



NEW YORK
STATE OF OPPORTUNITY.

Building Standards and Codes



Welcome to 9C Basic Inspection of Existing Structures

NO Computer or Cell Phone usage allowed during class.

A Division of New York Department of State

October 24, 2016

October 24, 2016 2

This presentation is the property of the New York State Department of State.

No use, modifications or duplication is allowed without the permission and approval of the Division of Building Standards and Codes.

A Division of New York Department of State  **Building Standards and Codes**

October 24, 2016 3

Materials you need for this week

International Property Maintenance Code
 International Fire Code
 International Building Code
 International Existing Building Code
 And
 NYS Uniform Code Supplement

A Division of New York Department of State  **Building Standards and Codes**

October 24, 2016 4



←

In this corner is the book where the Code requirements come from.






A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 5

The Test

There are 25 questions on your test.

The questions come from the materials you should have.



Seven questions wrong – you pass
Eight questions wrong – you fail

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 6

Agenda



- Where do we find the codes.
- Why do we do inspections.
- Who does the inspections.
- What can we do legally.
- When do we do inspections.
- What are we looking for.
- Existing Building Code.

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 7

Uniform Code

When NO Work is being done



New York State Supplement Chapter 1 and Chapter 8



2016 Uniform Code Supplement



New York State Supplement Chapter 1 and Chapter 7

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 8

Why and What do we inspect.





A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 9

Part 1203.2

Program and Administration Features

1203.2(a)

- Every City, Town, Village and County
 - Shall provide through **LOCAL LAW**
 - Shall include the FEATURES prescribed by the Secretary

1203.2(b)

- State Agencies
 - Shall follow “Minimum Standards for Administration and Enforcement by State Agencies” part 1204

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 10

Part 1203.3(h)

Fire Safety and Maintenance Inspections

- Areas of Public Assembly
 - at least annually
- Multiple Dwellings and Non-Residential Occupancies
 - Intervals consistent with local conditions
 - No less than every three years
 - Dormitory buildings at least annually

A Division of New York Department of State Building Standards and Codes

October 24, 2016 11

Title 19 NYCRR Chapter XXXII Part 1201

(e) The State Education Department ***shall be accountable for administration and enforcement*** of the Uniform Code with respect to buildings, premises and equipment in the custody of, or activities related thereto undertaken by, School Districts and Boards Of Cooperative Educational Services.

A Division of New York Department of State Building Standards and Codes

October 24, 2016 12

Laws, Rules and Regulations NYS Education Department

- NYS Department of Education
- Title 8 NYCRR
- Commissioners Regulations Part 155
- Part 155.7 Health and Safety in Existing Educational Facilities
- 155.8 Fire and Building Safety Inspections
- 155.25 Safety Requirements for Electrically Operated Partitions

A Division of New York Department of State Building Standards and Codes

October 24, 2016 13

Public Schools vs. Non-Public Schools

Applicability
 NYS State Education Law
 Section 807-a
 TITLE 8 NYCRR
 Commissioner of Education's Rules and Regulations



Manual for
 Fire and Building Safety Inspections
 in Public and Non-Public Schools

THE UNIVERSITY OF THE STATE OF NEW YORK
 THE STATE EDUCATION DEPARTMENT
 125 SOUTH SALMON STREET
 ALBANY, NY 12242

REVISED
 06/2012



A Division of New York Department of State

October 24, 2016 14

The Manual, III. Fire Safety Inspections Part B.

III. FIRE SAFETY INSPECTIONS
This manual represents a type of building for an annual, special or biennial public school district (SDE) or a private school.

- Non-public Schools
- Buildings for student use

Education LAW 807a
 ...following methods

B. Nonpublic Schools - (For leased facilities, see Appendix B.)
 This annual inspection is to verify that each building for student use complies with Education Law 807a, select Commissioner's regulations and the applicable sections of the *New York State Uniform Fire Prevention and Building Code*.
 School authorities shall cause any fire inspection per Education Law 807a to be made by one of the following methods or any combination of such methods:



October 24, 2016 15

TITLE 19 NYCRR – 1203.2(c)

(c) Every agency accountable under section 1201.2 of this Title for administration and enforcement of the Uniform Code and not otherwise included in subdivisions (a) and (b) of this section **shall provide for such administration and enforcement in regulation. Any such regulation shall include the features described in section 1203.3 of this Part.**



October 24, 2016 16

New York State Education Law Section 807-(a)(1)

Private schools-

- DOE requires an inspection ANNUALLY
- The Report is filed with DOE
- ENFORCEMENT of any code violations is the responsibility of the Local Code Official.

A Division of New York Department of State 

October 24, 2016 17

Why do we have codes ?

*“...in order to provide a basic **minimum level of protection** to all people of the state from the hazards of **fire** and **inadequate building construction**.”*

A Division of New York Department of State 

October 24, 2016 18

Fire




A Division of New York Department of State 

October 24, 2016 19

Altered building construction



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 20

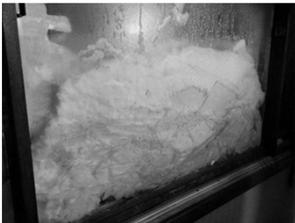
Wind Damage



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 21

Snow



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 22

Flood Hazards



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 23

Other Hazards



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 24

Safety, Health, Welfare of the Public



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 25

Abandoned Properties



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 26

Safety, Health, Welfare of the Public



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 27

Abandoned Structures



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 28

COMMERCIAL PROPERTIES



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 29

RESIDENTIAL PROPERTIES



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 30

After the Event



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 31

The Fire Code and the Property Maintenance Code are written to address the minimum conditions for existing premises and structures.




A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 32

SO YOU WANT TO BE A CODE ENFORCEMENT OFFICER...

Lets look at the basic responsibilities of the job



A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 33

The “Traditional” Job Titles

- Building Inspector
 - New construction activities
- Fire Inspector
 - Fire safety in existing buildings
 - Maintenance of commercial properties
- Housing Inspector
 - Safe and sanitary residential premises
- Fire Marshal
 - Fire related issues for both new and existing properties

A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 34

The “OFFICIAL” Title

- You LOCAL LAW will determine the Title
- The code text ALWAYS uses “Code Enforcement Official”
 - If your “title” is “charged with enforcement”, you are the CEO for THAT Code or Issue



A Division of New York Department of State 

October 24, 2016 35

You shall conduct Fire Safety Inspections in Residential Buildings



- Safe and sanitary conditions
- Number of occupants
- Proper plumbing and heating
- Peeling paint
- Other unsafe conditions

A Division of New York Department of State 

October 24, 2016 36

You conduct Fire Safety Inspections in Commercial Buildings



A Division of New York Department of State 

October 24, 2016 37

You respond to complaints



- Trash and debris
- Unregistered motor vehicles

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 38

Other complaints or conditions

Brush and Weeds
Unkempt properties
Building w/o a permit
Building with a permit



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 39

You maintain a system of records



Your records should be your friend, not your enemy

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 40

You must communicate effectively.



- With the public
- With contractors
- With co-workers
- With elected officials

A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 41

Your duties may also include

Subdivision Regulations

Special Use Permits

Zoning



A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 42

Code Enforcement Officials

Have the Power and the Responsibility to enact the powers of Government



- Issue violation notices
- Appearance tickets
- Court appearances
- Search warrants
- Law suits

A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 43

BASIC INSPECTION PROCEDURES

- Developing an inspection format
 - Scheduling
 - Preparation
 - Approach
 - Inspect
 - Report
 - Follow up



A Division of New York Department of State 

October 24, 2016 44

BASIC INSPECTION PROCEDURES

- Arranging inspections
 - Scheduled or surprise



A Division of New York Department of State 

October 24, 2016 45

BASIC INSPECTION PROCEDURES

- Preparing for the inspection



A Division of New York Department of State 

October 24, 2016 46

Basic Inspection Procedures



First Impressions

A Division of New York Department of State



October 24, 2016 47

BASIC INSPECTION PROCEDURES

The inspectors equipment



A Division of New York Department of State



October 24, 2016 48

BASIC INSPECTION PROCEDURES

Can you use a camera?



A Division of New York Department of State



October 24, 2016 49

BASIC INSPECTION PROCEDURES

How about an inspection form?



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 50

Part 1203.3

More Minimum Features



1203.3(j) Recordkeeping

- Establish a system to verify all activities
- Of fees charged and collected



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 51

Approach








A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 52

Approach



A Division of New York Department of State 

October 24, 2016 53



A Division of New York Department of State 

October 24, 2016 54

Inspect



A Division of New York Department of State 

October 24, 2016 55



A Division of New York Department of State



Building Standards and Codes

October 24, 2016 56



A Division of New York Department of State



Building Standards and Codes

October 24, 2016 57



A Division of New York Department of State



Building Standards and Codes

October 24, 2016 58

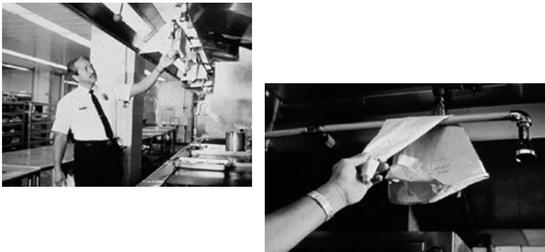


A Division of New York Department of State



Building Standards and Codes

October 24, 2016 59



A Division of New York Department of State



Building Standards and Codes

October 24, 2016 60

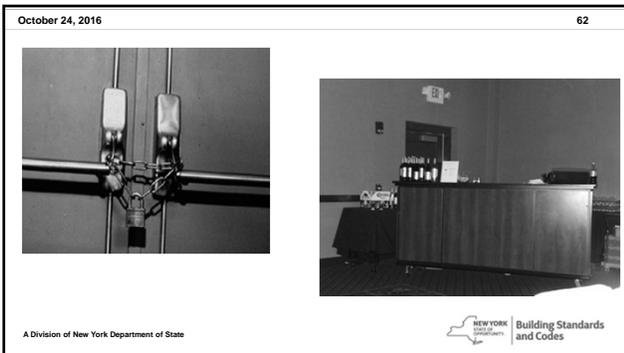


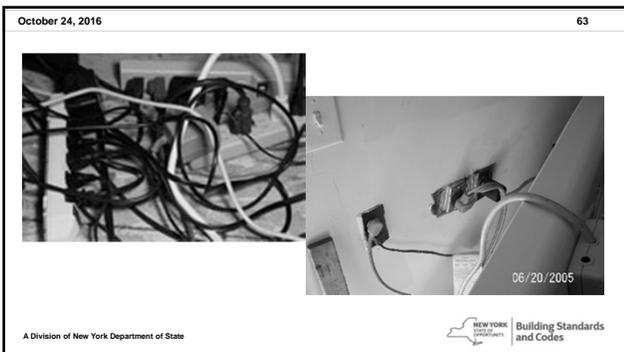
A Division of New York Department of State



Building Standards and Codes







October 24, 2016 64



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 65



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 66



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 67

Summary:

Fire / Safety Inspections are required.

These requirements should be part of your local law.

Record keeping is required.

Be prepared.

And re-inspect .

A Division of New York Department of State 

October 24, 2016 68

This lesson was the quick introduction into the wonderful world of fire and safety inspections.

We will discuss this information in more detail as we progress this week.

In the next lesson will we start with the Property Maintenance Code

A Division of New York Department of State 

NEW YORK STATE OF OPPORTUNITY | Building Standards and Codes

**Lesson 2
Property Maintenance Code**



A Division of New York Department of State

October 24, 2016

October 24, 2016 2

THE CODES



The Fire Code and the Property Maintenance Code are written to address the minimum conditions for existing premises and structures.

We will start with the NY Supplement Chapter One.

A Division of New York Department of State NEW YORK STATE OF OPPORTUNITY | Building Standards and Codes

October 24, 2016 3

**NY Supplement
CHAPTER 1
GENERAL REQUIREMENTS**



The Uniform Code includes 2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2015 IFGC, 2015 IFC, 2015 IPMC, and 2015 IEBC.

Each of these International Code Council documents is deemed to have been amended by the publication entitled 2016 Uniform Code Supplement published by the New York State, Department of State.

A Division of New York Department of State NEW YORK STATE OF OPPORTUNITY | Building Standards and Codes

October 24, 2016 4

2016
Uniform
Code
Supplement

101.2 Scope.

The provisions of the Uniform Code shall apply to all new and existing buildings, structures, systems and equipment as indicated, with the following exceptions:

- Structures, systems and equipment **lawfully in existence** and
- Not a hazard to life, health or property is created and
- Except when provisions of the 2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2015 IFGC, 2015 IFC, 2015 IPMC, and 2015 IEBC specifically apply to existing buildings.

A Division of New York
Department of State Building Standards and Codes

October 24, 2016 5

Lawfully in Existence

- If the building has a Certificate of Occupancy.
- If the building was built **AFTER** 1984 and
Was not structurally altered and
The occupancy classification or use was not changed
- If the building was built **PRIOR** to 1984 and
Was not structurally altered and
The occupancy classification or use was not changed

BUT !

A Division of New York
Department of State Building Standards and Codes

October 24, 2016 6

Lawfully in Existence

Check your Local Laws and Codes.

Your municipality may have had requirements.

You may be looking back 30, 40, 50 years ago.




A Division of New York
Department of State Building Standards and Codes

October 24, 2016 7

2016
Uniform
Code
Supplement

101.2 Scope.

2. Additions, alterations, renovations or repairs to any structure, system or equipment

- Shall conform to that required for a new construction without requiring the existing structure, system or equipment to comply.
- Shall not cause an existing structure, system or equipment to become unsafe, unsanitary, hazardous or overloaded.
- Minor work shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing, is not hazardous, and is approved. →

A Division of New York Department of State 

October 24, 2016 8

2016
Uniform
Code
Supplement

101.2 Scope.

3. Construction trailers used as a temporary office for the purpose of monitoring construction at a construction site.

4. Structures such as radio and television transmission, communication and wind generation towers not attached to buildings.





A Division of New York Department of State 

October 24, 2016 9

Legal Structure

Building A
Built in 1955,
NO C.O.

Building B
Built in 2004
Has a C.O.

Building C
Built in
2012
Has a
C.O.

A Fire /Safety inspection would require that the CEO or the BSI would inspect this entire building based on the codes in effect at the time for each section. As long as the section of the structure nor their occupancy classification or use has changed.

A Division of New York Department of State 

9C16

3

October 24, 2016 10



Scope 101.2.7

The provisions of this code shall apply to:





all existing residential and non-residential structures and all existing premises

A Division of New York Department of State 

October 24, 2016 11



Scope 101.2.7 Property Maintenance Code

The provisions of **this code shall apply to**

Equipment and facilities for light, ventilation, space, heating, sanitation, life and safety hazards



A Division of New York Department of State 

October 24, 2016 12

PM Scope



This code is intended to provide minimum requirements to safeguard public safety, health and general welfare insofar as they are affected by the occupancy and maintenance of structures and premises.

A Division of New York Department of State 

October 24, 2016 13

2016
Uniform
Code
Supplement

Scope 101.2.7.1 PMC

101.2.7.1 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the Residential Code, the Building Code, the Plumbing Code, the Mechanical Code, the Fuel Gas Code, the Fire Code, the Existing Building Code or the Energy Conservation Construction Code.



A Division of New York
Department of State



October 24, 2016 14

PM Scope



A Division of New York
Department of State



October 24, 2016 15

PM Scope



A Division of New York
Department of State



October 24, 2016 16

PM Scope



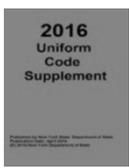

Existing Premises

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 17

Similarities between the Fire Code and the Property Maintenance Code

Pages 6 -11 In the Supplement



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 18



101.2.7.2 Maintenance of equipment and Property Maintenance systems

Equipment, systems, devices and safeguards required by the Property Maintenance Code, **or** a previous regulation or code under which the structure **or** premises was constructed, altered or repaired **Shall be maintained in good working order.**

If it's there, It must function correctly !

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 19



Fire Code



101.2.6.3 Maintenance of REQUIRED Safeguards

All required devices, equipment, system or conditions shall be continuously maintained in accordance with...

- Fire Code
- Property Maintenance Code
- Applicable Reference Standards

A Division of New York Department of State



October 24, 2016 20



Property Maintenance

101.2.7.3 Existing non-required equipment and systems

Any non-required device, equipment, system, condition, arrangement, level of protection or any other feature is provided,
Shall thereafter be continuously maintained

Exceptions:

A Division of New York Department of State



October 24, 2016 21



Property Maintenance

101.2.7.3 Existing non-required equipment and systems

Non-required equipment and systems are permitted to be removed or disabled as provided herein.

1. Removed in entirety;
2. Permitted to be disabled, provided that all visible elements are removed;
3. Electrically permitted to be disabled, disconnected from power sources and all visible elements are labeled as not being energized.
4. Non-required fire protection systems are permitted to be disabled, provided equipment is removed, and any remaining visible components are labeled as not being in service.

A Division of New York Department of State



October 24, 2016 22

2016
Uniform
Code
Supplement

101.2.6.4 Existing non-required safeguards

Fire Code

Be continuously maintained in accordance with the Fire Code and applicable referenced standards or

1. Shall be removed in its entirety
2. Disabled, provided that all visible elements are removed;
3. Disconnected from power sources and all visible elements are labeled as not being energized
4. Any remaining visible components are labeled as not being in service

A Division of New York
Department of State

October 24, 2016 23

2016
Uniform
Code
Supplement

101.2.7.4 Unsafe structures and equipment

Property Maintenance

A building or structure, or any building system or equipment, in whole or in part, constitutes a clear and imminent threat to human life, safety or health

The **Authority Having Jurisdiction** shall exercise their powers in due and proper manner so as to extend to the public protection.

A Division of New York
Department of State

October 24, 2016 24

2016
Uniform
Code
Supplement

Unsafe Structures and Equipment

Property Maintenance

101.2.7.4

When a structure or equipment is found to a threat to human life, safety, or health the Authority Having Jurisdiction shall exercise his/her powers in due and proper manner so as to extend to the public protection.

A Division of New York
Department of State

October 24, 2016 25

2016 Uniform Code Supplement

101.2.6.7 Unsafe Structures and Equipment

Fire Code

If during the inspection, there exists a clear and imminent threat to human life, safety or health,
 The authority having jurisdiction charged with the administration and enforcement of the Uniform Code shall exercise its powers in due and proper manner so as to extend to the public protection from the hazards of threat to human life, safety, or health.

A Division of New York Department of State 

October 24, 2016 26

2016 Uniform Code Supplement

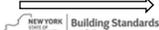
Unsafe structures

Property Maintenance



101.2.7.4.1 Unsafe structures.

Dangerous to the life, health, property or safety of the public or the *occupants* of the structure....

A Division of New York Department of State 

October 24, 2016 27

2016 Uniform Code Supplement

101.2.7.4.1 Unsafe structures

Property Maintenance

damaged.
decayed.
dilapidated.
structurally unsafe



A Division of New York Department of State 

October 24, 2016 28

2016 Uniform Code Supplement

101.2.7.4.1 Unsafe structures

Property Maintenance

Such faulty construction or unstable foundation





 Building Standards and Codes

A Division of New York Department of State

October 24, 2016 29

2016 Uniform Code Supplement

101.2.7.4.1 Unsafe structures

Property Maintenance

partial or complete collapse is possible.





 Building Standards and Codes

A Division of New York Department of State

October 24, 2016 30

2016 Uniform Code Supplement

101.2.6.7.1 Unsafe Structures

Fire Code

Dangerous to the life, health, property or safety of the public or to the occupants of the structure by

- not providing minimum safeguards to protect or warn occupants in the event of fire; or
- because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, or
- structurally unsafe; or
- is of such faulty construction or unstable foundation that partial or complete collapse is possible


 Building Standards and Codes

A Division of New York Department of State

October 24, 2016 31

2016 Uniform Code Enforcement

101.2.6.7.1 Unsafe Structures

Fire Code

A vacant structure that is not secured against unauthorized entry as required by Section 311 of the 2015 IFC shall be deemed unsafe.




A Division of New York Department of State 

October 24, 2016 32

2016 Uniform Code Enforcement

101.2.7.4.2 Unsafe equipment.

Property Maintenance

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard




A Division of New York Department of State 

October 24, 2016 33

2016 Uniform Code Enforcement

101.2.6.7.2 Unsafe Equipment

Fire Code

Includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or any other equipment on the premises or within the structure that is in such disrepair or condition that the equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.




A Division of New York Department of State 

October 24, 2016 34

2016 Uniform Code Supplement

101.2.7.4.3 Structure unfit for human occupancy

Property Maintenance

A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or,

- the structure is in disrepair or lacks maintenance,
- is unsanitary, vermin or rat infested
- lacks ventilation, illumination, sanitary or heating facilities or other essential equipment





A Division of New York Department of State

October 24, 2016 35

2016 Uniform Code Supplement

101.2.7.4.3 Structure unfit for human occupancy

Property Maintenance

Contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code




A Division of New York Department of State

October 24, 2016 36

2016 Uniform Code Supplement

101.2.6.7.3 Structure unfit for human occupancy

Fire Code



The structure is unsafe, unlawful, or because

- the structure is in disrepair or lacks maintenance or
- the location of the structure constitutes a hazard to the occupants of the structure or to the public.



A Division of New York Department of State

October 24, 2016 37

2016 Uniform Code Supplement

101.2.7.4.4 Unlawful structure.

Property Maintenance

An unlawful structure is

- Occupied by more persons than permitted under this code, or
- Was erected, altered or occupied contrary to law.



A Division of New York Department of State



October 24, 2016 38

2016 Uniform Code Supplement

101.2.6.7.4 Unlawful Structure

Fire Code

Found in whole or in part to be occupied by more persons than are permitted under the 2015 IFC, or was erected, altered or occupied contrary to law.



A Division of New York Department of State



October 24, 2016 39

2016 Uniform Code Supplement

101.2.6.7.5 Closing of Vacant Structures

Fire Code

If the structure is vacant and unfit for human habitation and occupancy, and is **not** in danger of structural collapse,

- a placard of condemnation shall be posted on the premises, and
- the structure shall be closed up so as not to be an unattractive nuisance.



A Division of New York Department of State



October 24, 2016 40

2016
Uniform
Code
Requirements

101.2.6.7.6 Prohibited Occupancy

Fire Code

No person shall occupy a placarded structure.

101.2.6.7.6.1 Placard Removal

The placard shall be removed whenever the defect or defects on which the condemnation and placarding action were based have been eliminated.

A Division of New York
Department of State



October 24, 2016 41

2016
Uniform
Code
Requirements

101.2.6.7.7 Notice

Fire Code

Notice shall be posted in a conspicuous place in or about the structure.

If the notice pertains to equipment, it shall also be placed on the condemned equipment.




A Division of New York
Department of State



October 24, 2016 42

2016
Uniform
Code
Requirements

101.2.6.7.8 Imminent Danger

Fire Code

The occupants shall vacate premises when there exists:

1. Imminent danger of failure or collapse
2. Where the entire or part of the structure has fallen
3. Actual or potential danger because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials; or
4. Operation of defective or dangerous equipment.



A Division of New York
Department of State



October 24, 2016 43



101.2.7.4.5 Vacant structures

Property Maintenance



Vacant structures shall comply the Property Maintenance and the Fire Codes .

PMC 301.3 Vacant structures and land. Vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

A Division of New York
Department of State



October 24, 2016 44



101.2.7.4.5 Vacant structures



FC 311.1 General. Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with Sections 311.1.1 through 311.6.

A Division of New York
Department of State



October 24, 2016 45



101.2.7.6 Notice.

Property Maintenance



A notice shall be posted in a conspicuous place in or about the structure affected by such notice.

If the notice pertains to equipment, it shall also be placed on the condemned equipment.

A Division of New York
Department of State



October 24, 2016 46

2016
Uniform
Code
Supplement

Property Maintenance

101.2.7.7 Prohibited occupancy.
No person shall occupy a placarded premises or shall operate placarded equipment.

101.2.7.8 Placard removal.
The placard shall be removed whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated.

A Division of New York
Department of State  Building Standards and Codes

October 24, 2016 47

2016
Uniform
Code
Supplement

Property Maintenance

101.2.7.9 Imminent danger.

When there is imminent danger of failure or collapse.

**This Structure Is Unsafe and Its
Occupancy Has Been Prohibited
by the Code Enforcement Official**

A Division of New York
Department of State  Building Standards and Codes

October 24, 2016 48

2016
Uniform
Code
Supplement

102.1 Applicability

102.1 General.
The most restrictive shall be applicable.

And conflicts between a general requirement and a specific requirement the more specific applies

A Division of New York
Department of State  Building Standards and Codes

October 24, 2016 49




102.1 Applicability cont'd

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Example:
 605.3 One light fixture in hall,
 402.2 60 watts, each 200 sq. ft.







A Division of New York Department of State

October 24, 2016 50



102 Applicability

102.3 Change of use or occupancy.

No change shall be made in the use or occupancy of any structure ,.....
 unless such structure is made to comply with Residential Code Existing Building Code



A Division of New York Department of State

October 24, 2016 51



102 Applicability

NYS 102.8 Existing structures.

The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change,
 Except:





A Division of New York Department of State

October 24, 2016 52

2016
Uniform
Code
Supplement

102 Applicability

102.8 (cont'd)
...except as is specifically addressed by the
Uniform Code

What is a Legal Occupancy ?

A Division of New York
Department of State

October 24, 2016 53

Flash Back to 1203

(f) *Procedures regarding unsafe structures and equipment.*
Procedures shall be established for identifying and
addressing unsafe structures and equipment.



A Division of New York
Department of State

October 24, 2016 54

Property Maintenance

The Property Maintenance Code consists of

(1) Chapters 1 through Chapter 8 of the 2015 IPMC, **as amended** by Chapter 1 and Chapter 8 of this publication,

(2) and certain referenced standards incorporated by reference in Chapter 10 of this publication;

A Division of New York
Department of State

October 24, 2016 55



Chapter 3- Minimum Conditions

301.2 Responsibility

- Owner
- Occupant



A Division of New York Department of State 

October 24, 2016 56



301 Minimum Conditions

301.3 Vacant Structures and Land



A Division of New York Department of State 

October 24, 2016 57



302 Exterior Property Areas

302.1 Sanitation

All exterior property and premises

- Clean
- Sanitary



Occupant: Shall maintain what they control

A Division of New York Department of State 

October 24, 2016 58



Exterior Property Areas

302.2 Grading and drainage

No Erosion
No Standing / Stagnant water





302.3 Sidewalks, Driveways

Free from hazards



A Division of New York Department of State

October 24, 2016 59



Exterior Property Areas

302.4 Weeds

Exterior property free of weeds
In the immediate area around structures*
Maximum 10" in height
Trees and gardens don't count





A Division of New York Department of State

October 24, 2016 60



302 Exterior Property Areas

302.5 Rodent harborage.





A Division of New York Department of State

October 24, 2016 61



Exterior Property Areas

Inoperable motor vehicle

What is an Inoperable vehicle?

Definitions

Chapter 2



A Division of New York
Department of State



October 24, 2016 62

Junk Vehicle Art



A Division of New York
Department of State



October 24, 2016 63



Exterior Property Areas

302.8 Motor vehicles





Exception:

A Division of New York
Department of State



October 24, 2016 64



Exterior Property Areas

302.9 Defacement of property.
 No person shall damage, mutilate or deface any exterior surface of any structure or building

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

A Division of New York
Department of State 

October 24, 2016 65

Summary

- A. Started in Chapter One of the Supplement.
- B. Applicability – All existing structures and premises.
- C. Maintenance
- D. Unsafe, Unlawful and Dangerous Structures
- E. Exterior Property – Chapter 3

The next lesson will continue Chapter 3 and we will start with pools Section 303

A Division of New York
Department of State 

NEW YORK STATE OF OPPORTUNITY

Building Standards and Codes **Lesson 3**
Property Maintenance Code

A Division of New York Department of State

October 24, 2016

1

October 24, 2016

2

Swimming Pool

Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches deep. This includes in-ground, aboveground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

A Division of New York Department of State

NEW YORK STATE OF OPPORTUNITY Building Standards and Codes

October 24, 2016

3

303.1 Swimming Pools and Spas

...clean and sanitary condition, and in good repair.

A Division of New York Department of State

NEW YORK STATE OF OPPORTUNITY Building Standards and Codes

October 24, 2016 4

2016
Uniform
Code
Book
Supplement

303 Swimming Pools and Spas

2015 IPMC Section 303 (Swimming pools, spas and hot tubs).

Section 303 of the 2015 IPMC shall be deemed to be amended by the addition of new Sections 303.3, 303.4, 303.5, 303.6, 303.7 and 303.8 to read as follows:

A Division of New York Department of State 

October 24, 2016 5

2016
Uniform
Code
Book
Supplement

303 Swimming Pools and Spas

2015 IPMC Section 303 (Swimming pools, spas and hot tubs).

Section **303.2** of the 2015 IPMC shall be deemed to be amended to read as follows:






A Division of New York Department of State 

October 24, 2016 6

2016
Uniform
Code
Book
Supplement

303 Swimming Pools and Spas

303.2 Enclosures. This section shall control the design of barriers for residential swimming pools, spas and hot tubs.
For public swimming pools, spas and hot tubs refer to Chapter 31 of the 2015 IBC.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

A Division of New York Department of State 

October 24, 2016 7

303.3 Outdoor Swimming Pool.

...shall be provided with a barrier which shall comply with the following: **TEN ITEMS**





A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 8

303.3 Outdoor Swimming Pool.

1. The top of the barrier shall be at least 48 inches above grade




The bottom of the barrier shall be 2 inches **MAXIMUM** above grade

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 9

303.3 Outdoor Swimming Pool.

2. Openings must be less than 4"

6. Maximum spacing on chain link fencing is to be 2.25"




A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 10

Technical Bulletin

Effective Date: January 1, 2016
 This document is to answer the question regarding the requirement for a barrier for a swimming pool with 48 inch or more wall height in the Residential Code of New York State. Section AG105.2 states in part: "An outdoor swimming pool, including a hot tub or spa shall be provided with a barrier." The term "barrier" is defined as "A structure that completely surrounds the swimming pool." Although the self-set pool has a 48 inch wall height, the wall can easily be deflected by a child who can push through the wall.



swimming pool (not rigid metal walls) as required by Section AG105.2 of Appendix G of the Residential Code of New York State. This barrier shall be a combination thereof which completely surrounds the swimming pool. Access to the pool shall be through a self-closing and self-latching door.



October 24, 2016 11

2016
Uniform
Code
Requirements

303.3 Outdoor Swimming Pool.

8. Access gates

Swing away from pool



self-closing and self-latching



October 24, 2016 12

2016
Uniform
Code
Requirements

303.3 Outdoor Swimming Pool.

Where a wall of a dwelling serves as part of the barrier

- The pool shall be equipped with a powered safety cover or
- Access door to the pool shall be equipped with an alarm






October 24, 2016 13

2016 Uniform Code Enforcement

303.3 Outdoor Swimming Pool.

10. Where an aboveground pool structure is used as a barrier :

- Ladder or steps shall be surrounded by a barrier
- Ladder or steps shall be capable of being secured, locked or removed




A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 14

2016 Uniform Code Enforcement

303.5 Outdoor Swimming Pool.

303.5 Prohibited locations
Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 15

2016 Uniform Code Enforcement

303.6 Swimming pool and spa alarms.

Swimming pool and spa alarms. Spas or hot tubs with a safety cover which complies with ASTM F 1346, shall be exempt from the provisions of this section.





A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 16

Supplement 303.6 Swimming pool and spa alarms.

303.6.1 A swimming pool or spa installed, constructed or substantially modified after December 14, 2006, shall be equipped with an approved pool alarm.




A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 17

PMC Section 303.6.1

There are two exceptions :

1. A hot tub or spa equipped with a safety cover
2. A swimming pool equipped with an automatic power safety cover

Both have to meet the ASTM F 1346 Standard





A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 18

303.6.2 Swimming pool and spa alarms.

A pool alarm must be capable of detecting entry into the water at any point on the surface of the swimming pool.

Pool alarms shall activate upon detecting entry into the water and shall sound poolside and inside the dwelling.





A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 19

2016 Uniform Code Enforcement

303.6.4 Swimming pool and spa alarms.

Prohibited alarms
The use of personal immersion alarms shall not be construed as compliance with this section.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 20

2016 Uniform Code Enforcement

303.7 Temporary barriers.

Shall be surrounded by a temporary barrier during installation or construction and shall remain in place

90 days
???



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 21

2016 Uniform Code Enforcement

303.7 Temporary barriers.

303.7.2 - A temporary barrier shall be replaced by a complying permanent barrier within 90 days

1. 90 days of the date of issuance of the building permit; or
2. 90 days of the date of commencement of the installation

WHO DECIDES? The AHJ

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 22

303.8 Entrapment Protection

Swimming pools and spas shall maintain body entrapment protections for suction outlets in accordance with the *Building Code of New York State* or the *Residential Code of New York State*, as applicable.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 23

304 EXTERIOR STRUCTURE

The following conditions shall be determined as unsafe
13 Conditions



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 24

304.1.1 Unsafe conditions.

5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 25

304.1.1 Unsafe conditions.

7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes,



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 26

304.1.1 Unsafe conditions.

8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 27

304.1.1 Unsafe conditions.

12. Exterior stairs, decks, porches, balconies



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 28



304.3 Premises identification.

Buildings shall have approved address numbers

- Minimum of 4 inches high
- With a minimum stroke width of 0.5 inch




A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 29



304.13 Windows, Skylights, Door frames

304.13 Window, skylight and door frames

- Sound
- Good repair
- Weather tight

303.13.1 Glazing

- No holes, cracks

303.13.2 Openable windows

- Shall operate properly
- Hardware capable of holding the window in position



A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 30



304.15 Doors.

304.15 Doors.

- All exterior doors, door assemblies, in good condition.
- Locks dwelling units and sleeping units shall tightly secure the door.
- Locks on means of egress doors in accordance with Section 702.3.



A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 31



304.16 Basement hatchways.

304.16 Basement hatchways. prevent the entrance of rodents, rain and surface drainage water.



A Division of New York Department of State 

October 24, 2016 32



304.17 Guards for basement windows.

Every openable window shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.



A Division of New York Department of State 

October 24, 2016 33



305 Interior Structure

Maintained in good repair, structurally sound and in a sanitary condition.

Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition.

Every *owner* shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and *exterior property*.

A Division of New York Department of State 

October 24, 2016 34



305.3 Interior surfaces.

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition.




A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 35



305 Interior Structure

Stairs and walking surfaces.
Handrails and guards.
Maintained in sound condition and good repair.
Firmly fastened
Capable of supporting normally imposed loads



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 36



Student Inspection Exercise

As you enter this structure this is the staircase to the second floor.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 37



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 38



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 39

PMC 305 Interior Structure

Interior doors.
Every interior door shall fit its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.




A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 40



SECTION 306 COMPONENT SERVICEABILITY

- The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Unsafe conditions.

- Where any of the following conditions occur

The unsafe conditions addresses
Soils, Concrete, Aluminum, Masonry, Steel, and Wood.

A Division of New York Department of State 

October 24, 2016 41



SECTION 307 HANDRAILS AND GUARDRAILS

Every exterior and interior flight of stairs having more than four risers

- handrail on one side of the stair
- every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches above the floor or grade

Not be less than 30 inches in height or more than 42 inches in height

A Division of New York Department of State 

October 24, 2016 42



SECTION 308 RUBBISH AND GARBAGE

- All *exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage.
- Every *occupant* of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

A Division of New York Department of State 

October 24, 2016 43



SECTION 307 RUBBISH AND GARBAGE

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Definitions
Chapter 2




A Division of New York Department of State

October 24, 2016 44



SECTION 307 RUBBISH AND GARBAGE

Definitions



RUBBISH. Combustible and noncombustible waste materials, except garbage;



A Division of New York Department of State

October 24, 2016 45



SECTION 308 RUBBISH AND GARBAGE

Disposal of rubbish.
in a clean and sanitary manner by placing such *rubbish* in *approved* containers.

Disposal of garbage.
in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers.



A Division of New York Department of State

October 24, 2016 46



SECTION 308 RUBBISH AND GARBAGE

Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on *premises* without first removing the doors.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 47



SECTION 308 RUBBISH AND GARBAGE

Garbage facilities
Approved mechanical food waste grinder
 An *approved* incinerator unit
 An *approved* leak proof, covered, outside garbage container






A Division of New York Department of State

October 24, 2016 48



“Approved” leak proof 308.3.1

Containers.
approved leak proof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 49

SECTION 309 PEST ELIMINATION



309.1 Infestation.
 All structures shall be kept free from insect and rodent *infestation*. Shall be promptly exterminated by *approved* processes. Precautions shall be taken to prevent re-infestation.

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 50

SECTION 309 PEST ELIMINATION

309.2 Owner.
 Shall be responsible for pest elimination within the structure prior to renting or leasing the structure.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 51

SECTION 309 PEST ELIMINATION

309.3 Single occupant.
 shall be responsible for pest elimination on the *premises*.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 52



SECTION 309 PEST ELIMINATION

309.4 Multiple occupancy.
 The *owner* of a structure ...shall be responsible for pest elimination in the public or shared areas of the structure and *exterior property*.



A Division of New York Department of State NEW YORK
2014
Building Standards
and Codes

October 24, 2016 53



SECTION 309 PEST ELIMINATION

309.5 Occupant.
 The *occupant* shall be responsible for the continued rodent and pest-free condition of the structure.

- Exception: Where the *infestations* are caused by defects in the structure, the *owner* shall be responsible for pest elimination.



A Division of New York Department of State NEW YORK
2014
Building Standards
and Codes

October 24, 2016 54

Summary Chapter 3

- ✓ Pools and Barriers requirements
- ✓ Unsafe Buildings
- ✓ Exterior and Interior Building Conditions
- ✓ Property Conditions
- ✓ Garbage and Rubbish
- ✓ Extermination
- ✓ Who's Responsible.

Next Lesson we will look at Chapter 4

A Division of New York Department of State NEW YORK
2014
Building Standards
and Codes

NEW YORK STATE OF OPPORTUNITY | Building Standards and Codes

2016 Uniform Code Supplement

IPMC 2015

Property Maintenance Code CHAPTERS 4 thru 8

A Division of New York Department of State

October 24, 2016

October 24, 2016 2

IPMC 2015

Chapter 4 Light, Ventilation and Occupancy Limitations

401.1 Scope.

401.2 Responsibility.
The *owner* shall provide and maintain light,
No one shall occupy any *premises* that do not comply with the requirements of this chapter.

401.3 Alternative devices.
natural light and *ventilation*,
artificial light or mechanical *ventilation* shall be permitted.

A Division of New York Department of State | Building Standards and Codes

October 24, 2016 3

IPMC 2015

Section 402 Light

402.1 Habitable spaces.
Every *habitable space* shall have at least one window of *approved* size facing directly to the outdoors or to a court.

Habitable space ???



Chapter 2 Definitions

A Division of New York Department of State | Building Standards and Codes

October 24, 2016 4



Habitable Spaces

[B] HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking.

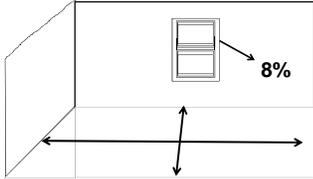
*Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered *habitable spaces*.*

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 5



402 Ventilation



402.1 Habitable spaces.
The minimum total glazed area for every *habitable space* shall be 8 percent of the floor area of such room.

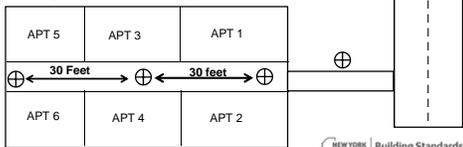
A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 6



402.2 Common halls and stairways.

Shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet
Spacing between lights shall not be greater than 30 feet



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 7



402.3 Other spaces.



All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and

The safe *occupancy* of the space and utilization of the appliances, equipment and fixtures.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 8



403.1 Habitable spaces.

Every *habitable space* shall have at least one operable window.

Exception: 

Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 9



403.2 Bathrooms and toilet rooms

Every *bathroom* and *toilet room* shall comply with the *ventilation* requirements for *habitable spaces* as required by Section 403.1, Except

That a window shall not be required in such spaces equipped with a mechanical *ventilation* system.

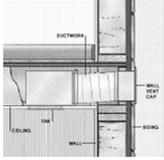
A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 10



403.2 Bathrooms and toilet rooms

Except that a window shall not be required in such spaces equipped with a mechanical *ventilation* system. Air exhausted by a mechanical *ventilation* system from a *bathroom* or *toilet room* shall discharge to the outdoors and shall not be re-circulated.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 11



403.3 Cooking facilities.

Unless *approved* through the certificate of *occupancy*, cooking shall not be permitted in any *rooming unit* or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the *rooming unit* or dormitory unit.

Exceptions:



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 12



403.3 Cooking facilities.

1. Where specifically *approved* in writing by the *code official*.
2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.



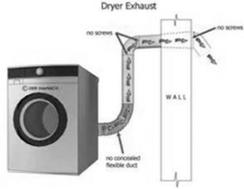
A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 13

403.5 Clothes dryer exhaust.

Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.

Exception: Listed and labeled condensing (ductless) clothes dryers.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 14

404 Occupancy Limitations

404.1 Privacy.
Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.



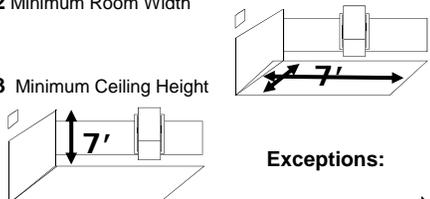
A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 15

PMC 404 Occupancy Limitations

404.2 Minimum Room Width

404.3 Minimum Ceiling Height



Exceptions:

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 16



404.3 Minimum Ceiling Height

Section 404.3 of the 2015 IPMC shall be deemed to be amended by the addition of three exceptions to read as follows:

4. Manufactured housing regulated in the 2015 IRC shall be permitted to retain ceiling heights provided at time of manufacture.
5. Spaces legally in existence before January 1, 2003, and spaces for which a variance has been legally granted
6. Ceiling heights reduced by necessary repairs shall be no lower than 6 feet, 8 inches.

A Division of New York Department of State 

October 24, 2016 17



404.4.1 Areas for sleeping purposes



1 person - 70 sq. ft.



**More than 1
50 sq. ft. per person**

A Division of New York Department of State 

October 24, 2016 18



404.4.3 Water closet accessibility.

- Every *bedroom* shall have access to at least one water closet and one lavatory without passing through another *bedroom*.
- Every *bedroom* in a *dwelling unit* shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.

A Division of New York Department of State 

October 24, 2016 19



404.4 Prohibited occupancy.

Kitchens and non-habitable spaces shall not be used for sleeping purposes.




A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 20



404.5 Overcrowding.

Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5. and Sections 404.5.1 , 405.5.2



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 21



Table 404.5

MINIMUM AREA REQUIREMENTS

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^(a)	No requirements	120	150
Dining room ^(a)	No requirements	80	100
Kitchen	50	50	60
Bedrooms	Shall comply with Section 404.4		

For SI: 1 square foot = 0.0929 m².
 a. See Section 404.5.2 for combined living room/dining room spaces.
 b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 22

**CHAPTER 5
PLUMBING FACILITIES AND
FIXTURE REQUIREMENTS**



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 23

PLUMBING FACILITIES

501.2 Responsibility.
The *owner* of the structure shall provide and maintain plumbing facilities and plumbing fixtures.

A person shall not occupy as *owner-occupant* or permit another person to occupy any structure or *premises* which does not comply with the requirements of this chapter.

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 24

502.1 Dwelling units.
Every *dwelling unit* shall contain its own






OR



Exception:

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 25

2016
Code
Development

502.1 Dwelling units.

- Section 502.1 of the 2015 IPMC shall be deemed to be amended by the addition of an exception to read as follows:
- Exception: Owner-occupied one-family dwellings subject to the approval of the code enforcement official.




NEW YORK
STATE OF NEW YORK
Building Standards and Codes

A Division of New York Department of State

October 24, 2016 26

2016
Code
Development

502.4 Employees' facilities.

502.4 Employees' facilities.
one water closet, one lavatory and one drinking facility

502.4.1 Drinking facilities.
Drinking facilities shall not be located in *toilet rooms* or *bathrooms*.






NEW YORK
STATE OF NEW YORK
Building Standards and Codes

A Division of New York Department of State

October 24, 2016 27

2016
Code
Development

503 TOILET ROOMS

Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior.




NEW YORK
STATE OF NEW YORK
Building Standards and Codes

A Division of New York Department of State

October 24, 2016 28



SECTION 503 TOILET ROOMS

503.2 Location.

Toilet rooms and bathrooms serving hotel units, *rooming units* or dormitory units or *housekeeping units*, shall have access by traversing not more than of one flight of stairs and shall have access from a common hall or passageway.

A Division of New York Department of State 

October 24, 2016 29



503.3 Location of employee toilet facilities.

Toilet facilities shall

- have access from within the employees' working area.
- shall be located a maximum of one story above or below the employees' working area
- and the path of travel to such facilities shall not exceed a distance of 500 feet.
- Employee facilities shall either be separate facilities or combined employee and public facilities.

A Division of New York Department of State 

October 24, 2016 30



503.3 Location of employee toilet facilities.

Exception: Facilities for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet from the employees' regular working area to the facilities.



A Division of New York Department of State 

October 24, 2016 31



503.4 Floor surface.

In other than *dwelling units*, every *toilet room* floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.



A Division of New York Department of State NEW YORK
STATE OF
NEW YORK
Building Standards
and Codes

October 24, 2016 32



504 PLUMBING SYSTEMS AND FIXTURES

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order,





A Division of New York Department of State NEW YORK
STATE OF
NEW YORK
Building Standards
and Codes

October 24, 2016 33



504.2 Fixture clearances.

- Plumbing fixtures shall have adequate clearances for usage and cleaning.





A Division of New York Department of State NEW YORK
STATE OF
NEW YORK
Building Standards
and Codes

October 24, 2016 34



504 Plumbing Systems and Fixtures

504.3 Plumbing System Hazards

The code official shall require all hazardous conditions to be corrected



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 35



505 WATER SYSTEM

505.1 General.

Every plumbing fixture shall be properly connected to either a public water system or to an approved private water system.

All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *International Plumbing Code*.

Exception: 



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 36



505 WATER SYSTEM

Section 505.1 of the 2015 IPMC shall be deemed to be amended by the addition of exceptions to read as follows:

Exceptions: Owner-occupied one-family dwellings subject to the approval of the code enforcement official.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 37

505 Water System

505.2 Contamination



A Division of New York Department of State NEW YORK
STATE OF
NEW YORK
Building Standards
and Codes

October 24, 2016 38

505.3 Supply.

The water supply system shall be installed

- maintained to provide a supply of water
- in sufficient volume
- at pressures adequate to enable the fixtures to function properly,
- safely, and free from defects and leaks.



A Division of New York Department of State NEW YORK
STATE OF
NEW YORK
Building Standards
and Codes

October 24, 2016 39

505.4 Water heating facilities.

Water heating facilities shall be properly installed, maintained
What about a gas burning water heater?

Not be located in any *bathroom, toilet room, bedroom* or other occupied room normally kept closed,



A Division of New York Department of State NEW YORK
STATE OF
NEW YORK
Building Standards
and Codes

October 24, 2016 40



505.4 Water heating facilities.

An *approved* combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 41



506 SANITARY DRAINAGE SYSTEM

506.1 General.
connected to either a public sewer system or to an *approved* private sewage disposal system.

EXCEPTION:

506.2 Maintenance.
shall function properly and be kept free from obstructions, leaks and defects.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 42




506 SANITARY DRAINAGE SYSTEM

506.1 General.
connected to either a public sewer system or to an *approved* private sewage disposal system.

EXCEPTION: Owner-occupied one-family dwellings subject to the approval of the code enforcement official.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 43



507 STORM DRAINAGE

507.1 General.
 Drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 44

CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 45



CHAPTER 6 MECHANICAL AND ELECTRICAL REQUIREMENTS

601.1 Scope - Minimum mechanical and electrical requirements
601.2 Responsibility.
 The *owner* of the structure shall provide.

No one shall not occupy as *owner-occupant* or permit another person to occupy any *premises* which does not comply with the requirements of this chapter.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 46



602 HEATING FACILITIES



602.2 Residential occupancies.
Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, *bathrooms* and *toilet rooms*

EXCEPTION:

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 47



602 HEATING FACILITIES

602.2 Residential occupancies.
Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, *bathrooms* and *toilet rooms*



EXCEPTION: Owner-occupied one-family dwellings subject to the approval of the code enforcement official.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 48



602.3 Heat supply.

Every owner and operator of any building who rents, leases and furnishes heat to the occupants

Shall supply heat during the period from **September 15th to May 31st** to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 49

602.4 Occupiable Work Spaces

Indoor occupiable work spaces-heat during the period from September 15th to May 31st
 Exceptions:



At what temperature?

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 50

602.4 Occupiable work spaces: Exceptions

Cold Storage



Vigorous Physical Activities



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 51

603 MECHANICAL EQUIPMENT

603.1 Mechanical appliances.
Installed and maintained in a safe working condition, and shall be capable of performing the intended function.





A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 52



603 MECHANICAL EQUIPMENT

603.2 Removal of combustion products.
Connected to an *approved* chimney or vent.

603.3 Clearances.
Clearances to combustible materials shall be maintained.

603.4 Safety controls.
Maintained in effective operation.



A Division of New York Department of State NEW YORK
STATE
BUILDING STANDARDS
AND CODES

October 24, 2016 53



604 ELECTRICAL FACILITIES

604.1 Facilities required.
Every occupied building shall be provided with an electrical system

EXCEPTION:



A Division of New York Department of State NEW YORK
STATE
BUILDING STANDARDS
AND CODES

October 24, 2016 54




604 ELECTRICAL FACILITIES

604.1 Facilities required.
Every occupied building shall be provided with an electrical system

Exception: Owner-occupied one-family dwellings, dwellings not supplied with electrical power, subject to the approval of the code enforcement official.



A Division of New York Department of State NEW YORK
STATE
BUILDING STANDARDS
AND CODES

October 24, 2016 55



604.3 Electrical system hazards.

Where it is found that the electrical system in a structure constitutes a hazard to the *occupants* or the structure
The *code official* shall require the defects to be corrected to eliminate the hazard.

604.3.1 Hazards associated with **water** exposure.

604.3.2 Abatement of electrical hazards associated with **fire** exposure.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 56



605 ELECTRICAL EQUIPMENT

605.1 Installation.
properly installed and maintained




A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 57



605.2 Receptacles.

- Every *habitable space* in a dwelling shall contain at least two separate and remote receptacle outlets.
- Every laundry ground fault circuit interrupter.
- Every *bathroom* ground fault circuit interrupter protection.

All receptacle outlets shall have the appropriate faceplate cover for the location.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 58



605.3 Luminaires.

Every public hall, interior stairway, *toilet room*, kitchen, *bathroom*, laundry room, boiler room and furnace room shall contain at least one electric luminaire.



A Division of New York Department of State 

October 24, 2016 59



606.1 Elevators, Dumbwaiters and Escalators

Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A 17.1. certificate of inspection

- shall be on display or
- be available for public inspection in the office of the building *operator* or
- be posted in a publicly conspicuous location *approved* by the *code official*.





A Division of New York Department of State 

October 24, 2016 60



607 DUCT SYSTEMS



Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

A Division of New York Department of State 

October 24, 2016 61

CHAPTER 7 FIRE SAFETY REQUIREMENTS



A Division of New York Department of State NEW YORK
STATE
BUILDING STANDARDS
AND CODES

October 24, 2016 62



FIRE SAFETY REQUIREMENTS

701.Scope.
 Minimum conditions and standards for fire safety to structures and exterior premises, including fire safety facilities and equipment to be provided.



A Division of New York Department of State NEW YORK
STATE
BUILDING STANDARDS
AND CODES

October 24, 2016 63



701.2 Responsibility.

The *owner* of the *premises* shall provide and maintain such fire safety facilities and equipment in compliance with these requirements.

A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that do not comply with the requirements of this chapter.

A Division of New York Department of State NEW YORK
STATE
BUILDING STANDARDS
AND CODES

October 24, 2016 64



702 MEANS OF EGRESS



702.1 General.
A safe, continuous and unobstructed path of travel, to the *public way*.
Means of egress shall comply with the *International Fire Code*.

A Division of New York Department of State 

October 24, 2016 65



702.2 Aisles.



The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

A Division of New York Department of State 

October 24, 2016 66



702.3 Locked doors.

All means of egress doors shall readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort



A Division of New York Department of State 

October 24, 2016 67



702.4 Emergency escape openings.



Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction,

Bars, grilles, grates or similar devices are permitted and shall be releasable or removable from the inside without the use of keys or tools or force .

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 68



SECTION 703 FIRE-RESISTANCE RATINGS

703.1 Fire-resistance-rated assemblies.

Maintained



703.2 Opening protectives.



Shall be maintained in operable condition.
Shall not be blocked or obstructed or otherwise made inoperable.

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 69



704 FIRE PROTECTION SYSTEMS

All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire
Shall be maintained in an operable condition at all times




A Division of New York Department of State  Building Standards and Codes

October 24, 2016 70



704.2 Smoke alarms.

Single- or multiple-station smoke alarms shall be installed and maintained in existing Group R and I-1 occupancies.

What are single or multiple station smoke alarms?



A Division of New York Department of State

October 24, 2016 71



SINGLE-STATION SMOKE ALARM. An assembly incorporating the detector, the control equipment, and the alarm-sounding device in one unit, operated from a power supply either in the unit or obtained at the point of installation.

MULTIPLE-STATION ALARM DEVICE. Two or more single-station alarm devices that can be interconnected such that actuation of one causes all integral or separate audible alarms to operate. It also can consist of one single-station alarm device having connections to other detectors or to a manual fire alarm box.



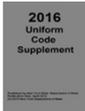
A Division of New York Department of State

October 24, 2016 72

Summary



We have looked at all of the Property Maintenance Code and the NYS Code Supplements.

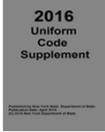


The Property Maintenance Code applies to ALL existing residential and non-residential structures and premises.
(Supplement 101.2.7)



A Division of New York Department of State

NEW YORK STATE OF OPPORTUNITY | Building Standards and Codes

9C Basic Codes Lesson 5

A Division of New York Department of State
October 24, 2016

October 24, 2016 2

IFC and NYS Supplement

Tools for using the Fire Code

Chapter 1 of the NYS Supplement
Chapter 7 of the NYS Supplement
International Fire Code Chapters 2-80




A Division of New York Department of State NEW YORK STATE OF OPPORTUNITY | Building Standards and Codes

October 24, 2016 3

NYS Supplement

The Fire Code consists of

- (1) Chapters 1 through Chapter 80 and Appendix D of the 2015 IFC, as amended by Chapter 1 and 7 of this publication,
- (2) and certain referenced standards incorporated by reference in Chapter 10 of this publication;

A Division of New York Department of State NEW YORK STATE OF OPPORTUNITY | Building Standards and Codes

October 24, 2016 4

2016
Uniform
Code
Requirements

What does the Fire Code do ?



101.2.6 The Fire Code. shall apply to

- matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and
- from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

A Division of New York Department of State
 Building Standards and Codes

October 24, 2016 5

2016
Uniform
Code
Requirements

101.2.6.2 Administrative, operational and maintenance provisions.

The administrative, operational and maintenance provisions of Fire Code shall apply to:

1. Conditions and operations arising after the adoption of The Fire Code.
2. Existing conditions and operations

A Division of New York Department of State
 Building Standards and Codes

October 24, 2016 6

2016
Uniform
Code
Requirements

101.2.6.4.1 Fire protection systems at motor fuel-dispensing facilities

Shall be permitted to be removed in their entirety only after all existing elements of the motor fuel-dispensing systems have been upgraded to comply with all of the safety requirements in the current 2015 IFC.



A Division of New York Department of State
 Building Standards and Codes

October 24, 2016 7

2016
Uniform
Code
Requirements

102.6.5 Testing and operation.

102.6.5 Testing and operation.
Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code.

102.6.5.1 Test and inspection records.
Required test and inspection records shall be available at all times.

102.6.5.2 Re-Inspection and Testing

A Division of New York Department of State 

October 24, 2016 8

2016
Uniform
Code
Requirements

101.2.6.6 Rendering equipment inoperable.

Fire protection equipment or building systems and equipment that provide life safety functions shall not be rendered inoperable or inaccessible...




A Division of New York Department of State 

October 24, 2016 9

2016
Uniform
Code
Requirements

101.2.6.7.9 Fire Dept. Notification

The fire chief shall notify the code enforcement official of any fire or explosion involving any structural damage, fuel-burning appliance, chimney, flue or gas vent.



A Division of New York Department of State 

October 24, 2016 10



Occupancy Classifications

Where do you find Occupancy Classifications in the Fire Code ?

Chapter Two Definitions





A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 11



Chapter 3

GENERAL PRECAUTIONS AGAINST FIRE

301.1 Scope.

The provisions of this chapter shall govern the occupancy and maintenance of all structures and premises for precautions against fire and the spread of fire.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 12



303 Asphalt Kettles



- Not Located within 20 feet of any combustibles,
- Not on the roof
- Constantly attended.
- Keep egress paths open

303.5

- Need fire extinguishers nearby

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 13



304 COMBUSTIBLE WASTE MATERIAL

304.1.1 Waste material. Prohibits accumulation:
 on a roof or in any court, yard, vacant lot, alley, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreational vehicle or other similar structure.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 14



304 COMBUSTIBLE WASTE MATERIAL

304.1.2 Vegetation.
 Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 15



304 COMBUSTIBLE WASTE MATERIAL

304.1.3 Space underneath seats. Spaces underneath grandstand and bleacher seats shall be kept free from combustible and flammable materials.
 Except where enclosed in not less than 1-hour fire-resistance-rated construction



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 16



304 COMBUSTIBLE WASTE MATERIAL



304.2 Storage.
 Shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare.

A Division of New York Department of State



October 24, 2016 17



304 COMBUSTIBLE WASTE MATERIAL

304.3 Containers.
 Combustible rubbish and waste material kept within a structure shall be stored in accordance with Sections 304.3.1 through 304.3.4.



A Division of New York Department of State



October 24, 2016 18



304 COMBUSTIBLE WASTE MATERIAL

304.3.1 Spontaneous ignition.
 Materials susceptible to spontaneous ignition, shall be stored in a listed disposal container. shall be removed and disposed of daily.



A Division of New York Department of State





October 24, 2016 19



304 COMBUSTIBLE WASTE MATERIAL



50 gallons

A Division of New York Department of State

304.3.2 Containers with a capacity exceeding 40 gallons shall be

- Provided with lids.
- Constructed of noncombustible materials or approved combustible materials.



October 24, 2016 20



304 COMBUSTIBLE WASTE MATERIAL

304.3.3 Capacity exceeding 1.5 cubic yards.

Shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.

Exceptions:

1. In areas protected by an approved automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Shall not be prohibited where the structure is of Type I or IIA construction, located not less than 10 feet from other buildings and used exclusively for dumpster or container storage.

A Division of New York Department of State



October 24, 2016 21



1.5 cubic yard.



12 cubic yard



10 cubic yard.



30 cubic yard

A Division of New York Department of State



October 24, 2016 22



305 IGNITION SOURCES

305.1 Clearance from ignition sources
Shall be maintained in an approved manner.




A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 23



Open Burning and Recreational Fires

307.1 General
Open burning must comply with this section

307.1.1 Prohibited Open Burning
Shall not be hazardous or a nuisance

307.2.1 Authorization
Pursuant to state or local laws



A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 24



DEC Section 215.3

- In towns with a total population less than 20,000, you may burn tree limbs with attached leaves. The limbs must be less than 6 inches in diameter and 8 feet in length (also referred to as brush). However, this is **not allowed from March 16 through May 14** due to the increased risk of wildfires.
- See Section 215.3 for a full list of exceptions.

A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 25



307 Open Burning

Where open burning creates or adds to a hazardous situation, or a required permit for open burning has not been obtained, the *fire code official* is authorized to order the extinguishment



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 26



Open Burning and Recreational Fires

307.4 Location.
Not be less than 50 feet from any structure, and provisions shall be made to prevent the fire from spreading to within 50 feet of any structure.

Exceptions:

1. Fires in *approved* containers that are not less than 15 feet from a structure.
2. The minimum required distance from a structure shall be 25 feet where the pile size is 3 feet or less in diameter and 2 feet or less in height.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 27



Open Burning and Recreational Fires

307.4.1 Bonfires.
Not be conducted within 50 feet of a structure Prevent spread within 50 feet of a structure and shall be eliminated prior to ignition.

307.4.2 Recreational fires.
Not be conducted within 25 feet of a structure or combustible material. Prevent spread within 25 feet of a structure and shall be eliminated prior to ignition.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 28

You're the Inspector.

307.4.3 Portable Outdoor Fireplaces

Used in accordance with the manufacturer's instructions and shall not be operated within 15 feet of a structure or combustible material

Exception: Portable outdoor fireplaces used at one- and two-family *dwelling*s.



A Division of New York Department of State 

October 24, 2016 29

Open Burning and Recreational Fires

307.5 Attendance.

- Open burning, bonfires or recreational fires shall be constantly attended until the fire is extinguished.
- A minimum of one portable fire extinguisher complying with Section 906 or other approved on-site fire-extinguishing equipment,
- Shall be available for immediate utilization.



A Division of New York Department of State 

October 24, 2016 30

308 Open Flames

308.1.3 Torches for removing paint.

Shall provide not less than one portable fire extinguisher complying with Section 906 or a water hose

Shall remain on the premises 1 hour after the torch or flame-producing device is utilized



A Division of New York Department of State 

October 24, 2016 31



308.1.4 Open-flame cooking devices.

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.



Three Exceptions:

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 32



308 Open-flame

308.1.5 Location near combustibles.

Shall not be located on or near decorative material or similar combustible materials.



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 33



308 Open-flame

308.1.7 Religious ceremonies.

When, in the opinion of the code enforcement official, adequate safeguards have been taken, participants in religious ceremonies are allowed to carry hand-held candles. Hand-held candles shall not be passed from one person to another while lit.




A Division of New York Department of State  Building Standards and Codes

October 24, 2016 34



308.1.7.1 Religious ceremonies.



Candles shall be prohibited in areas where occupants stand, or in an *aisle* or *exit*.



A Division of New York Department of State

October 24, 2016 35



308.1.8.3 Flaming Foods



- A safe manner
- Immediate vicinity
- Wet cloth towel immediately available



A Division of New York Department of State

October 24, 2016 36



308 OPEN FLAMES

308.3. Group A Occupancies.
shall not be used in a Group A occupancy.

Exceptions:





A Division of New York Department of State

October 24, 2016 37



308 Open-flame

308.3.1 Open-flame decorative devices.
 Open-flame decorative devices shall comply with all of the following restrictions:
 Let's look at the TEN restrictions





A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 38



Open Flames

308.3.2 Theatrical performances.
 Where *approved*, open-flame devices used in conjunction with theatrical performances are allowed to be used when adequate safety precautions have been taken in accordance with NFPA 160



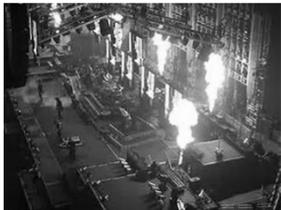
A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 39



308 Open Flames

308.3.2 Theatrical Performances
 Devices must be approved
 Must comply with NFPA 160
 Is a permit required?



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 40



Open Flames





308.4.1 Group R-2 dormitories. Candles, incense and similar open-flame-producing items shall not be allowed in sleeping units in Group R-2 dormitory occupancies.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 41



310 Smoking






310.3 "No Smoking" signs

310.6 Ash trays.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 42



311 VACANT PREMISES

Temporarily unoccupied buildings, structures, premises , tenant spaces
 Shall be safeguarded and maintained in accordance with Sections 311.1.1 through 311.6

311.2 Safeguarding vacant premises.
 shall be secured and protected in accordance with Sections 311.2.1 through 311.2.3.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 43



VACANT PREMISES



311.2.1 Security.
 Shall be boarded, locked, blocked protected to prevent entry by unauthorized individuals

311.2.2 Fire protection.
 Fire alarm, sprinkler and stand-pipe systems shall be maintained

311.2.3 Fire separation.
 Fire-resistance-rated partitions, *fire barriers* and *fire walls* shall be maintained

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 44



VACANT PREMISES



311.3 Removal of combustibles.
 Shall remove combustible materials, flammable or combustible waste or rubbish
 Securely lock or otherwise secure doors, windows and other openings
 Maintained clear of waste or hazardous materials.

311.4 Removal of hazardous materials.
 Regulated by Chapter 27

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 45




VACANT PREMISES

311.5 Placards.
 Pursuant to NY Chapter 1 Section 101.2.6.7.1

311.5.1 Placard location
 on the front of the structure be visible from the street, and to the side of each entrance

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 46

311 Vacant Premises

311.5.2 Placard size and color.

- 24 inches by 24 inches
- Red background
- White reflective stripes
- White reflective border
 - 2-inch stroke



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 47

311 Vacant Premises

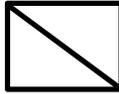
311.5.3 Placard date.

- date of their application to the building
- date of the most recent inspection.

311.5.4 Placard symbols.



normal structural conditions



structural or interior hazards exist enter with caution



structural or interior hazards exist

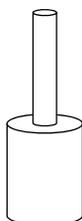
A Division of New York Department of State NEW YORK STATE Building Standards and Codes

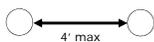
October 24, 2016 48

312 Vehicle Impact Protection

Use posts in 312.2 for protection

1. 4" steel filled with concrete
2. Spaced max 4' apart
3. 3' of footing 15" in diameter
4. Min 3' above ground
5. 3' from item it is protecting

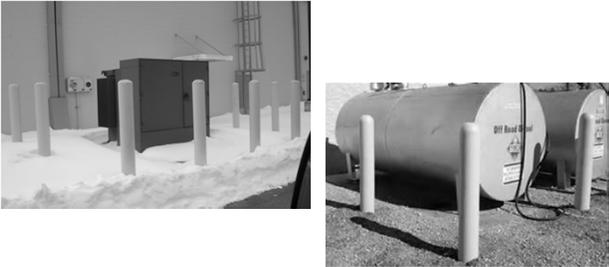






A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 49



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 50

312.3 Other barriers.

Designed to resist, deflect or visually deter vehicular impact commensurate with an anticipated impact scenario shall be permitted where *approved*.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 51

313 Fueled Equipment

313.1 Fueled Equipment

Do not

- Store
- Operate
- Repair

Motorcycles, Lawnmowers or Bar-B-Q grills inside buildings

Exceptions:

1. In building constructed for such use
2. As allowed in section 314
3. Approved locations

313.1.1 – CEO can Authorize Removal



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 52

313 Fueled Equipment



313.2 Group R Occupancies

- Vehicle powered by Flammable, Combustible class II, or Compressed Gases
- Not in living spaces

A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 53

You're the Inspector



A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 54

314 Indoor Displays



You are the inspector.

A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 55

315 Miscellaneous Combustible Materials Storage



A Division of New York Department of State 

October 24, 2016 56

315 Miscellaneous Combustible Materials Storage



A Division of New York Department of State 

October 24, 2016 57

315 Miscellaneous Combustible Materials Storage



A Division of New York Department of State 

October 24, 2016 58

This canopy has NO sprinkler system.



A Division of New York Department of State



October 24, 2016 59



A Division of New York Department of State



NEW YORK STATE OF OPPORTUNITY | **Building Standards and Codes** | Lesson 6

Chapter 4
 Emergency Planning and Preparedness
 Fire Safety and Evacuation Plans
 Drills
 Employee Training

DANGER
Are You Prepared In Case Of Emergency?

A Division of New York Department of State
 October 24, 2016

October 24, 2016 | 2

401.1 Scope

This chapter regulates

- Reporting of fires
- Coordination of emergency response
- Emergency Plans
- Managing and responding to emergencies

EMERGENCY RESPONSE

EMERGENCY PLAN

A Division of New York Department of State | Building Standards and Codes

October 24, 2016 | 3

401 General

401.2 Approval

The CEO shall approve all required

- Fire safety plans
- Emergency Procedures
- Employee Training programs

A Division of New York Department of State | Building Standards and Codes

October 24, 2016 4



401 General

401.3.1 Emergency Forces Notification
 Owners or Occupants
 Immediately report all fires to the fire department
 Employees and Tenants
 Shall implement emergency plans and procedures



A Division of New York Department of State NEW YORK
STATE
DEPARTMENT
OF STATE
Building Standards
and Codes

October 24, 2016 5



401 General

401.3.2 Alarm Activations
 Employees or staff shall immediately notify the fire department

401.6 Emergency Evacuation Drills
 Allows sounding of the alarms for required drills section 405



Whoa!! Go see what's going on before you call 911!!

A Division of New York Department of State NEW YORK
STATE
DEPARTMENT
OF STATE
Building Standards
and Codes

October 24, 2016 6



401 General

401.8 Interference with fire department operations.
 It shall be unlawful to interfere with, fire department emergency vehicle or fire department operation.



A Division of New York Department of State NEW YORK
STATE
DEPARTMENT
OF STATE
Building Standards
and Codes

October 24, 2016 7

Emergency Preparedness Requirements

403 Where required

404.3 Contents
... shall be in accordance with
 404.2.1 [evacuation]
 and 404.2.2 [safety]



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 8

Emergency Preparedness Requirements

Group A - 403.2
 Ambulatory Care Facilities - 403.3
 B - 403.4
 E - 403.5
 F - 403.6
 H - 403.7
 I - 403.8
 M - 403.9
 R - 403.10
 Special Uses - 403.11

Occupancies Requiring Fire Safety and Evacuation Plans

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 9

403.2 Group A occupancies

The fire safety and evacuation plans must include diagrams....

403.2.1
 Seating plan
 Occupant loads
 Occupant load limits



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 10



403.2 Group A occupancies

403.2.2 Announcements
not more than 10 minutes prior to the start

Exception:
In motion picture theaters, the announcement is allowed to be projected upon the screen in a manner approved by the fire code official.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 11



NY Supplement Chapter 7

Section 403 of the 2015 IFC shall be deemed to be amended by the addition of the following sections:

403.2.5 Education Law requirements for Groups A college and university buildings.
403.4.1 Education Law requirements for Group B college and university buildings
403.5.4 Education Law requirements for Group E occupancies.

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 12



Emergency Planning and Preparedness

NYS Supplement Section 403.2.5
Group A college and university buildings
In accordance with the requirements of Section 807.3 of the Education Law,
Three drills annually, one of which shall take place between September 1 and December 1



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 13

Emergency Planning and Preparedness

NYS Supplement Section 403.4.1
Group B College and University buildings
 in accordance with the requirements of Section 807.3 of the Education Law,
 Three drills annually, one of which shall take place between September 1 and December 1



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 14

403.5.4 Education Law requirements for Group E occupancies.

Shall be in accordance with the requirements of Section 807.1 of the Education Law,



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 15

Emergency Planning and Preparedness

403.5.4 Education Law requirements for Group E occupancies.
 12 drills , eight drills between September 1 and December 1



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 16

403 Emergency Preparedness

403.6 Group F occupancies. An approved fire safety and evacuation shall be **prepared and maintained** for a Group F occupancy has an *occupant load* of 500 or more persons or more than 100 persons above or below the lowest *level of exit discharge*.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 17

403 Emergency Preparedness

403.8.2.3 Group I-2 occupancies
Evacuation of patients not required for drills
"Coded alarms" allowed at night



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 18

403 Emergency Preparedness

403.9 Group M occupancies. An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained where the

- *Occupant load* of 500 or more persons or
- More than 100 persons above or below the lowest *level of exit discharge* and
- For buildings containing both a Group M occupancy and an atrium.

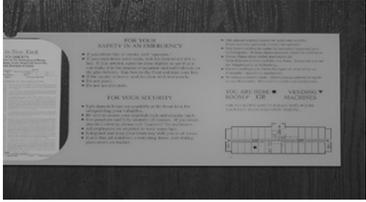
A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 19



403.10 Group R Occupancy

403.10.1.1 Group R-1 occupancies
Evacuation diagrams
With TWO evacuation routes



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 20



403 Emergency Preparedness

403.10.2.2.3 Group R2 occupancies
Emergency Guide
To all tenants
403.10.2.2.1 Show Location of
Alarms
Equipment
Exits
Evacuation procedures for each unit



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 21



403 Emergency Preparedness

403.11.1 Covered malls
Lease plans
Tenant identification for secondary doors *(see Exception)*
Unoccupied tenant spaces shall be inspected.



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 22

Public Safety Plan for Gatherings



Section 403.12.2
Public Gatherings
and Events

A Division of New York Department of State 

October 24, 2016 23

403 Emergency Preparedness

403.12 Special requirements for public safety
403.12.1 Fire Watch
403.12.2 Public Safety Plan



A Division of New York Department of State 

October 24, 2016 24

404 Fire Safety, Evacuation and Lockdown Plans

404.1 General.
Fire safety and evacuation plans shall comply with the requirements of this section.

403. Where Required



A Division of New York Department of State 

October 24, 2016 25

404.2.1 Fire Evacuation plans.

Fire evacuation plans shall include the following:

1. Emergency egress or escape routes
2. Procedures for employees
3. Procedures for assisted rescue for persons.
4. Procedures for accounting for employees and occupants
5. Identification and assignment of personnel
6. The means of notifying occupants
7. The means of reporting fires to the fire department
8. Identification and assignment for further information
9. A description of the emergency voice/alarm communication system



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 26

404.2.2 Fire Safety Plans

1. Procedures for reporting fires
2. Life safety strategies
3. Site Plans with...
 - 3.1 Assembly points
 - 3.2 Location of hydrants
 - 3.3 FD access routes
4. Floor Plans
 - 4.1 Exits
 - 4.2 Primary evac. routes
 - 4.3 Secondary evac. routes
 - 4.4 Egress routes
 - 4.5 Areas of refuge
 - 4.6 Manual alarm boxes
 - 4.7 Portable extinguishers
 - 4.8 Hose stations
 - 4.9 Alarm annunciators
5. List of fire hazards
6. System maintenance personnel
7. Housekeeping and fuel hazard controlling personnel



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 27

404 Fire Safety and Evacuation Plans

404.3 Maintenance

- Plans must be reviewed and updated
 - Each year or
 - If staff assignments change
 - If occupancy changes
 - If physical arrangement of building changes

404.4 Availability

- To employees and CEO upon request

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 28

Emergency Evacuation Drills

405.1 General Requirements

- Emergency evacuation drills shall be conducted at least annually in the occupancies listed in Section 405.2 or when required by the *fire code official*. Drills shall be designed in cooperation with the local authorities.



**Table
405.2**

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 29

2016 Code Requirements

GROUP OR OCCUPANCY	FREQUENCY	PARTICIPATION
Group A	Quarterly	Employees
Group B ¹	Annually	All occupants
Group B ²	Annually	Employees
Business	Annually	Employees
Group C	Quarterly	All occupants
Group D	Annually	Employees
Group E	Annually	All occupants
Group F	Annually	Employees
Group G	Annually	All occupants
Group H	Annually	Employees
Group I	Quarterly on each shift	Employees
Group J	Quarterly on each shift	All occupants
Group K	Quarterly on each shift	Employees
Group L	Annually	All occupants
Group M	Annually	All occupants
Group N	Annually	All occupants
Group O	Annually	All occupants
Group P	Annually	All occupants
Group Q	Annually	All occupants
Group R-1	Annually	All occupants
Group R-2	Annually	All occupants
Group R-3	Annually	All occupants
Group R-4	Annually	All occupants
Group R-5	Annually	All occupants
Group R-6	Annually	All occupants
Group R-7	Annually	All occupants
Group R-8	Annually	All occupants
Group R-9	Annually	All occupants
Group R-10	Annually	All occupants
Group R-11	Annually	All occupants
Group R-12	Annually	All occupants
Group R-13	Annually	All occupants
Group R-14	Annually	All occupants
Group R-15	Annually	All occupants
Group R-16	Annually	All occupants
Group R-17	Annually	All occupants
Group R-18	Annually	All occupants
Group R-19	Annually	All occupants
Group R-20	Annually	All occupants
Group R-21	Annually	All occupants
Group R-22	Annually	All occupants
Group R-23	Annually	All occupants
Group R-24	Annually	All occupants
Group R-25	Annually	All occupants
Group R-26	Annually	All occupants
Group R-27	Annually	All occupants
Group R-28	Annually	All occupants
Group R-29	Annually	All occupants
Group R-30	Annually	All occupants
Group R-31	Annually	All occupants
Group R-32	Annually	All occupants
Group R-33	Annually	All occupants
Group R-34	Annually	All occupants
Group R-35	Annually	All occupants
Group R-36	Annually	All occupants
Group R-37	Annually	All occupants
Group R-38	Annually	All occupants
Group R-39	Annually	All occupants
Group R-40	Annually	All occupants
Group R-41	Annually	All occupants
Group R-42	Annually	All occupants
Group R-43	Annually	All occupants
Group R-44	Annually	All occupants
Group R-45	Annually	All occupants
Group R-46	Annually	All occupants
Group R-47	Annually	All occupants
Group R-48	Annually	All occupants
Group R-49	Annually	All occupants
Group R-50	Annually	All occupants
Group R-51	Annually	All occupants
Group R-52	Annually	All occupants
Group R-53	Annually	All occupants
Group R-54	Annually	All occupants
Group R-55	Annually	All occupants
Group R-56	Annually	All occupants
Group R-57	Annually	All occupants
Group R-58	Annually	All occupants
Group R-59	Annually	All occupants
Group R-60	Annually	All occupants
Group R-61	Annually	All occupants
Group R-62	Annually	All occupants
Group R-63	Annually	All occupants
Group R-64	Annually	All occupants
Group R-65	Annually	All occupants
Group R-66	Annually	All occupants
Group R-67	Annually	All occupants
Group R-68	Annually	All occupants
Group R-69	Annually	All occupants
Group R-70	Annually	All occupants
Group R-71	Annually	All occupants
Group R-72	Annually	All occupants
Group R-73	Annually	All occupants
Group R-74	Annually	All occupants
Group R-75	Annually	All occupants
Group R-76	Annually	All occupants
Group R-77	Annually	All occupants
Group R-78	Annually	All occupants
Group R-79	Annually	All occupants
Group R-80	Annually	All occupants
Group R-81	Annually	All occupants
Group R-82	Annually	All occupants
Group R-83	Annually	All occupants
Group R-84	Annually	All occupants
Group R-85	Annually	All occupants
Group R-86	Annually	All occupants
Group R-87	Annually	All occupants
Group R-88	Annually	All occupants
Group R-89	Annually	All occupants
Group R-90	Annually	All occupants
Group R-91	Annually	All occupants
Group R-92	Annually	All occupants
Group R-93	Annually	All occupants
Group R-94	Annually	All occupants
Group R-95	Annually	All occupants
Group R-96	Annually	All occupants
Group R-97	Annually	All occupants
Group R-98	Annually	All occupants
Group R-99	Annually	All occupants
Group R-100	Annually	All occupants

Check the Notes

a. In severe climates, the *fire code official* shall have the authority to modify the emergency evacuation drill frequency.

b. Emergency evacuation drills are required in Group B buildings having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge.

c. Emergency evacuation drills are required in ambulatory care facilities in accordance with Section 403.3.

d. Emergency evacuation drills in Group R-2 college and university buildings shall be in accordance with Section 403.10.2.1. Other Group R-2 occupancies shall be in accordance with Section 403.10.2.2.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 30

Table 405.2 NOTES

a. In severe climates, the *fire code official* shall have the authority to modify the emergency evacuation drill frequency.

b. Emergency evacuation drills are required in Group B buildings having an *occupant load* of 500 or more persons or more than 100 persons above or below the lowest *level of exit discharge*.

c. Emergency evacuation drills are required in ambulatory care facilities in accordance with Section 403.3.

d. Emergency evacuation drills in Group R-2 college and university buildings shall be in accordance with Section 403.10.2.1. Other Group R-2 occupancies shall be in accordance with Section 403.10.2.2.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 31



Table 405.2 Fire and Evacuation Drill Frequency and Participation

How often should a fire drill be done here?

A-2 Occupancy
Quarterly
Employees Only

A Division of New York Department of State  NEW YORK Building Standards and Codes

October 24, 2016 32



Table 405.2 Fire and Evacuation Drill Frequency and Participation

How often should a fire drill be done here?

College Business Building (B occupancy)
3 Annually
All Occupants

A Division of New York Department of State  NEW YORK Building Standards and Codes

October 24, 2016 33



Table 405.2 Fire and Evacuation Drill Frequency and Participation

Occupancy R1
quarterly on each shift,
all employees

A Division of New York Department of State  NEW YORK Building Standards and Codes

October 24, 2016 34



Table 405.2 Fire and Evacuation Drill Frequency and Participation



Empire
State
Building

B occupancy
Annually
All occupants

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 35



Emergency Evacuation Drills

405.3 Leadership
Competent persons

405.4 Time
Unexpected times

405.5 Record Keeping
Shall include ...



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 36



Emergency Evacuation Drills

405.6 Notification
CEO may require prior notification

405.7 Initiation
Drills shall be initiated by the alarm system

405.8 Accountability
All occupants must be accounted for

405.9 Recall and Reentry
A distinctly different alarm
Only manually operated and by the persons running the drill



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 37

Employee Training and Response

406.1 General

- All employees in occupancies listed in 403 shall be trained in the fire evacuation plan and fire safety plan

406.2 Frequency

- Employees trained
 - When hired
 - Annually



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 38

406 Employee Training and Response

406.3 Employee training program

406.3.1 Fire prevention

406.3.2 Evacuation

406.3.4 Fire safety




A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 39

407 Hazard Communication

407.2 MSDS
(Material Safety Data Sheets)

SDS shall be either readily available on the premises as a paper copy, or where *approved*, shall be permitted to be readily retrievable by electronic access.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 40

407 Hazard Communication

407.3 Identification
 Individual containers – Federal Regulations
 Rooms and spaces that contain materials
 Marked as required in 5003.5

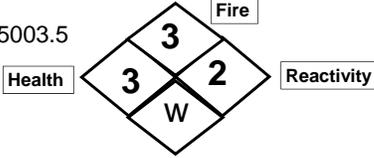



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 41

407.3 Hazard Communication

5003.5



On each container and at entrances where hazardous materials are stored, dispensed, used or handled

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 42

Hazard Communication

407.4 Training

- Persons working with hazardous materials
- Fire Department Liaison shall be designated and properly trained



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 43

Hazard Communication

407.5 Hazardous Materials Inventory Statement. Where required by the *fire code official*, each application for a permit shall include a Hazardous Materials Inventory Statement (HMIS) in accordance with Section 5001.5.2.



A Division of New York Department of State 

October 24, 2016 44

Hazard Communication

407.6 Hazardous Materials Management Plan. Where required by the *fire code official*, each application for a permit shall include a Hazardous Materials Management Plan (HMMP) in accordance with Section 5001.5.1.



A Division of New York Department of State 

October 24, 2016 45

Chapter 5

Fire Service Features



A Division of New York Department of State 

October 24, 2016 46

501 General

501.1 Scope

- Fire service features for buildings, structures and premises






A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 47

503 Fire Apparatus Access Road

503.1.1 Buildings and Facilities

Provide and maintain access to within 150' of the building

NYS Supplement
Exceptions 1.3 and 1.4



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 48

503 Fire Apparatus Access Road

IFC 1.1. The building is equipped throughout with an *approved automatic sprinkler system*

IFC 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 49



503 Fire Apparatus Access Road

~~IFC 1.3. There are not more than two Group R-3 or Group U occupancies.~~

NYS
Exception 1.3 Group U Occupancies
1.4 One or two family detached dwellings or not more than two Group R-3 occupancies that meet the requirements of Section 511 (Emergency Vehicle Access)

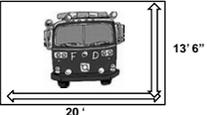
A Division of New York Department of State  Building Standards and Codes

October 24, 2016 50



503 Fire Apparatus Access Road

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed **width** of not less than **20 feet** and an unobstructed **Vertical** clearance of not less than **13 feet 6 inches.**



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 51



503 Fire Apparatus Access Road

503.3 Markings
Maintain legible and readable
Repair or Replace when necessary



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 52

503 Fire Apparatus Access Road

503.4 Obstruction of fire apparatus access roads

What's the difference between a Fire Apparatus Access Road and a Fire Lane?



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 53

503 Fire Apparatus Access Road

503.6 Security Gates
Must be approved by the Fire Chief
Provide emergency access



503.2.1 Dimensions



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 54

504 Access to Buildings and Roofs

Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words THIS DOOR BLOCKED.




A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 55



505.1 Address identification.

New and **Existing** buildings shall have *approved* address numbers

When the building cannot be viewed from the *public way*
A pole or other sign or means shall be used to identify the structure



NYS 505.1
911 Numbering System



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

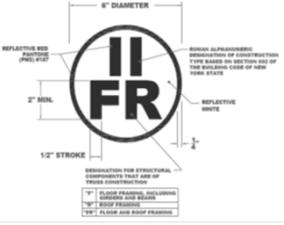
October 24, 2016 56



Truss Signage

Truss Signage

- Maintained in compliance with **Title 19 NYCRR Part 1264** Commercial Buildings
- Title 19 NYCRR Part 1265** Residential Buildings



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 57



506 Key Boxes

506.2 Key Box Maintenance

Owner must notify the CEO if locks are replaced or re-keyed
New key to be secured in the Key Box



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 58

507 Fire Protection Water Supplies

Shall be

- Subject to periodic tests
- Maintained in an operative condition at all times
- Repaired where defective

Records of tests and required maintenance shall be maintained.



A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 59

507 Fire Protection Water Supplies

507.5.4 Obstruction

Hydrants and connections to be accessible




A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

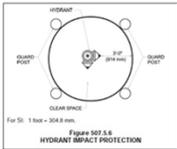
October 24, 2016 60

507 Fire Protection Water Supplies

507.5.5 Clear Space Around Hydrants

3' of clear space

507.5.6 Protection Section 312


A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 61



509 Fire Protection and Utility....

509.1 Identification
 Rooms containing controls for

- Air conditioning systems
- Sprinkler risers
- Valves
- Other equipment used by the fire department

Shall be identified



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 62



511 EMERGENCY VEHICLE ACCESS



2015 IFC Chapter 5 (FIRE SERVICE FEATURES).

Chapter 5 of the 2015 IFC shall be deemed to be amended by the addition of a new Section 511 to read as follows:

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 63



511.1 Emergency access driveways.

Emergency vehicle access for one or two Group R-3 buildings and detached one- and two-family dwellings.

Exceptions:

1. Construction of dwellings on premises which have had local site plan approval prior to January 1st, 2011.
2. Accessory storage buildings.
3. Dwellings without electrical service and permitted to not have electrical service by the 2015 IRC

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 64

2016
Code
Bookmarks

511 Emergency access driveways.

511.2 Driveways. Driveways shall be provided when an exit door is located more than 300 feet from a fire apparatus access road or public street.

Exception: The measurement is permitted to be increased beyond 300 feet if driveways cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions **and** the building is protected by an automatic sprinkler system

A Division of New York Department of State

October 24, 2016 65

2016
Code
Bookmarks

511 Emergency access driveways.

511.2.1 Dimensions Width 12 feet, height 13 feet 6 inches

511.2.2 Turnaround Greater than 500 feet and no exit, needs turnaround

511.2.3 Turnouts. Greater than 500 Feet and less than 20 feet wide, needs turnouts

511.2.4 Stability Support apparatus in all weather conditions

511.2.5 Design turning radius and grade for fire apparatus

A Division of New York Department of State

October 24, 2016 66

Chapter 6

Building Services and Systems

A Division of New York Department of State

October 24, 2016 67

601.1 Scope

- Installation, Operation, Maintenance



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 68

603 Fuel - Fired Appliances

603.4 Portable Unvented Heaters

Prohibited in
A, E, I, R-1, R-2, R-3, R-4

Exception

1. Listed and approved heaters allowed in one and two family dwellings
2. Portable outdoor gas-fired heating appliances shall be allowed in accordance with Section 603.4.2.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 69

603 Fuel - Fired Appliances

603.4.1 Prohibited locations

Shall not be located in, or obtain combustion air from,

- sleeping rooms,
- bathrooms,
- toilet rooms or
- storage closets.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 70



603.4.2 Portable outdoor gas-fired heating appliances

603.4.2.1 Prohibited Locations

1. Inside Occupancy -when connected to fuel.
2. Tents, Canopies, Membrane structures.
3. On exterior balconies

Exception: As allowed in Section 6.19 of NFPA 58.



A Division of New York Department of State

October 24, 2016 71



603 Portable outdoor gas-fired heating appliances

603.4.2. Portable Outdoor Heating Devices

5 feet from:

- Combustibles,
- Structures, and
- Exits

603.4 Prohibited in Group A,E,I and R occupancies



NEW YORK DEPARTMENT OF STATE Building Standards and Codes

October 24, 2016 72



603 Fuel - Fired Appliances

603.6 Chimneys and Appliances

Maintained, not to create a fire hazard




NEW YORK DEPARTMENT OF STATE Building Standards and Codes

October 24, 2016 73



603 Fuel - Fired Appliances



603.7 Discontinuing Operation of Unsafe Heating Appliances
 The CEO is authorized to order that action be taken to prevent the use of unsafe equipment

A Division of New York Department of State 

October 24, 2016 74



603 Fuel - Fired Appliances

603.9 Gas meters
 If subject to damage protect as per Section 312





A Division of New York Department of State 

October 24, 2016 75



604 Emergency and Standby Power Systems

604.4 Maintenance
 NFPA 110 and NFPA 111

604.5 Operational
 Inspection and testing.



A Division of New York Department of State 

October 24, 2016 76



Emergency vs Standby

Emergency power is required where the loss of normal power would endanger occupants. Such systems are covered in Article 700 of NFPA 70 and one of their key features is the required response time of 10 seconds or less.

Standby power systems are covered in Article 701 of NFPA 70 and are intended to provide electrical power for loads not as critical in terms of transfer time. Standby power systems must provide power within 60 seconds of failure of primary power



A Division of New York Department of State

October 24, 2016 77

Emergency vs Standby

<ul style="list-style-type: none"> ▪ Egress illumination, ▪ Emergency communications and • Processes involving the handling and use of hazardous materials. 	<ul style="list-style-type: none"> ▪ Smoke control systems; certain elevators; ▪ Certain hazardous material operations; ▪ Smokeproof enclosure systems; ▪ Illumination; ▪ Heating, ventilating and air-conditioning (HVAC) systems; ▪ Refrigeration and sewage pumps.
--	---



A Division of New York Department of State

October 24, 2016 78



604 Emergency and Standby Power Systems

604.6 Emergency Lighting Equipment.

shall be inspected and tested in accordance with this section.





A Division of New York Department of State

October 24, 2016 79

604 Emergency and Standby Power Systems

How often does the emergency light have to be activated?
604.6.1 Every 30 days

How often is power test?
604.6.2 Annually

How do you know it was done?
604.6.1.1 and 604.6.2.1 Written record



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 80

605 Electrical Equipment, Wiring and Hazards

605.1 Abatement of Electrical Hazards





A Division of New York Department of State NEW YORK Building Standards and Codes

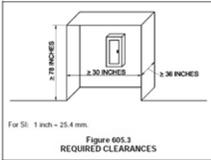
October 24, 2016 81

605 Electrical Equipment, Wiring and Hazards

605.3 Working Space

Minimum space of

- 30" wide
- 36" deep
- 78" in height

For SI: 1 inch = 25.4 mm.
Figure 605.3
REQUIRED CLEARANCES

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 82

605 Electrical Equipment, Wiring and Hazards

605.3.1 Labeling
Equipment Rooms
Service Equipment
Legible, Durable

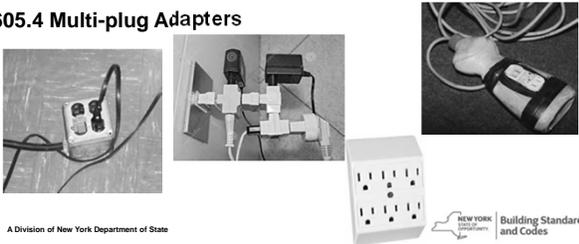


A Division of New York Department of State 

October 24, 2016 83

605 Electrical Equipment, Wiring and Hazards

605.4 Multi-plug Adapters

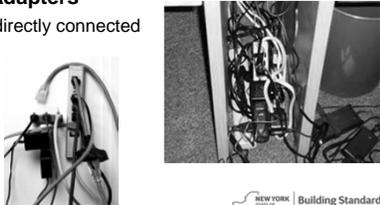


A Division of New York Department of State 

October 24, 2016 84

605 Electrical Equipment, Wiring and Hazards

605.4.2 Multi-plug Adapters
– Power Supply – directly connected



A Division of New York Department of State 

October 24, 2016 85

605 Electrical Equipment, Wiring and Hazards

605.5 Extension Cords

Can not be used for permanent wiring
Allowed for portable appliances **only**



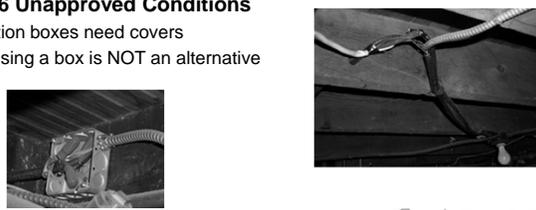
A Division of New York Department of State 

October 24, 2016 86

605 Electrical Equipment, Wiring and Hazards

605.6 Unapproved Conditions

Junction boxes need covers
Not using a box is NOT an alternative



A Division of New York Department of State 

October 24, 2016 87

605 Electrical Equipment, Wiring and Hazards



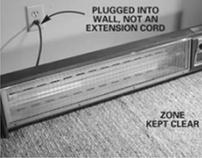
A Division of New York Department of State 

October 24, 2016 88

605 Electrical Equipment, Wiring and Hazards

605.10 Portable, electric space heaters.
Comply with 605.10.1 thru 605.10.4.

- *listed and labeled*
- plugged directly into an *approved* receptacle.
- not be plugged into extension cords.
- within 3 feet of any combustible materials
- operated only in locations for which they are *listed*.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 89

605 Electrical Equipment, Wiring and Hazards




605.12 Abandoned wiring in plenums.
Accessible portions of abandoned cables in air-handling plenums shall be removed. Cables that are unused and have not been tagged for future use shall be considered abandoned.

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 90

607 Elevator Recall and Maintenance

607.3 Emergency Signs

- Installed, Maintained

607.3 Elevator Keys

- Kept in an approved location
- Immediately available



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 91

608 Stationary Lead-Acid Battery Systems

Maintain installed items...

- 608.5** Spill Control and Neutralization
- 608.6** Ventilation
- 608.7** Signs
- 608.9** Smoke detection




A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 92

609 Commercial Kitchen Hoods

609.3.3.1
Inspection and Maintenance

- NFPA 96
- specified in Table 609.3.3.1




A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 93

609 Commercial Kitchen Hoods

TABLE 609.3.3.1
COMMERCIAL COOKING SYSTEM INSPECTION FREQUENCY

TYPE OF COOKING OPERATIONS	FREQUENCY OF INSPECTION
High-volume cooking operations such as 24-hour cooking, charbroiling or wok cooking	3 months
Low-volume cooking operations such as places of religious worship, seasonal businesses and senior centers	12 months
Cooking operations utilizing solid fuel-burning cooking appliances	1 month
All other cooking operations	6 months




A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 94

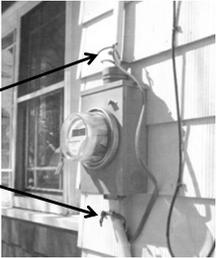
Chapters 5 and 6

Inspection Exercise

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 95

**Jumpers
around meter**



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 96

**↓ LIGHT
SWITCHES**



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 Fire Hydrant locator? 97



A Division of New York Department of State



Building Standards and Codes

October 24, 2016 98



A Division of New York Department of State



Building Standards and Codes

October 24, 2016 99

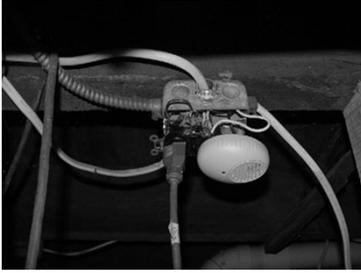


A Division of New York Department of State



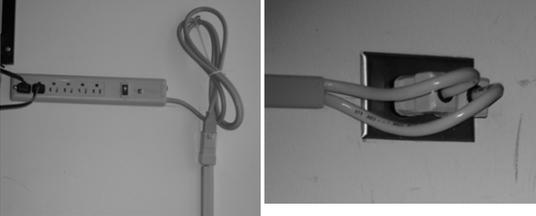
Building Standards and Codes

October 24, 2016 100



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 101



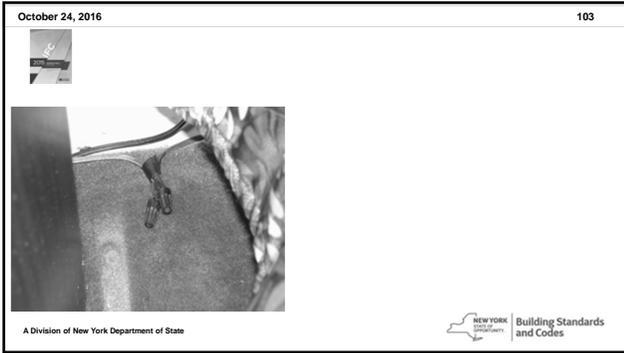
A Division of New York Department of State  Building Standards and Codes

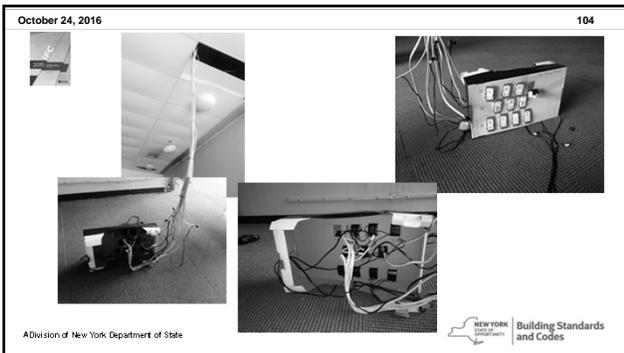
October 24, 2016 102



609.3.3 Cleaning.  Building Standards and Codes

A Division of New York Department of State





NEW YORK STATE OF OPPORTUNITY | Building Standards and Codes **LESSON 7**

The Fire Code of New York State
Chapters 7, 8 and 9
 Fire and Smoke Protection Features
 Interior Finish, Decorative Materials and Furnishings
 Fire Protection Systems

A Division of New York Department of State
 October 24, 2016

October 24, 2016 2

Chapter 7

Fire and Smoke Protection Features



A Division of New York Department of State NEW YORK STATE OF OPPORTUNITY | Building Standards and Codes

October 24, 2016 3

701 General



701.1 Scope
 Provisions for the maintenance of fire resistance rated construction



A Division of New York Department of State NEW YORK STATE OF OPPORTUNITY | Building Standards and Codes

October 24, 2016 4



701 General

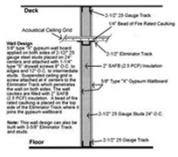
701.2 Unsafe conditions

Where any components in this chapter

- are not maintained and
- do not function as intended or
- do not have the *fire resistance* required by the code under which the building was constructed, remodeled or altered,

Such component(s) or portion thereof shall be deemed an unsafe condition

A Division of New York Department of State



NEW YORK
STATE
DEPARTMENT OF STATE

**Building Standards
and Codes**

October 24, 2016 5



703 Fire-Resistance Rated Construction

703.1 Maintenance

The required *fire-resistance rating* of fire-resistance-rated construction shall be maintained.

Visually inspected by the *owner* annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated.

Records of inspections and repairs shall be maintained.

A Division of New York Department of State



**Building Standards
and Codes**

October 24, 2016 6



703 Fire-Resistance Rated Construction

703.1.2 Smoke barriers and smoke partitions.

Shall be maintained in accordance with NFPA 105.

703.1.3 Fire walls, fire barriers and fire partitions

Shall be maintained to prevent the passage of fire

A Division of New York Department of State



**Building Standards
and Codes**

October 24, 2016 7



703 Fire-Resistance-Rated Construction

703.2 Opening Protectives
Shall be maintained to NFPA 80

703.2.1 Signs
Required for doors that
Should not be blocked
Should be kept closed





A Division of New York Department of State NEW YORK STATE Building Standards and Codes

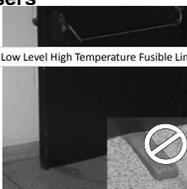


October 24, 2016 9



703 Fire-Resistance-Rated Construction

703.2.2 Hold-open Devices and Closers
Shall be maintained

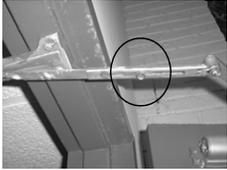
Low Level High Temperature Fusible Link

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 10

703 Fire-Resistance-Rated Construction

703.2.3 Door operation
Swinging fire doors shall close from the full-open position ...

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 11

703 Fire-Resistance-Rated Construction

703.2.3 Door operation.
... and latch automatically.




A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 12

703 Fire-Resistance-Rated Construction

703.3 Ceilings
Hanging and displaying and other decorative materials shall be prohibited.



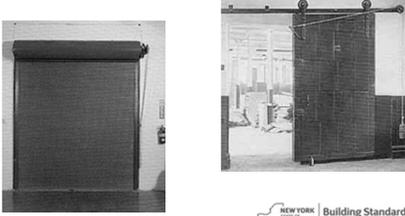
Fire Rated Ceiling Assembly

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 13

703 Fire-Resistance-Rated Construction

703.4 Testing
Sliding and rolling doors



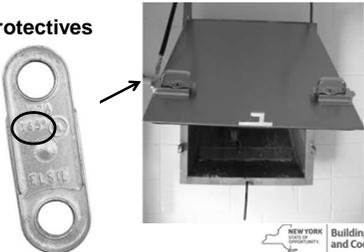
A Division of New York Department of State 

October 24, 2016 14

704 Fire-Resistance-Rated Construction

704.2 Opening protectives

165°



A Division of New York Department of State 

October 24, 2016 15

Chapter 8

**Interior Finish,
Decorative Materials
and Furnishings**



A Division of New York Department of State 

October 24, 2016 16

801 General

801.1 Scope Furniture and furnishings, interior finishes, interior trim, decorative materials and decorative vegetation
 803 - 808 **Existing** buildings
 804 - 808 **New** buildings





Carpet on the ceiling

NEW YORK
STATE
BUILDING STANDARDS
AND CODES

A Division of New York Department of State

October 24, 2016 17

803 INTERIOR WALL AND CEILING FINISH AND TRIM IN EXISTING BUILDINGS

SECTION 803 INTERIOR WALL AND CEILING FINISH AND TRIM IN EXISTING BUILDINGS



Provides two methods for compliance with interior wall and ceiling finish fire performance requirements
 ASTM E84 – Tunnel Test
 NFPA 286 – Room Corner Test

NEW YORK
STATE
BUILDING STANDARDS
AND CODES

A Division of New York Department of State

October 24, 2016 18

Table 803.3 INTERIOR WALL AND CEILING FINISH REQUIREMENTS

Existing

TABLE 803.3
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY*

GROUP	SPRINKLERED ¹			NONSPRINKLERED		
	Interior exit stairways and interior exit ramps and exit passageways ^{2,3}	Corridors and enclosure for exit access stairways and exit access ramps	Rooms and enclosed spaces ⁴	Interior exit stairways and interior exit ramps and exit passageways ^{2,3}	Corridors and enclosure for exit access stairways and exit access ramps	Rooms and enclosed spaces ⁴
A-1 & A-2	B	B	C	A	A ⁴	B ⁴
A-3 ¹ , A-4, A-5	B	B	C	A	A ⁴	C
B, E, M, R-1, R-4	B	C	C	A	B	C
F	C	C	C	B	C	C
H	B	B	C ⁴	A	A	B
I-1	B	C	C	A	B	B
I-2	B	B	BA ¹	A	A	B
I-3	A	A ¹	C	A	A	B
I-4	B	B	BA ¹	A	A	B
R-2	C	C	C	B	B	C
R-3	C	C	C	C	C	C
S	C	C	C	B	B	C
U	No Restrictions			No Restrictions		

October 24, 2016 19



804 New and Existing

SECTION 804
 INTERIOR WALL AND CEILING TRIM AND INTERIOR FLOOR FINISH IN NEW AND EXISTING BUILDINGS

Shall have minimum Class C flame spread and smoke-developed indices

Combustible trim shall not exceed 10 percent of the specific wall or ceiling areas to which it is attached.

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 20



SECTION 805 UPHOLSTERED FURNITURE AND MATTRESSES IN NEW AND EXISTING BUILDINGS

Requirements for new and Existing

- I-1 Condition 2
- I-2 Nursing Homes and Hospitals
- I-3 Correction and Detention Facilities
- Group R-2 College and University Dorms

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 21



SECTION 805 UPHOLSTERED FURNITURE AND MATTRESSES IN NEW AND EXISTING BUILDINGS

Ignition by cigarettes. These occupancies:

Heat release rate. I-1 Condition 2

Identification. I-2 Nursing Homes and Hospitals

Upholstered Furniture I-3 Detention and Correction

 R-2 College and University Dorms



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 22



805.4 Group R-2 college and university dormitories

The requirements of Sections 805.4.1 through 805.4.2.3 shall apply to college and university dormitories classified in Group R-2, including decks, porches and balconies.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 23



806 Decorative Vegetation in New and Existing Buildings

806.1 Natural cut trees –
trunk bottoms cut off not less than 0.5 inch



806.1.1 Restricted occupancies. Natural cut trees shall be prohibited within ambulatory care facilities and Group A, E, I-1, I-2, I-3, I-4, M, R-1, R-2 and R-4 occupancies.
Exceptions:

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 24



806 Decorative Vegetation in New and Existing Buildings

806.1.1 Restricted occupancies.
Exceptions:

1. areas protected by an *approved automatic sprinkler system NFPA 13 or 13R* shall not be prohibited in Groups A, E, M, R-1 and R-2.
2. within *dwelling units* in Group R-2 occupancies.

NYS Supplement

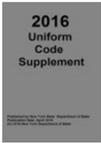
3. In places of public assembly as defined in Article 1 of the Labor Law, natural cut trees shall be permitted without the installation of an approved automatic sprinkler system, as provided in Title 12 NYCRR Part 36, Section 36-2.9(a4).

A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 25

Chapter 9

Fire Protection Systems



2016
Uniform
Code
Supplement



2015
IFC

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 26

901 General



901.1 Scope
This chapter shall regulate the
Design
Installation
Inspection
Operation
Testing Maintenance
of all fire protection systems

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 27

901 General

901.4 Installation
All systems shall be **maintained as installed**

Any changes to a building such as an addition will require appropriate additions to systems

Any changes to a system must be done to the standards of this code

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 28



901 General

901.4.5 Appearance of equipment.

Does not perform that life safety or fire protection function shall be prohibited.

Great For Hallways and Conference Rooms
Perfect for contractors and in new construction

A Division of New York Department of State 

October 24, 2016 29

901 General

901.5.1 Occupancy. It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved.



How does this affect a fire inspection?

A Division of New York Department of State 

October 24, 2016 30

901 General

901.6 Inspection, Testing and Maintenance

All systems must be operative
Shall be repaired or replaced if not
Non required systems must be maintained or removed



A Division of New York Department of State 

October 24, 2016 31



901.6.1 Standards

**TABLE 901.6.1
FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS**

SYSTEM	STANDARD
Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing system	NFPA 12
Halon 1301 fire-extinguishing systems	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25
Fire alarm systems	NFPA 72
Mechanical smoke exhaust systems	NFPA 204
Smoke and heat vents	NFPA 204
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001

Inspection testing and maintenance shall be done to the standards shown in table 901.6.1

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 32

Exercise

Standard	Edition
NFPA 10	
NFPA 12	
NFPA 12A	
NFPA 17	
NFPA 17A	
NFPA 25	
NFPA 72	
NFPA 750	
NFPA 2001	

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 33

Standard	Edition
NFPA 10 - Portable Extinguishers	2013
NFPA 12 - CO2 System	2011
NFPA 12A - Halon System	2009
NFPA 17 - Dry Chemical System	2013
NFPA 17A - Wet Chemical System	2013
NFPA 25 - Water Based System	2014
NFPA 72 - Fire Alarm System	2013
NFPA 750 - Water Mist System	2014
NFPA 2001 - Clean Agent System	2015

A Division of New York Department of State  Building Standards and Codes

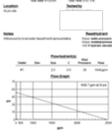
October 24, 2016 34

901 General

901.6.2 Records

All inspections, tests, and maintenance must be recorded






A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 35

901.6.2.1 Records Information

Initial records shall include the

- Name of the installation contractor,
- Type of components installed,
- Manufacturer of the components,
- Location and number of components installed per floor.

Records shall also include the manufacturers' operation and maintenance instruction manuals.

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 36

901.6.2.1 Records Information

Such records shall be maintained for the life of the installation.

If something changes
Replacing the Fire Alarm System
The new would have to meet new code.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 37

901 General

901.7 Systems Out Of Service
 Fire Department and CEO notified
 Building Completely evacuated or
 Provide a fire watch
... for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

FIRE WATCH
One or more qualified individuals



A Division of New York Department of State NEW YORK DEPARTMENT OF STATE Building Standards and Codes

October 24, 2016 38

You're the Inspector

What happens when the inspector discovers a non-required system out of service?
 Does 901.7 apply?
NO! REQUIRED systems only...
 Then what does apply to a non-required system out of service?
FC Section 901.6

A Division of New York Department of State NEW YORK DEPARTMENT OF STATE Building Standards and Codes

October 24, 2016 39

901 General

901.7 Systems Out Of Service
901.7.2 Tag required
901.7.3 Placement of tag.
 posted at each fire department connection, system control valve, fire alarm control unit, fire alarm annunciator and *fire command center*,




A Division of New York Department of State NEW YORK DEPARTMENT OF STATE Building Standards and Codes

October 24, 2016 40

901 General

901.8 Removal or Tampering With Equipment
Not permitted



A Division of New York Department of State NEW YORK
Building Standards and Codes

October 24, 2016 41

903 Automatic Sprinkler Systems

903.4 Sprinkler system monitoring and alarms.



A Division of New York Department of State NEW YORK
Building Standards and Codes

October 24, 2016 42

Obstructions to Sprinkler Discharge

Flashback

315.3.1 Ceiling clearance
2 feet or more below the ceiling in non-sprinklered areas

Not less than 18 inches below sprinkler head in sprinklered areas



A Division of New York Department of State NEW YORK
Building Standards and Codes

October 24, 2016 43

903 Automatic Sprinkler Systems

TABLE 901.6.1
FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS

SYSTEM	STANDARD
Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing system	NFPA 12
Halon 1301 fire-extinguishing systems	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25
Fire alarm systems	NFPA 72
Smoke and heat vents	NFPA 204
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001

903.5 Testing and Maintenance

- Comply with section 901
- 901 sends you to Table 901.6.1

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 44

Automatic Sprinkler Systems

903.5 Testing and Maintenance
See 901
Table 901.6 references NFPA 25

You need the records of the required testing!



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 45

NFPA 25 Contents

- Sprinkler Systems
- Standpipe Systems
- Private Fire Service Mains
- Fire Pumps
- Water Storage
- Water Spray Fixed Systems
- Foam-Water Sprinkler Systems
- Valves and Fire Department Connections
- Impairments

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 46

Sprinkler System Inspection: Owner

- Valve Enclosures
- Dry Pipe Valve
- Gauges
- Pressure Regulating Valves
- Fire Department Connection
- Spare Sprinklers
- Alarm Devices
- Alarm Valves
- Sprinkler Heads
- Sprinkler Piping
- Hangers and Braces
- Alarm and Check Valves Internal

A Division of New York Department of State NFPA 25 NEW YORK
STATE
DEPARTMENT OF STATE
Building Standards
and Codes

October 24, 2016 47

Sprinkler System Testing: Owner



Control Valves - quarterly
Main Drain – annually
Alarm Devices - quarterly
Dry Pipe
 annually trip test
 full flow 3 years
Pre-action/Deluge
 annual full flow trip test

A Division of New York Department of State NFPA 25 NEW YORK
STATE
DEPARTMENT OF STATE
Building Standards
and Codes

October 24, 2016 48

Impairment Indicated by Testing?



NFPA 25

A Division of New York Department of State NEW YORK
STATE
DEPARTMENT OF STATE
Building Standards
and Codes

October 24, 2016 49

Sprinkler Head Testing

NFPA 25



A Division of New York Department of State

NEW YORK STATE Building Standards and Codes

October 24, 2016 50

Spare Sprinklers



NFPA 25

Minimum of six with at least two of each type

WITH the wrench

A Division of New York Department of State

NEW YORK STATE Building Standards and Codes

October 24, 2016 51

Painted Head

NFPA 25

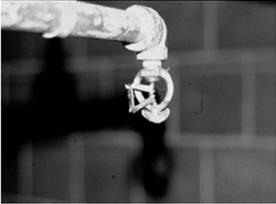


A Division of New York Department of State

NEW YORK STATE Building Standards and Codes

October 24, 2016 52

Painted Sprinkler



NFPA 25

A Division of New York Department of State 

October 24, 2016 53

Loaded Heads

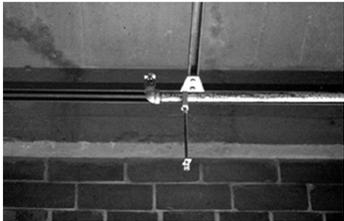


NFPA 25

A Division of New York Department of State 

October 24, 2016 54

Hangers



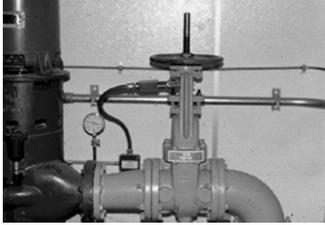
NFPA 25

A Division of New York Department of State 

October 24, 2016 55

OS&Y Indicating Control Valve

NFPA 25



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 56

Post Indicating Control Valve



NFPA 25

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 57

904 Alternative Automatic Fire Extinguishing Systems

904.1 General
Inspect, Test and Maintain using this section and Referenced standards



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 58

SYSTEM	WHEN TESTED	Exercise
Dry Chemical System		
Carbon Dioxide System		
Foam System		
Clean Agent System		
Commercial Cooking Hood System		

A Division of New York Department of State Building Standards and Codes

October 24, 2016 59

905 Standpipe Systems

905.7 Cabinets
Cabinets Containing
Stand Pipes
Fire Hose
Fire Extinguishers
Fire Department Valves
Shall not be blocked or obscured



A Division of New York Department of State Building Standards and Codes

October 24, 2016 60

905.7.1 Cabinet Equipment Identification.

Cabinets shall be identified in an *approved* manner by

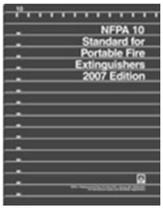
- a permanently attached sign with letters
- not less than 2 inches high
- in a color that contrasts with the background color,
- indicating the equipment contained therein.




A Division of New York Department of State Building Standards and Codes

October 24, 2016 61

906 Portable Fire Extinguishers



906.1 Where Required

Portable fire extinguishers shall be installed in the following locations.

In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.
Exception: R-2 locations

and



October 24, 2016 62

906 Portable Fire Extinguishers

In Group R-2 required locations

2. Within 30 feet of commercial cooking equipment.
3. Where flammable or *combustible liquids* are stored, used or dispensed.
4. On each floor of structures under construction, except Group R-3, in accordance with Section 3315.1.
5. Where required in Table 906.1.
6. Special-hazard areas,



October 24, 2016 63

906 Portable Fire Extinguishers

SECTION	SUBJECT
303.5	Asphalt kettles
307.5	Open burning
308.1.3	Open flames—torches
309.4	Powered industrial trucks
2005.2	Aircraft towing vehicles
2005.3	Aircraft welding apparatus
2005.4	Aircraft fuel-servicing tank vehicles
2005.5	Aircraft hydrant fuel-servicing vehicles
2005.6	Aircraft fuel-dispensing stations
2007.7	Heliports and helistops
2108.4	Dry cleaning plants

Table 906.1 Additional Required Portable Fire Extinguishers



October 24, 2016 64

906 Portable Fire Extinguishers

906.2 General Requirements
Maintain to NFPA10

Allows Electronic Monitoring





A Division of New York Department of State

NEW YORK
STATE
Department of State
Building Standards
and Codes

October 24, 2016 65

906 Portable Fire Extinguishers



906.2 General Requirements

Electronic monitoring

A Division of New York Department of State

NEW YORK
STATE
Department of State
Building Standards
and Codes

October 24, 2016 66

906 Portable Fire Extinguishers

906.4 Cooking Grease Fires
Sends us to
904.12.5.2
Class K portable
fire extinguishers for
deep fat fryers



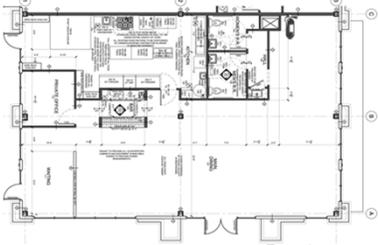

A Division of New York Department of State

NEW YORK
STATE
Department of State
Building Standards
and Codes

October 24, 2016 67

906 Portable Fire Extinguishers

You are the inspector.
Location of a Fire Extinguisher



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 68

906 Portable Fire Extinguishers



You are the Inspector.

906.6 Unobstructed and un-obscured.

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 69

906.8 Cabinets.

Cabinets shall not be locked.

Exceptions:

1. subject to malicious use or damage are provided with a means of ready access.
2. In Group I-3 occupancies and in mental health areas in Group I-2 occupancies, shall be permitted to be locked or to be located in staff locations provided the staff has keys.



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 70

906 Portable Fire Extinguishers

Installation of extinguishers

Less than 40 lbs. not more than 5'

More than 40 lbs. not more than 3.5'

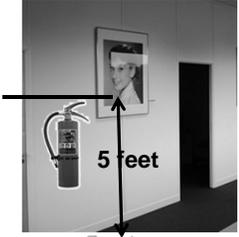


A Division of New York Department of State 

October 24, 2016 71

906 Portable Fire Extinguishers

906.9.1 Extinguishers weighing 40 pounds or less



A Division of New York Department of State 

October 24, 2016 72

906 Portable Fire Extinguishers

906.9.2 Extinguishers weighing more than 40 pounds.



A Division of New York Department of State 

October 24, 2016 73

906 Portable Fire Extinguishers



906.9.3 Floor clearance.

4 inch minimum

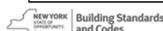
A Division of New York Department of State 

October 24, 2016 74

907 Fire Alarm and Detection Systems

907.1 General.
The requirements of Section 907.9 are applicable to existing buildings and structures.

907.9 Where required in existing buildings and structures
 An approved fire alarm system shall be provided in existing buildings and structures where required in **Chapter 11**.

A Division of New York Department of State 



October 24, 2016 75

907 Fire Alarm and Detection Systems

907.9 Where required in existing buildings and structures.
As per Chapter 11

New York Supplement CHAPTER 7
Amendments to the 2015 IFC

11. 2015 IFC Chapter 11 (Existing building requirements).
 Chapter 11 of the 2015 IFC shall be amended to read as following:

A Division of New York Department of State 

October 24, 2016 76



907 Fire Alarm and Detection Systems

907.7.3 Instructions
Testing and maintenance instructions
"Approved location"



A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 77



907 Fire Alarm and Detection Systems

907.8 Inspection, testing and maintenance
Records of inspection, testing and maintenance shall be maintained.

907.8.1 Maintenance required.
Be continuously maintained in accordance with applicable NFPA requirements or as directed by the *fire code official*

A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

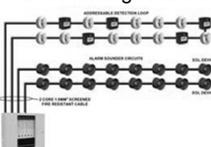
October 24, 2016 78



907 Fire Alarm and Detection Systems

907.8.2 Testing. Testing shall be performed in accordance with the schedules in NFPA 72. Records of testing shall be maintained.

Exception:
Inaccessible devices no less than every 18 months



A Division of New York Department of State NEW YORK STATE OF EMERGENCY Building Standards and Codes

October 24, 2016 79



907 Fire Alarm and Detection Systems

907.8.3 Smoke detector sensitivity

- Checked within one year after installation and every alternate year thereafter
- Records of detector-caused nuisance alarms and subsequent trends of these alarms shall be maintained

A Division of New York Department of State  Building Standards and Codes

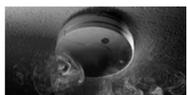
October 24, 2016 80



907 Fire Alarm and Detection Systems

907.8.4 Sensitivity test method
Shall be tested using one of the following five methods

907.8.4.1 Sensitivity testing device. Smoke detector sensitivity shall not be tested or measured using a device that administers an *unmeasured* concentration of smoke or other aerosol into the detector.




A Division of New York Department of State  Building Standards and Codes

October 24, 2016 81



907 Fire Alarm and Detection Systems

907.8.5 Inspection, testing and maintenance
Building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times.
Service personnel shall meet the qualification requirements of NFPA 72



A Division of New York Department of State  Building Standards and Codes

October 24, 2016 82



Maintenance and Records

Section 908
Carbon Dioxide Systems

SECTION 909
SMOKE CONTROL SYSTEMS

SECTION 910
SMOKE AND HEAT REMOVAL

A Division of New York Department of State 

October 24, 2016 83



912 Fire Department Connections





A Division of New York Department of State 

October 24, 2016 84



912 Fire Department Connections

912.2.2 Existing buildings. On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by An *approved* sign mounted on the street front or on the side of the building.

Such sign shall have the letters "FDC" not less than 6 inches high and words in letters not less than 2 inches high or an arrow to indicate the location.

FDC

**FIRE
DEPARTMENT
CONNECTION
DO NOT BLOCK**



A Division of New York Department of State

October 24, 2016 85

912 Fire Department Connections



912.4 Access.
 Immediate access to fire department connections shall be maintained at all times

912.4.1 Locking fire department connection caps.
 The *fire code official* is authorized to require locking caps



A Division of New York Department of State



October 24, 2016 86

912 Fire Department Connections

912.4.2 Clear space around connections. A working space of not less than 36 inches in width, 36 inches in depth and 78 inches in height shall be provided and maintained in front of and to the sides of wall mounted fire department connections and around the circumference of free-standing fire department connections



A Division of New York Department of State



October 24, 2016 87

912 Fire Department Connections

912.7 Inspection, testing and maintenance.
 Fire department connections shall be periodically inspected, tested and maintained in accordance with NFPA 25. Records of inspection, testing and maintenance shall be maintained.



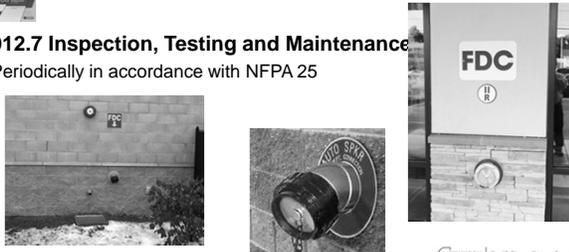
A Division of New York Department of State



October 24, 2016 88

912 Fire Department Connections

912.7 Inspection, Testing and Maintenance
Periodically in accordance with NFPA 25



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 89

913 Fire Pumps

913.5 Testing and Maintenance
Use this section and NFPA 25 for
Inspection
Testing
Maintenance

913.3 / 913.5.4 Pump Room
Keep it warm
Keep it cool



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 90

**NYS Supplement
Section 915
Carbon Monoxide
Systems**



A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 91

Carbon monoxide detection systems

10. 2015 IFC Section 915 (Carbon monoxide detection systems).

Section 915 of the 2015 IFC shall be deemed to be amended to read as follows:

A Division of New York Department of State

October 24, 2016 92

Section 915 Carbon Monoxide

915.1. General. Carbon monoxide alarms and carbon monoxide detectors shall be installed in buildings as required in accordance with **Section 915.2** for **Residential** buildings or **Section 915.3** for **Commercial** buildings.



A Division of New York Department of State

October 24, 2016 93

Section 915.2 Carbon Monoxide

Residential

In new and existing one-and two-family dwellings;

- multiple single-family dwellings (townhouses);
- buildings owned as condominiums or cooperatives and containing dwelling units;
- bed and breakfast dwellings; and
- other buildings and structures which contain one or more dwelling units, sleeping units or sleeping areas **and**

A Division of New York Department of State

October 24, 2016 94

Section 915.2 Carbon Monoxide

In Groups: E, I-1, I-2 (except hospitals), I-4, R-1, R-2, R-3 or R-4.

Carbon monoxide alarms (or, where permitted, carbon monoxide detectors) shall be provided in all new and **existing** buildings and structures

Exception: Carbon monoxide alarms and/or carbon monoxide detectors shall not be required in a building or structure that contains no carbon monoxide source.

A Division of New York Department of State  **Building Standards and Codes**

October 24, 2016 95

Section 915.2 Carbon Monoxide

Carbon monoxide alarm. A single or multiple-station device that has (1) a sensor capable of detecting the presence of carbon monoxide and (2) an alarm that sounds when carbon monoxide is detected.

Carbon monoxide detector. A device that (1) has a sensor capable of detecting the presence of carbon monoxide and (2) is connected to an alarm control unit that sounds an alarm when carbon monoxide is detected.

A Division of New York Department of State  **Building Standards and Codes**

October 24, 2016 96

Section 915.2 Carbon Monoxide

915.2.3.1 Required locations. Buildings constructed on or after January 1, 2008.

Each story containing a sleeping area, within 15 feet of the sleeping area **and**

Each story that contains a carbon monoxide source.

Single Family Homes



A Division of New York Department of State  **Building Standards and Codes**

October 24, 2016 97

Section 915.2 Carbon Monoxide

915.2.3. Required locations. Single Family Homes Buildings constructed prior to January 1, 2008.

The lowest story containing a sleeping area, and within 15 feet of the sleeping area.

Single Family Homes



A Division of New York Department of State 

October 24, 2016 98

915.2 Carbon Monoxide

915.2.3.2.1 Buildings constructed on or after January 1, 2008.

Every story containing a sleeping area, within 15 feet of the sleeping area

Every story that contains a carbon monoxide source.

Two-family dwellings, multiple single-family dwellings (townhouses), and buildings owned as condominiums or cooperatives and containing dwelling units



A Division of New York Department of State 

October 24, 2016 99

915.2 Carbon Monoxide

915.2.3.2.2 Buildings constructed prior to January 1, 2008.

The lowest story containing a sleeping area, within 15 feet of the sleeping area.

Two-family dwellings, multiple single-family dwellings (townhouses), and buildings owned as condominiums or cooperatives and containing dwelling units



A Division of New York Department of State 

October 24, 2016 100

Section 915.2 Carbon Monoxide

915.2.3.3. Bed and breakfast dwellings

(1) contain one or more sleeping areas;

(2) are classified in one or more of the following occupancy Groups: E, I-2 (except hospitals), I-4, R-1, R-2, R-3 or R-4; and,

(3) are not covered by Section 915.2.3.1 or Section 915.2.3.2.

→

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 101

915.2 Carbon Monoxide

Definition:

BED AND BREAKFAST DWELLING. An owner-occupied residence resulting from a conversion of a one-family dwelling, used for providing overnight accommodations and a morning meal to not more than ten transient lodgers and containing not more than five bedrooms for such lodgers.

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 102

915.2 Carbon Monoxide

REHAB
R-4 Occupancy

NURSING HOME
I-2 Occupancy

HOME SWEET apartment
R-2 Occupancy

ASSISTED LIVING
R-4 Occupancy

DAYCARE
I-4 Occupancy

Bed and Breakfast
I-2 Occupancy

Educational Occupancy
I-4 Occupancy

A Division of New York Department of State NEW YORK Building Standards and Codes

October 24, 2016 103




915.2 Carbon Monoxide

Within each dwelling unit and within each sleeping unit
 Dwelling unit or sleeping unit that contains a carbon monoxide source
 Within 15 feet of the sleeping area

Bed and Breakfast, E, I-2 (except hospitals), I-4, R-1, R-2, R-3 or R-4;



A Division of New York Department of State

October 24, 2016 104



915.2 Carbon Monoxide

915.2.3.3.2 Buildings and structures constructed prior to January 1, 2008.
 The lowest story that contains a sleeping area
 Within 15 feet of the sleeping area
 Sleeping area that contains a carbon monoxide source.
 Each story as a carbon monoxide source.

Bed and Breakfast, E, I-2 (except hospitals), I-4, R-1, R-2, R-3 or R-4;



A Division of New York Department of State

October 24, 2016 105



915.2 Carbon Monoxide

Definition:
Institutional Group I-1. Institutional Group I-1 occupancy shall include buildings, structures or portions thereof for more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care.



A Division of New York Department of State



October 24, 2016 106



915.2 Carbon Monoxide

915.2.3.4.1 Buildings and structures constructed on or after January 1, 2008.

Every story containing a sleeping area,
Within 15 feet of the sleeping area.
Every story that contains a carbon monoxide source.



A Division of New York Department of State NEW YORK STATE Building Standards and Codes

October 24, 2016 107



Section 915.2 Carbon Monoxide

915.2.4. New carbon monoxide source

When a carbon monoxide source is installed in, or added, or attached to a building or structure after the date of original construction of the building or structure

Shall be evaluated as if such building or structure were constructed on or after January 1, 2008



A Division of New York Department of State

October 24, 2016 108



Section 915.2 Carbon Monoxide

915.2.6.2. Maintenance and testing

- Maintained in an operative condition at all times
- Be periodically tested in accordance with the manufacturer's instructions
- Batteries used as the primary or backup power source shall be replaced when low or when otherwise required by the manufacturer's instructions
- Replaced or repaired where defective



A Division of New York Department of State

October 24, 2016 109

Section 915.3 Commercial CO

Carbon Monoxide
Detection in
Commercial
Buildings



**Effective
June 27, 2015**

A Division of New York Department of State

 Building Standards
and Codes

October 24, 2016 110

Section 915.3

Definitions:

CARBON MONOXIDE SOURCE

but not limited to fuel fired furnaces; fuel fired boilers; space heaters with pilot lights or open flames; kerosene heaters; wood stoves; fireplaces; and stoves, ovens, dryers, water heaters and refrigerators that use gas or liquid fuel), garages, and other motor vehicle related occupancies

A Division of New York Department of State

 Building Standards
and Codes

October 24, 2016 111

Section 915.3

Definitions:

CARBON MONOXIDE-PRODUCING HVAC SYSTEM

A system that uses ducts to provide heat, ventilation and/or air-conditioning to all or any part of a commercial building, provided that:

- (i) such ducts run from a carbon monoxide source to the classroom(s) and/or detection zone(s) served by such system; and/or
- (ii) such system is supplied with recirculated or makeup air from a classroom or detection zone that contains a carbon monoxide source.

A Division of New York Department of State

 Building Standards
and Codes

October 24, 2016 112



Section 915.3

Definitions:

DETECTION ZONE- a story of a commercial building. However:

- Two or more separate carbon monoxide-producing HVAC systems are used , each such portion becomes a separate detection zone
- One or more classrooms, each classroom shall be deemed to be a separate detection zone
- Used as a garage shall not be deemed to be a detection zone
- Not used as a garage shall be deemed to be a detection zone

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 113



Section 915.3

Definitions: EXISTING COMMERCIAL BUILDING.

(i) the original construction of such commercial building was completed prior to December 31, 2015; or

(ii) the complete application for the building permit for the original construction of such commercial building was filed prior to December 31, 2015.

A Division of New York Department of State  Building Standards and Codes

October 24, 2016 114



Section 915.3

Commercial buildings required to have carbon monoxide detection.

(i) contains any carbon monoxide source;

(ii) is attached to a garage; and/or

(iii) is attached to any other motor-vehicle-related occupancy.

These requirements *shall apply without regard to whether such commercial building is an **existing commercial building** or a **new commercial building***

A Division of New York Department of State  Building Standards and Codes
