



Legislation Details (With Text)

**File #:** Int 1939-2020 **Version:** A **Name:** Requiring standby power for nursing homes, adult homes, enriched housing and certain assisted living facilities.

**Type:** Introduction **Status:** Filed (End of Session)  
**In control:** Committee on Housing and Buildings

**On agenda:** 5/13/2020

**Enactment date:** **Enactment #:**

**Title:** A Local Law to amend the New York city building code, in relation to requiring standby power for nursing homes, adult homes, enriched housing and certain assisted living facilities

**Sponsors:** Alan N. Maisel, Ben Kallos, Margaret S. Chin, Kalman Yeger, Keith Powers, Helen K. Rosenthal, Carlina Rivera, Laurie A. Cumbo

**Indexes:**

**Attachments:** 1. Summary of Int. No. 1939-A, 2. Summary of Int. No. 1939, 3. Int. No. 1939, 4. May 13, 2020 - Stated Meeting Agenda with Links to Files, 5. Hearing Transcript - Stated Meeting 5-13-20, 6. Minutes of the Stated Meeting - May 13, 2020, 7. Proposed Int. No. 1939-A - 12/21/20, 8. Committee Report 5/4/21, 9. Hearing Testimony 5/4/21, 10. Hearing Transcript 5/4/21

Date	Ver.	Action By	Action	Result
5/13/2020	*	City Council	Introduced by Council	
5/13/2020	*	City Council	Referred to Comm by Council	
5/4/2021	*	Committee on Housing and Buildings	Hearing Held by Committee	
5/4/2021	*	Committee on Housing and Buildings	Laid Over by Committee	
12/31/2021	A	City Council	Filed (End of Session)	

Proposed Int. No. 1939-A

By Council Members Maisel, Kallos, Chin, Yeger, Powers, Rosenthal, Rivera and Cumbo

A Local Law to amend the New York city building code, in relation to requiring standby power for nursing homes, adult homes, enriched housing and certain assisted living facilities

Be it enacted by the Council as follows:

Section 1. Chapter 4 of the New York city building code is amended by adding a new section BC 426 to read as follows:

**SECTION BC 426**  
**NURSING HOMES, ADULT HOMES, ENRICHED HOUSING**  
**AND ASSISTED LIVING FACILITIES**

**426.1 General.** The provisions of Section 426.2 apply to I-1, I-2 and R-2 occupancies that are nursing homes, adult homes, enriched housing and assisted living facilities.

**Exception:** This section does not apply to alcohol and drug abuse rehabilitation centers, halfway houses, congregate care facilities and social rehabilitation facilities.

**426.2 Standby power.** Nursing homes, adult homes, enriched housing and assisted living facilities shall be provided with standby power systems capable of providing power for at least 72 hours for the standby power loads specified in Section 426.2.1.

**426.2.1 Standby power loads.** The following loads are classified as standby power loads:

1. In buildings having more than one occupied floor, at least one elevator serving all floors, or one elevator per bank where different banks serve different portions of the building;
2. Air conditioning, cooling, and heating systems sufficient to maintain temperature and humidity in accordance with Section 1204 in at least one common space which can accommodate all occupants of such facility or in all spaces used by occupants of such facility for sleeping purposes;
3. Refrigerators and freezers located in the facility; and
4. Lighting in all hallways.

§ 2. Section 2702.2 of the New York city building code is amended by adding a new section 2702.2.21 to read as follows:

**2702.2.21 Nursing homes, adult homes, enriched housing and assisted living facilities.** Standby power shall be provided in I-1, I-2 or R-2 occupancies that are nursing homes, adult homes, enriched housing and assisted living facilities, other than those excluded by exception pursuant to Section 426.1, in accordance with Section 426.2.

§ 3. This local law takes effect immediately.

NAB/APB  
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