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#

**THE NEW YORK CITY COUNCIL**

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**briefing paper AND COMMITTEE REPORT OF**

**the Infrastructure Division AND
THE GOVERNMENTAL AFFAIRS Division**

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**COMMITTEE ON HOUSING AND BUILDINGS**

Hon. Robert E. Cornegy, Jr., Chair

**COMMITTEE ON FIRE AND EMERGENCY MANAGEMENT**

Joseph C. Borelli, Chair

December 2, 2020

**OVERSIGHT: Fire, Gas, and Carbon Monoxide**

**Preconsidered Int. No. :** ByCouncil Member Cornegy

**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 the date by which carbon monoxide detectors are required to be installed in commercial spaces

**ADMINISTRATIVE CODE:** Amends section 28-315.11

**BUILDING CODE:** Amends section 908.7.3.1

**Preconsidered Int. No. :** ByCouncil Member Borelli

**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 a new section 28-

315.2.5

**BUILDING CODE:** Adds a new section 908.7.1.1.4

**INT. NO. 273:** ByCouncil Members Richards, Brannan and the Public Advocate (Mr. Williams)

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to increasing transparency around manhole fires and explosions

**ADMINISTRATIVE CODE:** Adds a new section 15-132

**INT. NO. 312:** By Council Members Rodriguez and Brannan

**TITLE:** A Local Law to amend the New York city fire code, in relation to requiring portable fire extinguishers in all multiple dwellings

**FIRE CODE:** Amends item one of section 906.1

**INT. NO. 356:** By Council Member Rosenthal

**TITLE:** A Local Law in relation to requiring the department of buildings to report on buildings which have party-wall balconies

**INT. NO. 842:** By Council Member Grodenchik

**TITLE:**  A Local Law to amend the New York city building code and the administrative code of the city of New York, in relation to egress path markings

**ADMINISTRATIVE CODE:** Adds a new section 28-315.2.5

**BUILDING CODE:** Amends section 1024.1

**INT. NO. 859:** By Council Members Torres and Ayala

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to permits authorizing gas restoration after an emergency shut-off

**ADMINISTRATIVE CODE:** Adds a new section 28-119.5

**INT. NO. 1036:** By Council Member Grodenchik

**TITLE:** A Local Law to amend the New York city building code, in relation to directional signs in residential buildings

**BUILDING CODE:** Amends section 1011.1

**ADMINISTRATIVE CODE:** Adds a new section 28-315.2.5

**PROPOSED INT. NO. 1146-B:** By Council Members Grodenchik, Cornegy, Rosenthal, Torres, Constantinides, Adams, Ayala and Holden

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to the installation of automatic sprinklers in residential buildings

**ADMINISTRATIVE CODE:** Adds a new section 28-315.2.5

**INT. NO. 1256:** By Council Member Cornegy

**TITLE:** A Local Law to amend the New York city fire code, in relation to fire safety plans for mixed-use buildings

**FIRE CODE:** Amends section 406.2.1; adds a new section 406.2.3; amends section 414.3.1

**INT. NO. 1341:** By Council Members Borelli, Holden, Brannan, Powers, Van Bramer, Ayala, and Maisel

**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 fire lanes in open parking lots that can store over 100 vehicles

**ADMINISTRATIVE CODE:** Adds a new section 28-315.2.5

**BUILDING CODE:** Adds a new section 406.7.10.5

**INT. NO. 1459:** By Council Members Rivera, Holden, Cornegy, and Ulrich

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to standards for natural ventilation

**ADMINISTRATIVE CODE:** Amends section 27-749

**INT. NO. 1746:** By Council Members Constantinides, Levine, Brannan, Koslowitz, Ayala, Dromm, Kallos, Moya, Levin, Rosenthal, Adams, Cabrera, Rivera, Reynoso, and Louis

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to the operation of gas-fired low-pressure boilers

**ADMINISTRATIVE CODE:** Amends subdivision (a) of section 27-797

**INT. NO. 1917:** By Council Member Cornegy

**TITLE:** A Local Law to amend the administrative code of the city of New York, in relation to allowing self-certification for certain work after the issuance of a work without a permit violation

**ADMINISTRATIVE CODE:** Amends section 28-104.2.1

**PROPOSED INT. NO. 2151-A:** By Council Members Dromm, Cornegy, Kallos, Gjonaj, Brannan and the Public Advocate (Mr. Williams)

**TITLE:** A Local Law in relation to extending the deadlines for inspection and correction of building gas piping systems in certain community districts

1. **Introduction**

On December 2, 2020, the Committee on Housing and Buildings, chaired by Council Member Robert Cornegy, together with the Committee on Fire and Emergency Management, chaired by Council Member Joseph C. Borelli, will hold an oversight hearing entitled “Oversight - Fire, Gas and Carbon Monoxide.” The Committees will also hear the following legislation in the Committee on Housing and Buildings: Preconsidered Int. No., A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to the date by which carbon monoxide detectors are required to be installed in commercial spaces, sponsored by Council Member Cornegy and Preconsidered Int. No., 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, sponsored by Council Member Borelli; Int. No. 273, A Local Law to amend the administrative code of the city of New York, in relation to increasing transparency around manhole fires and explosions, sponsored by the Public Advocate; Int. No. 356, A Local Law in relation to requiring the department of buildings to report on buildings which have party-wall balconies, sponsored by Council Member Rosenthal; Int. No. 842, A Local Law to amend the New York city building code and the administrative code of the city of New York, in relation to egress path markings, Int. No. 1036, A Local Law to amend the New York city building code, in relation to directional signs in residential buildings, and Proposed Int. No. 1146-B, , A Local Law to amend the administrative code of the city of New York, in relation to the installation of automatic sprinklers in residential buildings, all sponsored by Council Member Grodenchik; Int. No. 859, A Local Law to amend the administrative code of the city of New York, in relation to permits authorizing gas restoration after an emergency shut-off, sponsored by Council Member Torres; Int. No. 1256, A Local Law to amend the New York city fire code, in relation to fire safety plans for mixed-use buildings, sponsored by Council Member Cornegy; Int. No. 1341, A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to fire lanes in open parking lots that can store over 100 vehicles, sponsored by Council Member Borelli; Int. No. 1459, A Local Law to amend the administrative code of the city of New York, in relation to standards for natural ventilation, sponsored by Council Member Rivera; Int. No. 1746, A Local Law to amend the administrative code of the city of New York, in relation to the operation of gas-fired low-pressure boilers sponsored by Council Members Rodriguez, Int. No. 1917, A Local Law to amend the administrative code of the city of New York, in relation to allowing self-certification for certain work after the issuance of a work without a permit violation, sponsored by Council Member Cornegy; and Proposed Int. No. 2151-A, Local Law in relation to extending the deadlines for inspection and correction of building gas piping systems in certain community districts, sponsored by Council Member Dromm. The Committees will hear the following legislation in the Committee on Fire and Emergency Management: Int. No. 312, A Local Law to amend the New York city fire code, in relation to requiring portable fire extinguishers in all multiple dwellings, sponsored by Council Member Rodriguez. The Committees expect to receive testimony from the New York City Department of Buildings (DOB); the New York City Fire Department (FDNY), members of the real estate and construction industries, advocates, and other key stakeholders.

1. **Previous Incidents**
	1. **Carbon Monoxide Related Incidents**

Carbon monoxide poisoning occurs when carbon monoxide accumulates in a person’s bloodstream, replacing oxygen in red blood cells with carbon monoxide, leading to tissue damage and death.[[1]](#footnote-1) Since carbon monoxide is odorless, colorless, and tasteless, it is possible for a person to suffer carbon monoxide poisoning without realizing there is a carbon monoxide leak.[[2]](#footnote-2) Prior to the passing of Local Law 7 of 2004, discussed *infra*, there were a number of carbon monoxide related fatalities throughout the City. In January of 2004, two members of a family in the Bronx died, and two were hospitalized, as a result of carbon monoxide poisoning caused by a leak in a gas boiler ventilation pipe.[[3]](#footnote-3) In February of 2004, two residents of a Murray Hill building died, and two additional residents were hospitalized for carbon monoxide poisoning after a boiler malfunctioned.[[4]](#footnote-4) Also in February of that year, 27 people in the Bronx were hospitalized after heightened carbon monoxide levels were detected in a building on University Avenue in the Bronx,[[5]](#footnote-5) and five homes in Carroll Gardens were evacuated.[[6]](#footnote-6)

* 1. **Gas Related Incidents**

In 2014 and 2015 the City experienced two deadly gas explosions. An East Harlem explosion, on March 12, 2014, collapsed two buildings at 1644 and 1646 Park Avenue.[[7]](#footnote-7) The smell of gas was originally reported to Con Edison. Con Edison also called FDNY, who arrived shortly after the explosion. Con Edison and the City were able to turn off the gas flow to the block where the accident occurred.[[8]](#footnote-8) The gas explosion resulted in death of eight individuals, with more than 50 injured and more than 100 families displaced.[[9]](#footnote-9)

On March 26, 2015 an explosion occurred at 121 Second Avenue in the East Village section of Manhattan where two individuals died and another 22 were injured.[[10]](#footnote-10) The fire escalated to seven alarms within an hour of the explosion which resulted in 250 firefighters on the scene.[[11]](#footnote-11) The explosion ended up destroying three buildings and damaging one additional building.[[12]](#footnote-12) Before the explosion, the property owner’s plumber was conducting work to upgrade the gas service for the building. Con Edison was at the site to check on a planned meter installation about an hour before the explosion. The work failed the inspection and gas could not be introduced to the residential units.[[13]](#footnote-13) The owner and general contractor remained in the building to work on the gas lines but left the building a few minutes before the building exploded.[[14]](#footnote-14) The investigation of the East Village explosion also revealed that in August 2014 Con Edison became aware of a gas leak at this same building during a routine gas meter inspection. The Con Edison worker called for assistance from FDNY and Con Edison utility inspectors.[[15]](#footnote-15) They found a hose, that had been attached to the gas line through a tap that served a restaurant, was leaking.[[16]](#footnote-16) The gas tap was unauthorized.[[17]](#footnote-17) Con Edison deemed it as a hazardous situation and shut the gas off for ten days until it was determined to be safe. One month after the inspection, Con Edison included the building in a list of buildings with gas leaks that was provided to DOB. However, the notice did not mention that there was unauthorized tapping to the gas line.[[18]](#footnote-18) Subsequent to the investigation and earlier this year, three individuals were sentenced to prison for their involvement in the illegal gas line installation.[[19]](#footnote-19)

1. **Carbon Monoxide and Gas Related Legislation**
	1. **Carbon Monoxide Legislation**

On May 5, 2004, following a hearing held on March 29, 2004,[[20]](#footnote-20) the Council passed Local Law 7 of 2004. Local Law 7 of 2004 mandated the installation of carbon monoxide detectors located within 15 feet of any room used for sleeping purposes within multiple and private dwelling occupancies.[[21]](#footnote-21) The Council strengthened this requirement in 2011 through Local Law 75 of 2011.[[22]](#footnote-22) This law required the replacement of carbon monoxide detectors when the alarms exceeded the “manufacturers suggested useful life.”[[23]](#footnote-23) This law also mandated all such carbon monoxide detectors be equipped with an “audible notification” signifying the “expiration of the useful life of such alarm.”[[24]](#footnote-24)

 In 2018, following the carbon monoxide leak in Amish Market, discussed *infra*, the Council passed Local Law 191 of 2018. This law expanded the existing carbon monoxide detector requirement to cover commercial spaces.[[25]](#footnote-25)

* 1. **Gas Related Legislation**

 On April 12, 2016,[[26]](#footnote-26) the Council’s Committee on Housing and Buildings held a hearing to discuss the recent gas explosions, and hear legislation to prevent future gas explosions. Several bills were passed following this hearing.

Among them, Local Law 152 of 2016[[27]](#footnote-27) required that owners of buildings with gas piping systems have such systems inspected at least once every five years.

1. **Recent Incidents**
	1. **Carbon Monoxide Related Incidents**

 Despite legislation passed to prevent carbon monoxide related deaths, both in 2004 and in 2011, there have been a number of carbon monoxide related incidents in recent years. In 2015, four people in Floral Park, Queens, including an elderly married couple, a 76-year-old guest, and a 70-year-old tenant, died from carbon monoxide poisoning after a car was left running in their garage.[[28]](#footnote-28) There was no carbon monoxide detector in the house.[[29]](#footnote-29)

 In 2017, 34 people were sickened, and the rest of a building evacuated, when a faulty oil burner caught fire in the basement of a Tribeca building that contained an Amish Market.[[30]](#footnote-30) Local Law 191 for the year 2018 was passed as a result of this incident.

In 2019, a man died, and four other people became sick, in a building in East Williamsburg.[[31]](#footnote-31) The building was otherwise abandoned and the FDNY blamed a generator found running inside the building.[[32]](#footnote-32)

On July 16, 2019 there was a carbon monoxide poisoning at a Midtown church, which resulted in the hospitalization of 24 individuals.[[33]](#footnote-33) It was reported that carbon monoxide levels were “substantially elevated,” causing numerous individuals to pass out and be verbally unresponsive.[[34]](#footnote-34) FDNY determined that the elevated levels of carbon monoxide were a result of a malfunctioning motor from the church’s stove ventilation hood located in their community room.[[35]](#footnote-35)

In February of 2020, seven residents of an apartment building in the Bronx were sickened by carbon monoxide related to a boiler in the basement.[[36]](#footnote-36)At least one resident had a carbon monoxide detector in her unit that did not go off.[[37]](#footnote-37)

In November of 2020, 24 people were displaced, four were injured and two died, from carbon monoxide poisoning in Bensonhurst.[[38]](#footnote-38) The two men who died were roommates and lived in an illegal basement apartment.[[39]](#footnote-39) The building had been illegally subdivided to create four single room occupancy units.[[40]](#footnote-40) There were no carbon monoxide detectors in the building.[[41]](#footnote-41) The carbon monoxide emanated from a boiler chimney that was blocked with debris.[[42]](#footnote-42)

* 1. **Gas Related Incidents**

Since the 2016 legislation was passed, there have been a handful of gas related incidents. In November of 2018, there was an electrical fire and gas leak in an Upper West Side Equinox gym.[[43]](#footnote-43) In April of 2019, an entire block in Greenpoint was evacuated due to a gas leak.[[44]](#footnote-44) In October of 2019, there was a gas leak in an underground vault in the Flatiron District that led to the shutdown of several office buildings in the area. In February of 2020, a gas leak caused a school in Brooklyn to evacuate.[[45]](#footnote-45) A March of 2020, a gas leak in a Queens’s school also caused an evacuation.[[46]](#footnote-46) The City also recently experienced a major gas leak on October 21, 2020 on the Upper East Side in Manhattan.[[47]](#footnote-47) FDNY described gas levels as being at “explosive levels”, causing numerous buildings to be evacuated and prompting street closures.[[48]](#footnote-48) The incident was later brought under control by officials, and no explosion occurred.[[49]](#footnote-49)

**Legislation**

 Below is a brief summary of the legislation being heard by the Committees at this hearing. This summary is intended for informational purposes only and does not substitute for legal counsel. For more detailed information, you should review the full text of the bill, which is attached below

**Preconsidered Int. No. \_\_\_, A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to the date by which carbon monoxide detectors are required to be installed in commercial spaces**

This bill would extend the compliance deadline for Local Law 191 of 2018, which requires the installation of carbon monoxide detectors in commercial spaces, from January 1, 2021 until July 1, 2021.

This local law would take effect immediately.

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

This bill would require 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. Such requirement would not apply to private dwellings.

This local law would take effect immediately.

**Int. No. 273, A Local Law to amend the administrative code of the city of New York, in relation to increasing transparency around manhole fires and explosions**

Int. No. 273 would require the Fire Department to submit an annual report to the Council on manhole fires and explosions to which they responded.

This local law would take effect immediately.

**Int. No. 312, A Local Law to amend the administrative code of the city of New York, in relation to requiring portable fire extinguishers in all multiple dwellings**

Int. No. 312 would require all R-2 occupancies to install portable fire extinguishers in a common area on every floor with at least one occupied unit.

This local law would take effect 120 days after it becomes law.

**Int. No. 356, A Local Law to amend the administrative code of the city of New York, in relation to requiring the department of buildings to report on buildings which have party-wall balconies**

Int. No. 356 would require the Department of Buildings (DOB) to audit ten percent of multiple dwellings constructed prior to 1969, in order to obtain information about party-wall balconies in the City, and submit a report by December 31, 2018 with the reports of such audit.

This local law would take effect immediately

**Int. No. 842, A Local Law to amend the New York city building code and the administrative code of the city of New York, in relation to egress path markings**

Int. No. 842 would require owners of all new and existing residential buildings 40 feet or more in height to install luminous egress path markings to delineate the exit path.

This local law would take effect immediately

**Int. No. 859, A Local Law to amend the administrative code of the city of New York, in relation to permits authorizing gas restoration after an emergency shut-off**

Int. No. 859 would require the Department of Buildings to confirm receipt of a request for inspection of gas repairs and perform the inspection within 5 days in all residential buildings where gas has been shut off due to safety concerns.

This local law would take effect 120 days after it becomes law, except that the commissioner of buildings may take such measures as are necessary for its implementation, including the promulgation of rules, before its effective date.

**Int. No. 1036, A Local Law to amend the New York city building code and the administrative code of the city of New York, in relation to directional signs in residential buildings**

Int. No. 1036 would require owners of all new and existing residential buildings 40 feet or more in height, even if such buildings only require one exit or exit access, to install directional exit signs indicating the path of egress travel when such path is not immediately visible.

This local law would take effect immediately

 **Proposed Int. No. 1146-B, A Local Law to amend the administrative code of the city of New York, in relation to the installation of automatic sprinklers in residential buildings**

Proposed Int. No. 1146-B would require owners of residential buildings over 40 feet tall (12.192 m) to install a system of automatic sprinklers by December 31, 2029. Building owners would need to file an interim report describing a plan for compliance one, five, and nine years after the effective date, or until they have filed a final report indicating full compliance.

This local law would take effect immediately

**Int. No. 1256, A Local Law to amend the New York city fire code, in relation to fire safety plans for mixed-use buildings**

Int. No. 1256 would require residential occupancies with three or more dwellings that are part of a mixed-use building, to create a fire and emergency preparedness plan. This bill would also require mercantile occupancies that are part of a mixed-use building to create a fire and emergency preparedness plan. A fire and emergency preparedness plan sets out the procedures that can be timely implemented in the event of a fire or non-fire emergency to provide the information, guidance, direction and assistance needed to protect the safety of building occupants.

This local law would take effect 120 days after it becomes law, except that the fire commissioner shall take such measures as are necessary for the implementation of this local law, including the promulgation of rules, before such date

**Int. No. 1341, A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to fire lanes in open parking lots that can store over 100 vehicles**

Int. No. 1341 would require certain open parking lots to have fire lanes so that a fire truck may reach all portions of the lot. This requirement would apply to all new and existing open parking lots that have the capacity to store more than 100 motor vehicles.

This local law would take effect immediately.

**Int. No. 1459, A Local Law to amend the administrative code of the city of New York, in relation to standards for natural ventilation**

Int. No. 1459 would strengthen requirements around natural ventilation in buildings by prohibiting mechanical ventilation from interfering with natural ventilation sources, including but not limited to directly discharging exhaust into a natural ventilation source.

This local law would take effect 120 days after it becomes law, except that the commissioner of environmental protection may take such measures as are necessary for its implementation, including the promulgation of rules, before such effective date.

**Int. No. 1746, A Local Law to amend the administrative code of the city of New York, in relation to the operation of gas-fired low-pressure boilers**

Int. No. 1746 would require any gas-fired low-pressure boiler that is not fully automatic to be operated by, or under the supervision of, a person who holds a certificate of fitness issued by the Fire Commissioner.

This local law would take effect 60 days after it becomes law.

**Int. No. 1917, A Local Law to amend the administrative code of the city of New York, in relation to allowing self-certification for certain work after the issuance of a work without a permit violation**

Int. No. 1917 would create an exemption from the prohibition on self-certification established by Local Law 158 for the year 2017 for properties with both residential and non-residential occupancies. If work was previously performed without a permit on the part of the building containing the residential occupancy, the occupant of the part of the building containing the non-residential occupancy will still be permitted to self-certify. Similarly, if work was performed without a permit on the part of the building containing the non-residential occupancy, the owner of the building will still be permitted to self-certify.

 This local law would take effect 120 days after it becomes law and shall not apply to applications for construction document approval filed prior to such effective date, except that the commissioner of buildings may take such measures as are necessary for the implementation of this local law, including the promulgation of rules, prior to such effective date.

**Proposed Int. No. 2151-A, A Local Law in relation to extending the deadlines for inspection and correction of building gas piping systems in certain community districts**

Pursuant to Local Law 152 of 2016 and Department of Buildings (DOB) rules, between January 1, 2020 and December 31, 2020, building gas piping systems must be inspected in community districts 1, 3 and 10 in all boroughs. DOB rules also require submission of a certification that all conditions identified in the inspection report have been corrected no later than 120 days or, if more time is needed, no later than 180 days following the inspection date.

Proposed Int. No. 2151-A would extend the December 31, 2020 inspection deadline for buildings in community districts 1, 3 and 10 in all boroughs to June 30, 2021. The bill provides that for such buildings inspected between September 1, 2020 and December 31, 2020, the certification of correction may be submitted later than 120 days or later than 180 days following the inspection date, as applicable, but no later than June 30, 2021.

Proposed Int. No. 2151-A would also require DOB to conduct targeted outreach regarding the requirements of Local Law 152 of 2016, submit a report describing the methods of targeted outreach employed by the agency, and solicit public comments related to the implementation of Local Law 152 of 2016.

This local law would take effect immediately and subdivisions b, c, d and e of section one would be retroactive to and deemed to have been in full force and effect as of January 1, 2020.

1. **Conclusion**

At today’s hearing, the Committees would like to learn more about the enforcement of carbon monoxide and gas related legislation. The Committees would like to learn about how DOB and FDNY are addressing recent injuries and fatalities related to carbon monoxide and gas.

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Int. No.

By Council Member Cornegy

..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 the date by which carbon monoxide detectors are required to be installed in commercial spaces

..Body

Be it enacted by the Council as follows:

Section 1. Article 315 of chapter 3 of title 28 of the administrative code of the city of New York, as amended by local law number 191 for the year 2018, is amended to read as follows:

**§ 28-315.11 Buildings that are equipped with a fire alarm system and that contain Group A-1, A-2, A-3, Group B or Group M occupancies.** By [January] July 1, 2021, existing buildings equipped with a fire alarm system and that contain group A-1, A-2 or A-3, Group B or Group M occupancies shall comply with the retroactive requirements of section 908.7.3.1 of the New York city building code.

§ 2. Section 908.7.3.1 of the New York city building code, as amended by local law number 191 for the year 2018, is amended to read as follows:

**908.7.3.1 Retroactive provisions for existing buildings.** Notwithstanding any other provision of law, listed carbon monoxide detectors shall be installed in existing buildings that are equipped with a fire alarm system and that contain group A-1, A-2, A-3, Group B or Group M occupancies in accordance with Section 908.7.3 by [January] July 1, 2021.

§ 3. This local law takes effect immediately.

GZ

11/30/20 8am

LS 16721 & 16759

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Int. No.

By Council Member Borelli

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

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, as amended by local law number 157 for the year 2016, 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 amended 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, 2021, 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.

JSA

LS #16624

11/30/2020

Int. No. 273

By Council Members Richards, Brannan and the Public Advocate (Mr. Williams)

..Title

A Local Law to amend the administrative code of the city of New York, in relation to increasing transparency around manhole fires and explosions

..Body

Be it enacted by the Council as follows:

 Section 1. Chapter 1 of title 15 of the administrative code of the City of New York is amended by adding a new section 15-132 to read as follows:

§ 15-132 Reporting on manhole fires and explosions. No later than October 1 of each year, the department shall submit a report to the council on the number of manhole fire and manhole explosion complaints responded to by the department, disaggregated by council district.

 § 2. This local law takes effect immediately.

jtb/GP/KS

LS 4203/4204/Int 843/2015

LS 190

12/5/17

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Int. No. 312

By Council Member Rodriguez

..Title

A Local Law to amend the New York city fire code, in relation to requiring portable fire extinguishers in all multiple dwellings

..Body

Be it enacted by the Council as follows:

Section 1. Item one of section FC 906.1 of the New York city fire code, as enacted by local law number 148 for the year 2013, is amended to read as follows:

906.1 Where required.Portable fire extinguishers shall be installed in the following locations.

1. In all Group A, B, E, F, H, I, M, R-1, R-2 [adult homes and enriched housing], and S occupancies. In all R-2 occupancies, including those lawfully existing prior to the effective date of this section, portable fire extinguishers shall be installed in a common area on every floor with at least one dwelling unit.

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

BC

LS #4253/Int. 943-2015

LS 816

12/22/17

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Int. No. 356

By Council Member Rosenthal

..Title

A Local Law in relation to requiring the department of buildings to report on buildings which have party-wall balconies

..Body

Be it enacted by the Council as follows:

Section 1. By no later than December 31, 2018, the department of buildings shall, in conjunction with the fire department, conduct an audit of no less than ten percent of the buildings located within the city of New York constructed prior to the effective date of the 1968 building code of the city of New York and prepare and file with the mayor and council, and post on its website, a report on the results of such audit which shall include, but not be limited to:

1. The total number of audited buildings;

2. The number of audited buildings which have party-wall balconies, disaggregated by council district and age of the building;

3. The number of audited buildings which have fire escapes, disaggregated by council district and by age of the building;

4. For each audited building with a party-wall balcony, whether such balcony has been inspected within the last five years;

5. For each audited building with a fire escape, whether such fire escape has been inspected within the last five years; and

6. For each audited building which does not have a party-wall balcony or a fire escape, whether a previously existing party-wall balcony or fire escape was replaced by another means of emergency egress.

§ 2. This local law takes effect immediately.

MPC

LS #11157/Int. No. 1789-2017

12/22/17 10:37am

LS #680

Int. No. 842

By Council Member Grodenchik

..Title

A Local Law to amend the New York city building code and the administrative code of the city of New York, in relation to egress path markings

..Body

Be it enacted by the Council as follows:

Section 1. Section BC 1024.1 of the New York city building code, as amended by local law 141 for the year 2013, is amended to read as follows:

**1024.1 General.** Approved luminous egress path markings delineating the exit path shall be provided in all high-rise buildings subject to Section 403.5 having occupied floors located more than 75 feet (22 860 mm) above the lowest level of Fire Department vehicle access in accordance with Sections 1024.1 through 1024.9 and in all Group R buildings 40 feet (12 192) or more in height.

**Exceptions:**

1. Luminous egress path markings shall not be required on the level of exit discharge in

lobbies that serve as part of the exit path in accordance with Section 1027.1, Exception 1.

2. Luminous egress path markings shall not be required in areas of open parking garages that serve as part of the exit path in accordance with Section 1027.1, Exception 3.

§ 2. 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 as follows:

§ **28-315.2.5 Luminous egress path markings.** Owners of all buildings 40 feet or more in height classified in occupancy group R in accordance with section BC 310 of the New York city building code shall provide luminous egress path markings delineating the exit path. Such markings shall be installed in accordance with sections 1024.1 through 1024.9 of such code. Installation of such markings shall be completed no later than December 31, 2018.

§ 3. This local law takes effect immediately.

MAJ

LS #5242

4/2/18

**INTENTIONALLY LEFT BLANK**

Int. No. 859

By Council Member Torres

..Title

A Local Law to amend the administrative code of the city of New York, in relation to permits authorizing gas restoration after an emergency shut-off

..Body

Be it enacted by the Council as follows:

Section 1. Article 119 of chapter 1 of title 28 of the administrative code of the city of New York is amended by adding a new section 28-119.5 to read as follows:

**§ 28-119.5 Expedited inspections for gas restoration after an emergency shut off.** The department shall confirm receipt of a request for inspection of gas plumbing repairs of property that is classified as occupancy Group R to correct a class A or class B condition, as described in part 261 of title 16 of the New York codes, rules and regulations, within 72 hours of the owner of such building notifying the department of such request, and shall conduct a gas authorization inspection within 5 days of receipt of such request.

§ 2.This local law takes effect 120 days after it becomes law, except that the commissioner of buildings may take such measures as are necessary for its implementation, including the promulgation of rules, before its effective date.

GS/MPC

LS #4272

1/12/18

**INTENTIONALLY LEFT BLANK**

Int. No. 1036

By Council Member Grodenchik

..Title

A Local Law to amend the New York city building code, in relation to directional signs in residential buildings

..Body

Be it enacted by the Council as follows:

Section 1. Section BC 1011.1 of the New York city building code, as amended by local law 141 for the year 2013, is amended to read as follows:

**1011.1 Where required.** Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

**Exceptions:**

1. Exit signs are not required in rooms or areas that require only one exit or exit access, except that Group R buildings that are 40 feet (12.192 m) or more in height shall comply with the requirements of this Section.

2. Exit signs are not required in occupancies in Group U and individual sleeping units or

dwelling units in Group I-1 or R. However, in a congregate living unit where the occupancy of such unit exceeds four people, exit signs shall be provided.

3. Exit signs are not required in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.

4. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Such vomitories shall be provided with emergency egress lighting to identify each vomitory or opening within the seating area.

§ 2. 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 as follows:

§ **28-315.2.5 Directional exit signs.** Owners of all buildings 40 feet or more in height classified in occupancy Group R in accordance with section BC 310 of the New York city building code shall provide directional signs to indicate the exit or the path of egress travel where such exit or path is not immediately visible to the occupants. Such signs shall be installed in accordance with section 1011 of such code. Installation of such signs shall be completed no later than December 31, 2018.

§ 3. This local law takes effect immediately.

MAJ

LS #5244

4/18/18 6:30 PM

Proposed Int. No. 1146-B

By Council Members Grodenchik, Cornegy, Rosenthal, Louis, Menchaca, Chin, Torres, Constantinides, Adams, Ayala and Holden

..Title

A Local Law to amend the administrative code of the city of New York, in relation to the installation of automatic sprinklers in residential buildings

..Body

Be it enacted by the Council as follows:

Section 1. Chapter 3 of title 28 of the administrative code of the city of New York is amended by adding new section 28-315.2.5 as follows:

**§ 28-315.2.5 Automatic sprinklers in buildings 40 feet (12.192 m) or more in height.** Owners of all buildings 40 feet or more in height classified in accordance with Section BC 310 of the New York city building code in occupancy group R shall install a system of automatic sprinklers. Installation of such system shall be completed on or before December 31, 2029.

**§ 28-315.2.5.1 Reporting.** Owners of all buildings 40 feet (12.192 m) or more in height shall file with the departmenton or before December 31, 2029 a final report prepared by an architect or engineer certifying to the installation of automatic sprinklers pursuant to section 28-315.2.5. Pending the filing of such final report, such owners shall also be required to file interim reports as described below. An owner who fails to file such final report or, where required, an interim report, shall be liable for a civil penalty of (i) $250 per day for buildings containing 10 or fewer dwelling units, (ii) $1,000 per day for buildings containing 11 to 25 dwelling units or (iii) $10,000 per day for buildings containing over 25 dwelling units. Such reports shall be on such forms and in such manner as prescribed by the commissioner and shall be filed as follows:

1. Unless a final report is filed on or prior to December 31, 2020, a one year interim report shall be filed no later than December 31, 2020. The one year interim report shall contain an affidavit by the owner of the building acknowledging that sprinklers are required to be installed in such building on or before December 31, 2029 in compliance with section 28-315.2.5 and indicating his or her intention to comply with such requirement.

2. Unless a final report is filed on or prior to December 31, 2024, a five year interim report shall be filed no earlier than June 31, 2024 and no later than December 31, 2024. Such five year interim report shall contain a certification by an architect or engineer of the percentage of the building in which sprinklers have been installed as of the date of such report and an implementation plan prepared by such architect or engineer detailing when and how the remaining portions of the building will be made fully compliant.

3. Unless a final report is filed on or prior to December 31, 2028, a nine year interim report shall be filed no earlier than June 31, 2028 and no later than December 31, 2028. Such nine year interim report shall contain a certification by an architect or engineer of the percentage of the building in which sprinklers have been installed as of the date of such report and an implementation plan prepared by such architect or engineer detailing when and how the remaining portions of the building will be made fully compliant.

4. Except as otherwise provided in this section, a final report shall be filed no later

 than December 31, 2029. Such final report shall contain a certification by an architect or engineer that the building is fully compliant.

**Exception:** Buildings required to comply with the provisions of section 27-228.5 may not be subject to the reporting requirements pursuant to section 28-315.2.5.

§2. This local law takes effect immediately.

MAJ/APB

LS 5238

12/12/19 10:53 am

Int. No. 1256

By Council Member Cornegy

..Title

A Local Law to amend the New York city fire code, in relation to fire safety plans for mixed-use buildings

..Body

Be it enacted by the Council as follows:

Section 1. Section FC 406.2.1 of the New York city fire code, chapter 2 of title 29 of the administrative code of the city of New York, as added by local law number 148 for the year 2013, is amended to read as follows:

406.2.1. Fire emergency preparedness guide and notices (Level 3).

Fire and emergency preparedness guide and notices in accordance with FC401.7 and the rules shall be prepared, and periodically reviewed and amended, for a Group R-2 building or occupancy[.] other than buildings and occupancies subject to FC406.2.3.

§ 2. Section FC 406 of the New York city fire code, chapter 2 of title 29 of the administrative code of the city of New York, as added by local law number 148 for the year 2013, is amended by adding a new section FC 406.2.3:

406.2.3 Fire and emergency preparedness plan (Level 2). A fire and emergency preparedness plan in accordance with FC401.5 shall be prepared for a Group R-2 building or occupancy that is part of a building or structure housing more than one occupancy or type of occupancy.

§ 3. Section FC 414.3.1 of the New York city fire code, chapter 2 of title 29 of the administrative code of the city of New York, as added by local law number 148 for the year 2013, is amended to read as follows:

414.3.1 Fire and emergency preparedness plan (Level 2). A fire and emergency preparedness plan in accordance with FC401.5 shall be prepared for the following buildings and occupancies (other than buildings and occupancies subject to FC414.2):

1. a Group M occupancy of more than 30,000 square feet (2787 m2), in which more than twenty-five persons are employed during regular business hours.

2. a building with one or more Group M occupancies with an aggregate area of more than 30,000 square feet (2787 m2) in which more than twenty-five persons are employed during regular business hours.

3. a covered mall of more than 30,000 square feet (2787 m2).

4. a Group M occupancy that is part of a building or structure housing a Group R occupancy.

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

AM

LS #8057/8058

10/10/18

Int. No. 1341

By Council Member Borelli

..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 fire lanes in open parking lots that can store over 100 vehicles

..Body

Be it enacted by the Council as follows:

Section 1. 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 Fire lanes.** Fire lanes shall be provided and installed in accordance with section 406.7.10.5 of the New York city building code by no later than January 1, 2020.

§ 2. Chapter 4 of the New York city building code is amended by adding a new section 406.7.10.5 to read as follows:

**406.7.10.5 Fire lanes.** In an open parking lot that has the capacity for storage of more than 100 motor vehicles at any given time, one or more fire lanes shall be provided to permit access to all parts of the garage or lot.

§ 3. This local law takes effect immediately.

AM

LS #8368

11/9/18

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Int. No. 1459

By Council Members Rivera, Holden, Cornegy and Ulrich

..Title

A Local Law to amend the administrative code of the city of New York, in relation to standards for natural ventilation

..Body

Be it enacted by the Council as follows:

Section 1. Section 27-749 of the administrative code of the city of New York is amended by adding a new paragraph b to read as follows:

§ 27-749 Natural ventilation sources. a. Natural ventilation, when required, shall be provided by windows, skylights, monitors, doors, louvers, jalousies, or other similar ventilating openings. Such ventilating openings shall open to the sky or a public street, space, alley, park, highway, or right of way, or upon a yard, court, plaza, or space above a setback, where such yard, court, plaza, or space above a setback is located on the same lot and is of the dimensions required by the applicable provisions of the zoning resolution.

b. At no time shall air exhausted from a mechanical ventilation system be permitted to interfere with a natural ventilation source, including but not limited to discharging exhausted air into a natural ventilation source.

§ 2. This local law takes effect 120 days after it becomes law, except that the commissioner of environmental protection may take such measures as are necessary for its implementation, including the promulgation of rules, before such effective date.

MJT

LS #7547

11:04am 12/13/2018

Int. No. 1746

By Council Members Constantinides, Levine, Brannan, Koslowitz, Ayala, Dromm, Kallos, Moya, Levin, Rosenthal, Adams, Cabrera, Rivera, Reynoso and Louis

..Title

A Local Law to amend the administrative code of the city of New York, in relation to the operation of gas-fired low-pressure boilers

..Body

Be it enacted by the Council as follows:

Section 1. Subdivision (a) of section 27-797 of the administrative code of the city of New York is amended to read as follows:

(a) Every oil burning installation that is not fully automatic or requires preheating and every gas-fired low-pressure boiler that is not fully automatic shall be operated by, or under, the direct supervision of a person holding a certificate of fitness issued by the fire commissioner. Such person shall be in the building at all times while the burners are in operation, and shall be present in the boiler room during the starting of the operation of a boiler.

§ 2. This local law takes effect 60 days after it becomes law.

NAB

LS #9493

9/3/19

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Int. No. 1917

By Council Member Cornegy

A Local Law to amend the administrative code of the city of New York, in relation to allowing self-certification for certain work after the issuance of a work without a permit violation

Be it enacted by the Council as follows:

Section 1. Section 28-104.2.1 of the administrative code of the city of New York, as amended by local law 158 for the year 2017, is amended to read as follows:

**§ 28-104.2.1 Less than full examination of applications for construction and related document approval.** The commissioner may, in the commissioner's discretion, establish a program whereby construction and related documents may be accepted with less than full examination by the department based on the professional certification of an applicant who is a registered design professional. On a monthly basis, the commissioner shall audit no less than 25 percent of construction documents which are for multiple dwellings where 25 percent or more of the dwelling units are occupied and such multiple dwellings, in whole or in part, either (i) are subject to rent regulation, (ii) are being rehabilitated or maintained as affordable housing through a department of housing preservation and development program, (iii) are subject to a city regulatory agreement mandating the creation or preservation of a certain number of affordable units, (iv) contain affordable housing units created, sponsored or preserved through other city programs or initiatives, or (v) where the department knows or has reason to know, are the subject of a rent overcharge application which is in the process of being investigated by the New York State division of housing and community renewal.

**Exceptions:**

1.    Construction or related documents may not be subject to less than full examination if the building is listed on the department of housing preservation and development's website pursuant to paragraph 6 of subdivision m of section 27-2115.

2.     Where a penalty is imposed pursuant to article 213 of chapter 2 of this title for work that has been performed without a permit on a building, [(i)] construction and related documents for work at such building shall not be accepted with less than full examination by the department for one year after such imposition, provided that if such building contains both residential and non-residential occupancies (i) such work without a permit was performed only on the part of the building containing the residential occupancy, (ii) the owner of such building is in control of any work performed on the part of the building containing the residential occupancy and (iii) the owner of such building is the principal of the person submitting the construction document for approval with less than full examination by the department, or (i) such work without a permit was performed only on the part of the building containing the non-residential occupancy, (ii) the landlord of such building is not in control of any work performed on the part of the building containing the non-residential occupancy and (iii) the occupant of the non-residential occupancy of such building is the principal of the person submitting a construction document with less than full approval.

3.  If such work without a permit was performed on only part of such building and the owner of such part is not the owner of such building, construction and related documents for work on such part shall not be accepted with less than full examination by the department for one year after such imposition or until the date such part of such building changes owners, whichever is sooner

§ 2. This local law takes effect 120 days after it becomes law and shall not apply to applications for construction document approval filed prior to such effective date, except that the commissioner of buildings may take such measures as are necessary for the implementation of this local law, including the promulgation of rules, prior to such effective date.

GZ

LS #13996

4.14.20 9:40pm

Proposed Int. No. 2151-A

By Council Members Dromm, Cornegy, Kallos, Gjonaj, Brannan and the Public Advocate (Mr. Williams)

..Title

A Local Law in relation to extending the deadlines for inspection and correction of building gas piping systems in certain community districts

..Body

Be it enacted by the Council as follows:

 Section 1. Inspection and correction of building gas piping systems in certain community districts. a. Definitions. For the purposes of this section, the following terms have the following meanings:

Certification of correction. The term “certification of correction” means the certification required to be submitted to the department pursuant to subdivision 4 of section 28-318.3.3 of the administrative code of the city of New York and paragraphs (3) or (4) of subdivision (d) of section 103-10 of title 1 of the rules of the city of New York, stating that all conditions identified in the gas piping system inspection report have been corrected.

Commissioner. The term “commissioner” means the commissioner of buildings.

Department. The term “department” means the department of buildings.

b. Notwithstanding the provisions of any other law or rule, building gas piping systems in community districts 1, 3 and 10 in each borough required to be periodically inspected pursuant to article 318 of title 28 of the administrative code of the city of New York shall be inspected between January 1, 2020 and June 30, 2021, inclusive, and within every fourth calendar year after 2020.

c. Notwithstanding the provisions of any other law or rule, for building gas piping systems in community districts 1, 3 and 10 in each borough required to be periodically inspected pursuant to article 318 of title 28 of the administrative code of the city of New York that are inspected between September 1, 2020 and December 31, 2020, inclusive, such building owners may submit the certification of correction to the department later than 120 days following the building’s inspection date or later than 180 days following the building’s inspection date, as applicable, but in no event shall the certification of correction be submitted later than June 30, 2021.

 d. Failure to submit the certification of correction required by subdivision c of this section shall be classified as a major violation subject to the provisions of chapter 2 of title 28 of the administrative code of the city of New York.

e. Nothing in this section shall affect the requirements to report and correct unsafe or hazardous conditions revealed by a gas piping system inspection as set forth in section 28-318.3.4 of the administrative code of the city of New York.

f. As soon as practicable but no later than March 31, 2021, the department shall conduct targeted outreach and education regarding the provisions of this section, which shall at a minimum include posting notices in community districts 1, 3 and 10 in each borough and posting information on the department’s website.

g. Notices posted and educational materials distributed pursuant to subdivision f of this section shall be prepared in plain language using words with common everyday meanings, and available in all of the designated citywide languages, as defined in section 23-1101 of the administrative code of the city of New York. Such notices and educational materials shall include, but not be limited to:

 1. Information regarding the requirements of article 318 of title 28 of the administrative code of the city of New York, and to which buildings such article applies; and

2. Best practices related to hiring a plumber to complete a gas piping system inspection as set forth in article 318 of title 28 of the administrative code of the city of New York.

h. Beginning on January 1, 2021, and again on April 1, 2021, the department shall solicit public comments for a period of time no less than 45 days on the implementation of article 318 of title 28 of the administrative code of the city of New York, including comments regarding the methods of targeted outreach employed by the department for compliance with subdivision f of this section.

i. No later than August 1, 2021, the department shall submit to the speaker of the council a report describing the methods of targeted outreach employed by the department for compliance with subdivision f of this section.

§ 2. This local law takes effect immediately and subdivisions b, c, d and e of section one are retroactive to and deemed to have been in full force and effect as of January 1, 2020.

MHL/APB

LS #16234; 16616

11/30/20 10:41 am

1. Mayo Clinic, “Carbon monoxide poisoning,” https://www.mayoclinic.org/diseases-conditions/carbon-monoxide/symptoms-causes/syc-20370642. [↑](#footnote-ref-1)
2. Environmental Protection Agency, “Carbon Monoxide's Impact on Indoor Air Quality,” https://www.epa.gov/indoor-air-quality-iaq/carbon-monoxides-impact-indoor-air-quality#:~:text=Carbon%20monoxide%20is%20an%20odorless,it%20is%20in%20your%20home. [↑](#footnote-ref-2)
3. Sabrina Tavernise and Howard O. Stier, “Gas Leak Is Blamed in Death of 2 in Family,” NY Times (Jan. 14, 2004) https://www.nytimes.com/2004/01/14/nyregion/gas-leak-is-blamed-in-death-of-2-in-family.html [↑](#footnote-ref-3)
4. Marc Santora, “Fatal Carbon Monoxide Leak Was No Shock, Residents Say,” NY Times (Feb. 17, 2004) <https://www.nytimes.com/2004/02/17/nyregion/fatal-carbon-monoxide-leak-was-no-shock-residents-say.html> [↑](#footnote-ref-4)
5. *Id*. [↑](#footnote-ref-5)
6. Erin Walsh, Ralph R. Ortega and Alison Gendar, “Gas Leaks Leave City Under Dark Cloud,” *New York Daily News,* February 17, 2004. [↑](#footnote-ref-6)
7. Polson, Jim, and Mark Chediak. "NTSB Finds Gas Pipe Leak Near Fatal New York Building Blast." Bloomberg, March 19, 2014: http://www.bloomberg.com/news/articles/2014-03-18/ntsb-finds-leak-on-gas-pipe-near-new-york-city-building-blast. [↑](#footnote-ref-7)
8. *Id.* [↑](#footnote-ref-8)
9. *Id.* [↑](#footnote-ref-9)
10. Enjoli Francis, et al. “5 Indicted in Deadly NYC Building Fire Caused by Alleged Illegal Gas Line,” ABC News (Feb. 11, 2016) https://abcnews.go.com/US/indicted-deadly-nyc-building-fire-caused-alleged-illegal/story?id=36864859 [↑](#footnote-ref-10)
11. CBS News. March 26, 2016. http://www.cbsnews.com/news/explosion-collapses-building-in-nyc/ [↑](#footnote-ref-11)
12. *Id.* [↑](#footnote-ref-12)
13. *Id.* [↑](#footnote-ref-13)
14. Jacobs, Shayna; Brown, Stephen. General Contractor, home owners, plumber face manslaughter charges in connection to 2015’s deadly East Village Explosion. New York Daily News. February 12, 2016 [↑](#footnote-ref-14)
15. McGeehan, Patrick and Flegenheimer, Matt. East Village Explosion Reveals Problems in City’s Inspection System. New York Times. April 3, 2015. http://www.nytimes.com/2015/04/04/nyregion/east-village-gas-explosion-reveals-problems-in-citys-inspection-system.html [↑](#footnote-ref-15)
16. *Id.* [↑](#footnote-ref-16)
17. *Id.* [↑](#footnote-ref-17)
18. *Id.* [↑](#footnote-ref-18)
19. Byfield, Erica. Trio Sentenced to 4 to 14 years for Deadly 2015 East Village Gas Explosion. NBC News at <https://www.nbcnewyork.com/news/local/sentencing-expected-for-3-found-guilty-in-deadly-2015-east-village-gas-explosion/2261262/> [↑](#footnote-ref-19)
20. Local Law 7 for the Year 2004, https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=441183&GUID=9084C5A0-E53F-4CF6-AF44-066744792695&Options=&Search= [↑](#footnote-ref-20)
21. Local Law 7 for the Year 2004, https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=441183&GUID=9084C5A0-E53F-4CF6-AF44-066744792695&Options=&Search= [↑](#footnote-ref-21)
22. Local Law 75 for the Year 2011, https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=1018559&GUID=54E695B8-0B50-4205-A9D6-ECC5731D9BB5&Options=ID|Text|&Search=carbon+monoxide [↑](#footnote-ref-22)
23. *Id.* [↑](#footnote-ref-23)
24. *Id.* [↑](#footnote-ref-24)
25. Local Law 191 for the Year 2018, https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3371438&GUID=128D0201-1AD4-4158-B4E6-C2FE9C99A3C1&Options=ID|Text|&Search=carbon+monoxide [↑](#footnote-ref-25)
26. Hearing of the Council’s Committee on Housing and Buildings, April 12, 2016, https://legistar.council.nyc.gov/MeetingDetail.aspx?ID=478344&GUID=7BA3F4C4-9C27-4F16-9C15-7FD8F1F0B157&Options=&Search= [↑](#footnote-ref-26)
27. Local Law 152 for the Year 2016, https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=2576393&GUID=1E92C4E1-6EED-4658-88EB-4AFF161BED78&Options=&Search= [↑](#footnote-ref-27)
28. Al Baker and Nate Schweber, “4 Are Found Dead at a House in Queens; Carbon Monoxide Poisoning Is Suspected,” NY Times (Apr. 10, 2015) https://www.nytimes.com/2015/04/11/nyregion/4-dead-in-queens-home-carbon-monoxide-poisoning-is-suspected.html. [↑](#footnote-ref-28)
29. Benjamin Mueller and Nate Schweber, “In Queens House Where 4 Died, No Detector for Carbon Monoxide,” NY Times (Apr. 11, 2015) https://www.nytimes.com/2015/04/12/nyregion/in-queens-where-4-died-no-detector-for-deadly-gas.html [↑](#footnote-ref-29)
30. Sarah Maslin Nir, “34 People Sickened by Carbon Monoxide in Lower Manhattan,” NY Times (Jun. 13, 2017) https://www.nytimes.com/2017/06/13/nyregion/carbon-monoxide-leak-lower-manhattan.html [↑](#footnote-ref-30)
31. “1 dead, 4 sick from carbon monoxide poisoning in Brooklyn," 1010wins (Aug. 3, 2019) https://www.radio.com/1010wins/articles/1-dead-4-sick-carbon-monoxide-poisoning-brooklyn [↑](#footnote-ref-31)
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