



Legislation Text

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Int. No. 428

By Council Members Provenzano, Comrie, Fidler, Gerson and Koppell

A Local Law to amend the administrative code of the city of New York, in relation to the installation of sprinkler systems in certain residential occupancies.

Be it enacted by the Council as follows:

Section 1. Article 4 of subchapter 1 of chapter 1 of title 27 of the administrative code of the city of New York is amended by adding a new section 27-123.3 to read as follows:

§27-123.3 Additional provisions requiring sprinklers in existing buildings. Notwithstanding any provision of law to the contrary, the provisions of this section shall apply to existing buildings or spaces, as set forth below:

(a) At least one-third of the total floor area of a building classified in occupancy group J-1, a building classified in occupancy group J-2 with four or more dwelling units, a space classified in occupancy group J-1, or a space classified in occupancy group J-2 with four or more dwelling units, that is not in compliance with the provisions of section 27-954 of this code on the effective date of the local law that added this paragraph, shall comply with such section on or before December thirty-first, two thousand five. Complete plans showing such compliance for the phase of the work to be performed shall be filed with, and a permit secured from, the commissioner on or before September thirtieth, two thousand four.

(b) At least two-thirds of the total floor area of a building classified in occupancy group J-1, a building classified in occupancy group J-2 with four or more dwelling units, a space classified in occupancy group J-1, or a space classified in occupancy group J-2 with four or more dwelling units, that is not in compliance with the requirements of section 27-954 of this code on the effective date of this local law that added this paragraph,

shall comply with such requirements on or before December thirty-first, two thousand six. Complete plans showing such compliance for the phase of the work to be performed shall be filed with, and a permit secured from, the commissioner on or before September thirtieth, two thousand five.

(c) The total floor area of a building classified in occupancy group J-1, a building classified in occupancy group J-2 with four or more dwelling units, a space classified in occupancy group J-1, or a space classified in occupancy group J-2 with four or more dwelling units, that is not in compliance with the provisions of section 27-954 of this code on the effective date of the local law that added this paragraph, shall comply with this requirement on or before December thirty-first, two thousand seven. Complete plans showing such compliance for the phase of the work to be performed shall be filed with, and a permit secured from, the commissioner on or before September thirtieth, two thousand six.

§2. Section 27-929 of the administrative code of the city of New York, as amended by local law number 26 for the year 2002, is amended by adding a new subdivision d to read as follows:

(d) Notwithstanding any other provision of this subchapter, the requirement to install a system of automatic sprinklers shall apply retroactively to any existing building or space in accordance with the provisions of subdivisions a, b and c of section 27-123.3 of this code. The total installation of all systems of automatic sprinklers required by such section shall be completed on or before December thirty-first, two thousand seven.

§3. This local law shall take effect immediately.

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