



Legislation Text

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Proposed Int. No. 4-A

By Council Members Avella, Fidler, Gennaro, Gonzalez, James, Koppell, Mark-Viverito, Nelson, Palma, Recchia Jr., Stewart, White, Mendez and Oddo

A Local Law to amend the administrative code of the city of New York, in relation to the installation of sprinkler systems in student housing.

Be it enacted by the Council as follows:

Section 1. Paragraph 4 of subdivision g of section 26-248 of the administrative code of the city of New York is amended by amending subparagraph (s) and adding a new subparagraph (t) to read as follows:

(s) section 27-929.1[.]; or

(t) section 27-929.2.

§2. Article one of subchapter 17 of chapter one of title 17 of the administrative code of the city of New York is amended by adding a new section 27-929.2 to read as follows:

§27-929.2 Retroactive sprinkler requirements for buildings or portions thereof occupied as student housing on or after July first, two thousand eight. The provisions of this subchapter shall apply retroactively for the specific occupancies indicated in subdivisions (bb) and (cc) of section 27-954 such that existing buildings subject to either subdivision upon or after the effective date of this section shall be fully sprinklered by July first, two thousand eighteen. For the purposes of this section “fully sprinklered” shall mean a system of automatic sprinklers which shall be provided in accordance with the requirements of this subchapter.

Section 3. Section 27-954 of the administrative code of the city of New York is amended by adding new subdivisions bb and cc to read as follows:

(bb) Regardless of occupancy group classification, buildings or portions thereof occupied as student

housing shall be fully sprinklered. For the purposes of this subdivision “fully sprinklered” shall mean a system of automatic sprinklers which shall be provided in accordance with the requirements of this subchapter and “student housing” shall mean housing for students under the age of twenty-two including, but not limited to, student dormitories that are under the ownership or control, other than a leasehold interest, of a school, college, university or other educational institution. Existing buildings used or occupied as student housing on or after July first, two thousand and eight shall comply with the provisions of section 27-929.2.

(cc) Regardless of occupancy group classification, buildings or portions thereof that are the subject of a lease or other agreement with a school, college, university or other educational institution for a term of at least four years to house students in which at least seventy-five percent of the dwelling units are occupied or leased to be occupied by students under the age of twenty-two must be “fully sprinklered.” For the purpose of this subdivision “fully sprinklered” shall mean a system of automatic sprinklers which shall be provided in accordance with the requirements set forth in this subchapter of the code. Existing buildings in which at least seventy-five percent of the dwelling units are occupied or leased to be occupied by students under the age of twenty-two shall comply with the provisions of section 27-929.2.

§3. This local law shall take effect on July 1, 2008, except that the commissioner of buildings and the commissioner of housing preservation and development shall take all actions necessary, including the promulgation of rules, to implement this local law on or before such date upon which it shall take effect.

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