



Legislation Details (With Text)

**File #:** Int 0105-2022 **Version:** A **Name:** Housing and fire safety.  
**Type:** Introduction **Status:** Enacted  
**In control:** Committee on Housing and Buildings

**On agenda:** 3/24/2022

**Enactment date:** 6/1/2022 **Enactment #:** 2022/063

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to self-closing door corrections and certification, and penalties for self-closing door violations

**Sponsors:** Oswald J. Feliz, Joann Ariola, Pierina Ana Sanchez, Shaun Abreu, Shahana K. Hanif, Crystal Hudson, Kevin C. Riley, Shekar Krishnan, Althea V. Stevens, Nantasha M. Williams, Julie Won, Robert F. Holden, Amanda C. Fariás, Alexa Avilés, Diana I. Ayala, Julie Menin, Sandra Ung, Chi A. Ossé, Kristin Richardson Jordan, James F. Gennaro, Marjorie Velázquez, Kamillah Hanks, Lynn C. Schulman, Tiffany L. Cabán, Mercedes Narcisse, Charles Barron, Eric Dinowitz, Erik D. Bottcher, Christopher Marte, Carlina Rivera, Sandy Nurse, (by request of the Bronx Borough President)

**Indexes:**

**Attachments:** 1. Summary of Int. No. 105-A, 2. Summary of Int. No. 105, 3. Int. No. 105, 4. March 24, 2022 - Stated Meeting Agenda, 5. Hearing Transcript - Stated Meeting 3-24-22, 6. Minutes of the Stated Meeting - March 24, 2022, 7. Committee Report 4/6/22, 8. Hearing Testimony 4/6/22, 9. Hearing Transcript 4/6/22, 10. Proposed Int. No. 105-A - 5/12/22, 11. Committee Report 5/18/22, 12. Hearing Transcript 5/18/22, 13. Committee Report - Stated Meeting, 14. May 19, 2022 - Stated Meeting Agenda, 15. Hearing Transcript - Stated Meeting 5-19-22, 16. Minutes of the Stated Meeting - May 19, 2022, 17. Int. No. 105-A (FINAL), 18. Fiscal Impact Statement, 19. Mayor's Letter, 20. Local Law 63

Date	Ver.	Action By	Action	Result
3/24/2022	*	City Council	Introduced by Council	
3/24/2022	*	City Council	Referred to Comm by Council	
4/6/2022	*	Committee on Housing and Buildings	Hearing Held by Committee	
4/6/2022	*	Committee on Housing and Buildings	Laid Over by Committee	
4/6/2022	*	Committee on Fire and Emergency Management	Hearing Held by Committee	
4/6/2022	*	Committee on Fire and Emergency Management	Laid Over by Committee	
4/6/2022	*	Special Committee on Twin Parks Citywide Taskforce on Fire Prevention	Hearing Held by Committee	
4/6/2022	*	Special Committee on Twin Parks Citywide Taskforce on Fire Prevention	Laid Over by Committee	
5/18/2022	*	Committee on Housing and Buildings	Hearing Held by Committee	
5/18/2022	*	Committee on Housing and Buildings	Amendment Proposed by Comm	
5/18/2022	*	Committee on Housing and Buildings	Amended by Committee	
5/18/2022	A	Committee on Housing and Buildings	Approved by Committee	Pass

5/19/2022	A	City Council	Approved by Council	Pass
6/1/2022	A	City Council	Sent to Mayor by Council	
6/1/2022	A	Mayor	Hearing Held by Mayor	
6/1/2022	A	Mayor	Signed Into Law by Mayor	
6/2/2022	A	City Council	Recved from Mayor by Council	

Int. No. 105-A

By Council Members Feliz, Ariola, Sanchez, Abreu, Hanif, Hudson, Riley, Krishnan, Stevens, Williams, Won, Holden, Farías, Avilés, Ayala, Menin, Ung, Ossé, Richardson Jordan, Gennaro, Velázquez, Hanks, Schulman, Cabán, Narcisse, Barron, Dinowitz, Bottcher, Marte, Rivera and Nurse (by request of the Bronx Borough President)

A Local Law to amend the administrative code of the city of New York, in relation to self-closing door corrections and certification, and penalties for self-closing door violations

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] 14 days after service of the notice of violation.

c. The department shall conduct a re-inspection of a self-closing door violation no later than 20 days after the expiration of the correction period specified in subdivision b, notwithstanding any submission of a certification of correction. The department shall make reasonable efforts to conduct a re-inspection of a self-closing door violation that was issued for a door that opens into an interior corridor and is an entrance door to a dwelling unit, and shall notify the occupant of such dwelling unit of efforts to re-inspect the door within the re-inspection period specified in this subdivision, including information on how to reschedule the re-inspection if

the department was unable to access the door for re-inspection.

d. Notwithstanding the civil penalties set forth in subdivision (a) of section 27-2115, the civil penalty for a violation of subdivision a of this section shall be not less than two hundred fifty dollars nor more than five hundred dollars and, in addition, two hundred fifty dollars per day from the date set for correction until the violation is corrected.

§ 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 fifty dollars nor more than one hundred fifty dollars and, in addition, one hundred twenty-five 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] making a false certification of correction of a violation shall be subject to a civil penalty [of not less than fifty dollars nor more than two hundred fifty dollars for each violation falsely certified] in the following amounts, in addition to the other penalties herein provided: not less than five hundred dollars nor more than one thousand dollars for each immediately hazardous violation falsely certified, not less than two hundred fifty dollars nor more than five hundred dollars for each hazardous violation falsely certified, and not less than fifty dollars nor more than two hundred fifty dollars for each non-hazardous violation falsely certified.

§ 3. Section 28-315.10 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:

§ 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 after having been opened] the door, when opened and released, returns to the closed position and self-latches shut by July 31, 2021.

§ 4. Section 28-315.10 of the administrative code of the city of New York 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 after having been opened] the door, when opened and released, returns to the closed position and self-latches shut by July 31, 2021.

§ 5. This local law takes effect 45 days after it becomes law, except that the amendment to subdivision c of section 27-2041.1 of the administrative code of the city of New York set forth in section one of this local law takes effect on January 1, 2023, and except that section three of this local law expires and is deemed repealed on the same date that local law number 126 for the year 2021 takes effect; and further except that section four of this local law takes effect on the same date as local law number 126 for the year 2021.

NAW/CP/AS  
LS #7097/7098/7100/7101/7102  
5/11/2022 10:13 p.m.