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Int. No. 261

By Council Members Joseph, Feliz, Louis, Banks, Bottcher and Hudson

A Local Law to amend the New York city building code, in relation to the means of egress requirements in certain new buildings

Be it enacted by the Council as follows:

Section 1. Section 1006.3.2 of the New York city building code, as added by local law number 126 for the year 2021, is amended to read as follows:

1006.3.2 Single exits. A single exit or access to a single exit shall be permitted from any story or occupied roof designed for human occupancy or use where one of the following conditions exists:

1. The occupant load, number of dwelling units and exit access travel distance do not exceed the values in Table 1006.3.2.

2. Rooms, areas and spaces complying with Section 1006.2.1 with exits that discharge directly to the exterior at the level of exit discharge are permitted to have one exit or access to a single exit.

3. Open or enclosed parking garages where vehicles are mechanically parked shall be permitted to have one exit provided such exit shall not be a vehicle ramp.

4. Group R-3 occupancies shall be permitted to have one exit or access to a single exit.

5. Individual single-story or multistory dwelling units shall be permitted to have a single exit or access to a single exit from the dwelling unit provided that both of the following criteria are met:

   5.1. The dwelling unit complies with Section 1006.2.1 as a space with one means of egress.

   5.2. Either the exit from the dwelling unit discharges directly to the exterior at the level of exit discharge, or the exit access outside the dwelling unit's entrance door provides access to not less than two approved independent exits.

6. Buildings of Occupancy Group R-2 where all of the following conditions are met:

   6.1. The building does not exceed four stories;

   6.2. The building contains not more than three dwelling units per story;

6.3. The building is of construction Type I or II;

6.4. The building does not exceed 2,500 square feet (232.3 m^2) per story;

6.5. Each dwelling unit has at least one window facing the street, or facing a lawful yard with open, unobstructed, and direct access to the street. Such yard or direct access shall be a minimum width equal to 25 percent of the vertical distance from the windowsill of the highest operable window, facing such yard or direct access, to the grade of such yard or direct access directly below such window, but shall in no case be less than 36 inches (914.4 mm) wide;

6.6. The stairway extends to the roof surface through a stairway bulkhead complying with Section 1509.2, provided the roof has a slope not steeper than 20 degrees (0.35 rad), or the stairway is constructed against the street wall, with one window facing the street at each landing and access to the roof is provided via a scuttle with a stationary, noncombustible access ladder;

6.7. The stairway is enclosed in 2-hour fire-rated walls with all exit doors leading into the stairway having at least 1½-hour fire rating; and

6.8. The building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.2.

7. Buildings of Occupancy Group R-2 of construction Type I or II not exceeding six stories and [not exceeding 2,000 square feet (185.8 m^2) per story.] the following conditions are met:

7.1 There are no more than two single exit stairway conditions on the same property;

7.2 Each story does not exceed 4,000 square feet (371.6 m^2) per single exit stairway condition; and

7.3 There are no more than 20 feet (6096 mm) of travel to the exit stairway from the entry/exit door of any dwelling unit.

§ 2. This local law takes effect immediately.

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