



Legislation Details (With Text)

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Title: A Local Law to amend the administrative code of the city of New York, in relation to requirements respecting building exits, openings on interior stairs and construction materials used in one- and two-family homes.

Sponsors: Archie W. Spigner, James S. Oddo, Alphonse Stabile, Sheldon S. Leffler, Michael C. Nelson

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Int. No. 841

By Council Members Spigner, Oddo, Stabile, Leffler and Nelson

A Local Law to amend the administrative code of the city of New York, in relation to requirements respecting building exits, openings on interior stairs and construction materials used in one- and two-family homes.

Be it enacted by the Council as follows:

§1. Table 3-4 of Section 27-271 of the administrative code of the city of New York as amended by local law number 77 for the year 1988, is amended by adding a new footnote m to follow the numeral “0” in the columns with the vertical designation “Rating in Hrs.” within the vertical column classifications “Class II-B” and “Class II-C,” and with the horizontal designation “non-bearing” within the horizontal column classification “Exterior Walls with an Exterior Separation of ... 30'-0" or more” under the heading “Construction Element” in that portion of the table designated “Construction Group II Combustible” to read as follows:

Class II-B Rating in Hrs.	Class II-C Rating in Hrs.
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Non-bearing^f 0^m 0^m

§2. The footnotes to table 3-4 of section 27-271 of the administrative code of the city of New York are amended by adding a new footnote m to read as follows:

m. Exterior non-bearing walls of one- and two-family dwellings may be constructed of wood studs with either 5/8” exterior gypsum sheathing, 5/8” fiberglass faced gypsum sheathing, or 5/8” cement board on the exterior side and a layer of 5/8” type x gypsum board on the interior surface when an exterior separation of thirty feet or more is provided and the height of the building does not exceed three stories and a basement.

§3. Subdivision (a) of the section 27-297 of the administrative code of the city of New York is amended to read as follows:

(a) One- or two-family dwellings. One- or two-family detached or semi-detached dwellings of two stories or less in height and two thousand five hundred square feet or less in area located within zoning residence districts may be constructed or reconstructed of construction [groups] group II-D combustible materials provided that the roof of such dwelling has a three-quarter hour fire-resistance rating, or if damaged for any cause, only the damaged portions shall be required to be reconstructed to conform to II-D construction. In addition, one-family dwellings located within zoning residence district anywhere in the city, may be of combustible group II-E construction in conformance with the area and height limits established by tables 4-1 and 4-2.

§4. Subdivision (b) of section 27-365 of the administrative code of the city of New York is amended to read as follows:

(b) Except as otherwise provided for in subdivisions (c) [and] , (d) and (e) of this section, in buildings of combustible construction group II exceeding two stories in height there shall be at least two door openings from each J-1 or J-2 dwelling unit which shall be remote from each other. Each door opening shall lead to separate exits either directly or by separate corridors or one door opening shall lead to an exit and the other to a balcony complying with subdivision (g) of section 27-369 of article five of this subchapter.

§5. Section 27-365 of the administrative code of the city of New York is amended by adding a new subdivision (e) to read as follows:

(e) Buildings not exceeding four stories in height that are fully sprinklered are exempt from the provisions of subdivisions (b) and (c) of this section.

§6. Subdivision one of section 27-366 of the administrative code of the city of New York is amended by adding new paragraphs (f) and (g) to read as follows:

(f) Buildings classified in occupancy group J-2 of non-combustible construction group I which are fully sprinklered that are not more than forty feet in height, have a gross area of two thousand five hundred square feet or less per floor, and have a maximum travel distance of fifty feet on any floor, with no occupancy above the fourth story including, but not limited to, spaces such as dormers, mezzanines and attics and with a roof slope not to exceed fifteen degrees.

(g) Buildings classified in occupancy group J-2 of combustible construction group II-B which are fully sprinklered that are not more than forty feet in height, have a gross area of two thousand five hundred square feet or less per floor, and have a maximum travel distance of fifty feet on any floor and use (i) dimensional lumber, (ii) solid glue laminated beams, or (iii) other approved combustible structural framing materials when the concealed spaces are fire stopped into areas of less than 500 square feet with a single layer of type x gypsum board or other approved means, with no occupancy above the fourth story including, but not limited to, spaces such as dormers, mezzanines and attics and with a roof slope not to exceed fifteen degrees.

§7. Subdivision (j) of section 27-375 of the administrative code of the city of New York is amended to read as follows:

(j) Openings and obstructions to stair enclosures. No piping of any kind, with the exception of piping required or permitted in subchapter seventeen of this code, shall be permitted within a stair enclosure. No openings of any kind, other than windows, fire department access panels, exit doors and openings specifically authorized in reference standard RS 5-18 shall be permitted within a stair enclosure. Pipes required or permitted by such subchapter seventeen and protected in accordance therewith which do not reduce the required clearances of the enclosure may be permitted. Ducts protected in accordance with the requirements of subchapter thirteen of this chapter, which do not reduce the required clearances of the enclosure, may be permitted. In addition, in buildings in occupancy group J-2, which are three stories or less in height and occupied by not more than two families on each story, a door from an apartment may open directly into a stair, and the door may swing into the apartment. In buildings in occupancy group J-2, which are not more than four stories in height and occupied by not more than four families on each story, a door from an apartment may open directly into a stair, and the door may swing into the apartment, provided that the building and stair are fully sprinklered.

§8. This local law shall take effect immediately.

LS# 3662
11/09/00, 10:30 a.m.