pertaining to the building’s fire safety protocols. This bill would amend current requirements, found in the New York City Administration Code section15-132, by requiring that such activities include dissemination of relevant information pertaining to the safe operations of electric space heaters in residential settings. This bill would take effect immediately.

*Preconsidered Int. No. \_\_\_\_*

There is a public safety interest in facilitating construction work that brings older structures into compliance with current Fire Code standards. This bill would amend the New York City Administrative Code by adding section 28-112.13 requiring the DOB to waive filing fees for any permits to alter a one-, two- or three-family home when the applicant self-certifies that the alteration is to conform the home to current Fire Code standards. The bill would also require the DOB to conduct outreach on the availability of such waivers. This bill would take effect immediately.

*Preconsidered Int. No. \_\_\_\_*

Undetected carbon monoxide leaks present significant life safety dangers due to resulting risk of explosion or poisoning. These hazards are particularly acute in subterranean locations, such as basements, due to limited ventilation and the presence of carbon monoxide emitting mechanical equipment such as boilers. This bill would amend section 27-2045 and add new section 28-315.2.5 to the New York City Administrative Code and adds section 908.7.1.1.4 to the New York City Building Code requiring that all multi-family apartment buildings install carbon monoxide detecting devices in basement common areas of such buildings, except those areas regularly used for access to or egress from a dwelling unit. This legislation would take effect immediately.

*Preconsidered Int. No.*

This bill would amend the New York City Administrative Code by adding section 27-2041.2, which would require the HPD to inspect doors required to be self-closing at least once every two years. This legislation would take effect immediately.

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Int. No. 104

By Council Members Feliz, Ariola, Sanchez, Abreu, Hanif, Brewer, Riley, Yeger, Krishnan Brannan, Williams and Won (by request of the Bronx Borough President)

..Title

A Local Law to amend the administrative code of the city of New York, in relation to defining the term self-closing door

..Body

Be it enacted by the Council as follows:

Section 1. Subdivision a of section 27-2004 of the administrative code of the city of New York is amended by adding a new paragraph 49 to read as follows:

49. The term “self-closing door” means a fireproof door equipped with a device that will ensure closing after having been opened and which does not require a key to open from inside a dwelling.

§ 2. This local law takes effect immediately.

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Int. No. 105

By Council Members Feliz, Ariola, Sanchez, Abreu, Hanif, Hudson, Riley, Krishnan, Stevens, Williams and Won (by request of the Bronx Borough President)

..Title

A Local Law to amend the administrative code of the city of New York, in relation to housing and fire safety

..Body

Be it enacted by the Council as follows:

Section 1. Section 27-2041.1 of the administrative code of the city of New York, as added by local law number 111 for the year 2018, is amended to read as follows:

§ 27-2041.1 Self-closing doors. a. It shall be the duty of the owner of a multiple dwelling, which is required to be equipped with self-closing doors pursuant to section 28-315.10, or any other applicable law, to keep and maintain such doors in good repair.

b. Any owner required to keep and maintain self-closing doors pursuant to subdivision a of this section who fails to keep or maintain such doors shall be liable for a class C immediately hazardous violation. Notwithstanding any other provision of law to the contrary, the time within which to correct such violation shall be [twenty-one] 10 days after service of the notice of violation.

c. The department shall conduct an inspection of such violation no later than 14 days after the expiration of the 10-day correction period specified by subdivision b, notwithstanding any submission of a certification of correction.

§ 2. Subdivision (a) of section 27-2115 of the administrative code of the city of New York, as amended by local law number 65 for the year 1987, is amended to read as follows:

(a) A person who violates any law relating to housing standards shall be subject to a civil penalty of not less than ten dollars nor more than fifty dollars for each non-hazardous violation, not less than twenty-five dollars nor more than one hundred dollars and ten dollars per day for each hazardous violation, fifty dollars per day for each immediately hazardous violation, occurring in a multiple dwelling containing five or fewer dwelling units, from the date set for correction in the notice of violation until the violation is corrected, and not less than two hundred fifty dollars nor more than [one] five hundred [fifty] dollars and, in addition, [one] two hundred [twenty-five] fifty dollars per day for each immediately hazardous violation, occurring in a multiple dwelling containing more than five dwelling units, from the date set for correction in the notice of violation until the violation is corrected. A person [wilfully] willfully making a false certification of correction of a violation shall be subject to a civil penalty of not less than [fifty] five hundred dollars nor more than [two hundred fifty] one thousand dollars for each violation falsely certified, in addition to the other penalties herein provided.

§ 3. Section 28-315.10 of the administrative code of the city of New York, as amended by local law number 126 for the year 2021, is amended to read as follows:

§ 28-315.10 Self-closing doors. All doors providing access to interior corridors or stairs in occupancy groups R-1 and R-2 shall be self-closing or equipped with a device that will ensure [closing] the doors close shut and self-latch after having been opened by July 31, 2021.

§ 4. This local law takes effect immediately.

NAW/CP

LS #7097/7098/7100/7101/7102

3/9/2022 10:20 AM

Int. No. 106

By Council Member Hanif, the Public Advocate (Mr. Williams), and Council Members Sanchez, Powers, Feliz, Riley, Yeger, Krishnan, Brannan, Williams and Won

..Title

A Local Law to amend the administrative code of the city of New York, in relation to the sale of electric space heaters

..Body

Be it enacted by the Council as follows:

Section 1. Chapter 4 of title 20 of the administrative code of the city of New York is amended by adding a new subchapter 14 to read as follows:

SUBCHAPTER 14

SPACE HEATERS

§ 20-699.10 Definitions. For purposes of this subchapter, the following terms have the following meanings:

Commissioner. The term “commissioner” means the commissioner of consumer and worker protection.

§ 20-699.11 Sale of electric space heaters. No person, firm, partnership, association or corporation shall distribute, sell or offer for sale an electric space heater unless such electric space heater:

1. Is equipped with a thermostat;

2. Is equipped with an automatic shut-off function that disables such space heater upon overheating or tipping over; and

3. Has been certified by a testing and certification body recognized and approved by the United States consumer product safety commission.

§ 2. This local law takes effect 120 days after it becomes law, except that the commissioner of consumer and worker protection shall take such measures as are necessary for the implementation of this local law, including the promulgation of rules, before such date.

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3/17/22 10:59 AM

Int. No. 115

By Council Members Hudson, Powers, Feliz, Sanchez, Brewer, Hanif, Krishnan and Stevens

..Title

A Local Law to amend the administrative code of the city of New York, in relation to minimum temperatures required to be maintained in dwellings

..body

Be it enacted by the Council as follows:

Section 1. Subdivision a of section 27-2029 of the administrative code of the city of New York, as amended by local law number 86 for the year 2017, is amended to read as follows:

a. During the period from October first through May thirty-first, centrally-supplied heat, in any dwelling in which such heat is required to be provided, shall be furnished so as to maintain, in every portion of such dwelling used or occupied for living purposes:

(1) between the hours of six a.m. and ten p.m., a temperature of at least [sixty-eight] seventy degrees Fahrenheit whenever the outside temperature falls below fifty-five degrees; and

(2) between the hours of ten p.m. and six a.m., a temperature of at least [sixty-two] sixty-six degrees Fahrenheit.

§ 2. This local law takes effect 120 days after it becomes law.

NAW

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Int. No. 131

By Council Members Sanchez, Hanif, Riley, Yeger, Williams, Won and Ariola

..Title

A Local Law to amend the administrative code of the city of New York, in relation to requiring the fire department to conduct residential education and outreach regarding the safe operation of electric space heaters

..Body

Be it enacted by the Council as follows:

Section 1. Paragraph a of section 15-132 of the administrative code of the city of New York is amended to read as follows:

    § 15-132 Residential education and outreach. a. The department shall make a good faith effort to directly contact owners and occupants of R-2 multiple dwellings to ensure that appropriate fire safety procedures, resources, and educational materials are in place. These efforts shall include, where appropriate, (i) ensuring compliance with fire code section 401.6 and applicable department rules relating to owners providing notice to occupants of fire safety measures, (ii) providing fire safety and fire prevention educational materials, and (iii) providing relevant training to staff at such dwellings. Activities taken pursuant to this section shall include the dissemination of educational materials and outreach relating to the safe operations of electric space heaters in residential settings.

§ 2. This local law takes effect immediately.

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LS #7158

3/14/22

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Int. No.

By Council Members Carr, Borelli and Ariola

..Title

A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to requiring carbon monoxide detecting devices in the basements of certain dwellings

..Body

Be it enacted by the Council as follows:

Section 1. Subdivision a of section 27-2045 of the administrative code of the city of New York is amended by adding a new definition of “basement common area” in alphabetical order to read as follows:

Basement common area. The term “basement common area” means an area in the basement of a class A or class B multiple dwelling that is not within a dwelling unit and that is available for common use by all occupants, including owners or tenants, or a group of occupants and their invitees, except that such term does not include areas regularly used by occupants for access to and egress from any dwelling unit within such multiple dwelling.

§ 2. Subparagraph (b) of paragraph 1 of subdivision b of section 27-2045 of the administrative code of the city of New York, as added by local law number 157 for the year 2016, is amended to read as follows:

(b) Provide and install one or more approved and operational carbon monoxide detecting devices in each dwelling unit and in any basement common area, in accordance with section 908.7 of the New York city building code or sections 27-981.1, 27-981.2 and 27-981.3 of the 1968 building code, as applicable, or, in the alternative for class B multiple dwellings, provide and install a line-operated zoned carbon monoxide detecting system with central annunciation and central office tie-in for all public corridors and public spaces, pursuant to rules promulgated by the commissioner of buildings or by the commissioner in consultation with the department of buildings and the fire department;

§ 3. Article 315 of chapter 3 of title 28 of the administrative code of the city of New York is amended by adding a new section 28-315.2.5 to read as follows:

**§ 28-315.2.5 Carbon monoxide alarms for occupancy group R-2 basements.** Areas in the basement of a multiple dwelling classified in occupancy group R-2, that are not within a dwelling unit and that are available for common use by all occupants, including owners or tenants, or a group of occupants and their invitees, except those areas regularly used by occupants for access to and egress from any dwelling unit within such multiple dwelling, shall be equipped with approved and operational carbon monoxide detecting devices on or before December 1, 2022, in accordance with section 908.7 of the New York city building code.

§ 4. Section 908.7 of the New York city building code is amended by adding a new section 908.7.1.1.4 to read as follows:

**908.7.1.1.4 Required locations in basements.** For a building within occupancy group R-2 where carbon monoxide alarms or detectors are required under section 908.7.1.1, carbon monoxide alarms or detectors shall be located in all basement common areas, as such term is defined in subdivision a of section 27-2045 of the Administrative Code.

§ 5. This local law takes effect immediately.

Session 12

MHL

LS #5484; 8333

03/25/22

Session 11

JSA

LS #16624

Int. 2167-2022

Int. No.

By Council Members Carr, Borelli and Ariola

..Title

A Local Law to amend the administrative code of the city of New York, in relation to requiring the commissioner of buildings to waive filing fees for permits to alter family dwellings to conform to the New York city fire code

..Body

Be it enacted by the Council as follows:

Section 1. Article 112 of chapter 1 of title 28 of the administrative code of the city of New York is amended by adding a new section 28-112.13 to read as follows:

**§ 28-112.13 Waiver of permit filing fees to alter and conform a one-, two- or three-family dwelling to the city fire code.** To promote public safety, the commissioner shall waive the filing fee, which would otherwise be required to be paid to the department by this code or the rules of the department, in connection with a permit for work that an applicant self-certifies is to alter and conform a one-, two- or three-family dwelling to the city fire code. The department, with relevant agencies, shall conduct outreach on the waiver in the designated citywide languages, as defined in section 23-1101.

§2. This local law takes effect immediately.

Session 12

NLB

LS #3934/8331

3/25/2022

Session 11

NLB

LS #13656

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Int. No.

By Council Members Williams, Hudson, Salamanca, Feliz, Riley and Stevens

..Title

A Local Law to amend the administrative code of the city of New York, in relation to inspections of self-closing doors in residential buildings

..Body

Be it enacted by the Council as follows:

Section 1. Article 11 of subchapter 2 of chapter 2 of title 27 of the administrative code of the city of New York is amended by adding a new section 27-2041.2 to read as follows:

§ 27-2041.2 Self-closing doors; required inspections. a. General. Commencing January 1, 2023, self-closing doors in occupancy groups R-1 and R-2 shall be periodically inspected in accordance with this section.

Exception: No inspection is required pursuant to this section for a building that contains no self-closing doors and for which the owner of such building has submitted to the commissioner, in a form and manner determined by the commissioner, a certificate of a registered design professional, or a person satisfying other qualifications that the commissioner may establish, that such building contains no self-closing doors and is not required by law to contain self-closing doors.

b. Inspection intervals. The department shall conduct an inspection of a building’s self-closing doors at periodic intervals as set forth by rule of the commissioner, but such inspection shall be conducted at least once every two years.

Exception: The initial inspection for a new building shall be conducted in the third year after the earlier of (i) the issuance by the department of a letter of completion or, if applicable, a temporary or final certificate of occupancy for such building or (ii) the date such building was completed as determined by reference to an applicable rule of the department.

c. Inspection process. Self-closing doors shall be inspected and tested in accordance with this section and applicable rules of the department promulgated pursuant to this section. The commissioner shall develop criteria to be used during the inspection of a self-closing door for violations.

d. Inspection requirements. At each inspection conducted pursuant to subdivision c, the department shall, at minimum, inspect self-closing doors in common areas, public spaces, hallways and corridors, provided that such testing need only include common areas, public spaces, hallways, and corridors on floors that contain self-closing doors.

e. Notification and correction of violations. If an inspection reveals any violation, the department shall notify the building owner immediately and the building owner shall immediately correct such violating condition and bring such condition into compliance with applicable provisions of this code, the New York city fire code and the New York city construction codes. The building owner shall certify to the department in a time and manner determined by the commissioner that such condition has been corrected.

f. Re-inspection requirement. If an inspection of self-closing doors conducted pursuant to this section reveals any class C immediately hazardous violation, the department shall conduct a re-inspection of the building after receiving notification from the building owner that such violation has been corrected or after 90 days have passed since any such violation was identified to the building owner, whichever occurs first.

g. Conditional inspections. Where a tenant or occupant of an R-1 or R-2 occupancy group building requests an inspection for an alleged violation identified in such building’s common areas, public spaces, hallways, or corridors, the department shall automatically inspect the immediate floor of such alleged violation for self-closing door violations if such floor contains self-closing doors. If the department discovers a self-closing door violation on such immediate floor, the department shall inspect all other common areas, public spaces, hallways and corridors in such building for self-closing door violations.

h. Annual report on self-closing doors. 1. No later than December 31, 2023, and annually thereafter, the commissioner shall submit to the mayor and the speaker of the council and shall post conspicuously on the department’s website an annual report regarding self-closing doors inspected by the department pursuant to this section.

2. The annual report shall include a table in which each separate row references a building inspected by the department pursuant to this section in the previous year. Each such row shall include the following information, as well as any additional information the commissioner deems appropriate, set forth in separate columns:

(a) The address of the building where such inspection occurred;

(b) The building or property owner;

(c) The date on which an inspection of such building occurred;

(d) The number of floors contained in such building;

(e) Which floors were inspected for self-closing door violations in the previous year;

(f) The number of self-closing doors inspected in such building in the previous year;

(g) The number of self-closing door violations identified in such building in the previous year; and

(h) The date on which the property owner properly corrected all self-closing door violations after any such violations were identified by the department during such inspection.

§ 2. This local law takes effect immediately. The commissioner of housing preservation and development shall take all actions necessary for its implementation by no later than January 1, 2023.

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