



Legislation Text

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Proposed Int. No. 1146-B

By Council Members Grodenchik, Cornegy and Adams

A Local Law to amend the administrative code of the city of New York, in relation to the installation of automatic sprinklers in residential buildings

Be it enacted by the Council as follows:

Section 1. Chapter 3 of title 28 of the administrative code of the city of New York is amended by adding new section 28-315.2.5 as follows:

§ 28-315.2.5 Automatic sprinklers in buildings 40 feet (12.192 m) or more in height. Owners of all buildings 40 feet or more in height classified in accordance with Section BC 310 of the New York city building code in occupancy group R shall install a system of automatic sprinklers. Installation of such system shall be completed on or before December 31, 2029.

§ 28-315.2.5.1 Reporting. Owners of all buildings 40 feet (12.192 m) or more in height shall file with the department on or before December 31, 2029 a final report prepared by an architect or engineer certifying to the installation of automatic sprinklers pursuant to section 28-315.2.5. Pending the filing of such final report, such owners shall also be required to file interim reports as described below. An owner who fails to file such final report or, where required, an interim report, shall be liable for a civil penalty of (i) \$250 per day for buildings containing 10 or fewer dwelling units, (ii) \$1,000 per day for buildings containing 11 to 25 dwelling units or (iii) \$10,000 per day for buildings containing over 25 dwelling units. Such reports shall be on such forms and in such manner as prescribed by the commissioner and shall be filed as follows:

1. Unless a final report is filed on or prior to December 31, 2020, a one year interim report shall be filed no later than December 31, 2020. The one year interim report shall contain an affidavit by the owner of the building acknowledging that sprinklers are required to be installed in such building on or before December 31, 2029 in compliance with section 28-315.2.5 and indicating his or her intention to comply with such requirement.

2. Unless a final report is filed on or prior to December 31, 2024, a five year interim report shall be filed no earlier than June 31, 2024 and no later than December 31, 2024. Such five year interim report shall contain a certification by an architect or engineer of the percentage of the building in which sprinklers have been installed as of the date of such report and an implementation plan prepared by such architect or engineer detailing when and how the remaining portions of the building will be made fully compliant.

3. Unless a final report is filed on or prior to December 31, 2028, a nine year interim report shall be

filed no earlier than June 31, 2028 and no later than December 31, 2028. Such nine year interim report shall contain a certification by an architect or engineer of the percentage of the building in which sprinklers have been installed as of the date of such report and an implementation plan prepared by such architect or engineer detailing when and how the remaining portions of the building will be made fully compliant.

4. Except as otherwise provided in this section, a final report shall be filed no later than December 31, 2029. Such final report shall contain a certification by an architect or engineer that the building is fully compliant.

Exception: Buildings required to comply with the provisions of section 27-228.5 may not be subject to the reporting requirements pursuant to section 28-315.2.5.

§2. This local law takes effect immediately.

MAJ/APB
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