



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 illumination of common areas in multiple-unit residential buildings to allow private, cooperatively owned buildings to utilize motion activated and/or timed light switches so as to conserve electricity.

Sponsors: Gale A. Brewer, Charles Barron, Leroy G. Comrie, Jr., Elizabeth S. Crowley, Daniel Dromm, Sara M. Gonzalez, Letitia James, G. Oliver Koppell, Brad S. Lander, Melissa Mark-Viverito, Annabel Palma, Jumaane D. Williams, Michael C. Nelson

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Int. No. 137

By Council Members Brewer, Barron, Comrie, Crowley, Dromm, Gonzalez, James, Koppell, Lander, Mark-Viverito, Palma, Williams and Nelson

A Local Law to amend the administrative code of the city of New York, in relation to illumination of common areas in multiple-unit residential buildings to allow private, cooperatively owned buildings to utilize motion activated and/or timed light switches so as to conserve electricity.

Be it enacted by the Council as follows:

Section 1. Legislative findings and intent. The Council finds that substantial amounts of electricity are consumed through unnecessary lighting of residential buildings after sunset, in empty fire stairs and fire towers, stairs and public halls and other common areas. The Council further finds that motion or lighting occupancy sensors can save up to thirty percent annually in energy consumption and pay for themselves in less than three years.

Therefore the Council finds that it is in the best interests of the City to permit the owners of multiple dwelling cooperatively owned residential buildings to install motion sensors in common areas.

§ 2. Subdivision b of section 27-2039 of the administrative code of the city of New York is amended to read as follows:

b. The owner of a multiple dwelling shall keep all required lights burning continuously (1) in every fire stair and fire tower; (2) in every stair and public hall where there is no window opening on a street, court, yard, space above a setback, or on a shaft; and (3) in every stair and public hall where there is a window which in the opinion of the department does not provide adequate natural light; The owner of a cooperatively-owned multiple dwelling may elect to utilize motion sensors or occupancy-activated light control switches with manual override control switches in common areas.

§3. This local law shall take effect ninety days after enactment, provided, however, that the commissioner of housing preservation and development shall take such measures as are necessary for its implementation, including the promulgation of rules, prior to such effective date.

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