

New York Fire Escape Code

nationalfireescapeassociation.org/new-york-fire-escape-code

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2012 IFC 1104.16.5.1 Fire escape stairs must be examined every 5 years ,by design professional or others acceptable and inspection report must be submitted to the fire code official.

IBC 1001.3.3 All fire escapes shall be examined and/or tested and certified every five years by a design professional or others acceptable who will then submit an affidavit city official.

NFPA LIFE SAFETY CODE 101 7.2.8.6.2 The Authority Having Jurisdiction (AHJ) shall approve any fire escape by Load Test or other evidence of strength (Certification).

OSHA 1910.37 Exit routes must be maintained during construction, repairs, alterations or provide alternative egress with equivalent level of safety. (permit issued if egress is certified or with egress scaffolding)

Components of fire escape stairways shall be constructed of noncombustible materials. Fire escape stairways and balconies shall support the dead load plus a live load of not less than 100 pounds per square foot (4.78 kN/m²). Fire escape stairways and balconies shall be provided with a top and intermediate handrail on each side.

The lowest balcony shall not be more than 18 feet (5486 mm) from the ground. Fire escape stairways shall extend to the ground or be provided with counterbalanced stairs reaching the ground.

Exception: For fire escape stairways serving 10 or fewer occupants, an *approved* fire escape ladder is allowed to serve as the termination.

Fire escape stairways shall be kept clear and unobstructed at all times and shall be maintained in good working order.

- **New York City Fire Code**– Regulates fire safety in the operation and maintenance of all buildings, and establishes design requirements for a wide range of building installations. The Fire code is a companion code to the New York Construction Codes and Zoning Resolution, with extensive cross-references to Building, Mechanical, and Electrical Codes. <https://www1.nyc.gov/site/fdny/about/resources/code-and-rules/nyc-fire-code.page>
- **Chapter 10 Means of Egress**
 - Section 1027 Maintenance Means of Egress
 - Section 1027.3.7 Fire Escapes Maintained with FC1027.6
 - Section 1027.6. Fire Escapes
 - Section 1027.6.4. Fire Escape Ladders
- **Chapter 14 Fire Safety During Construction, Alteration & Demolition**
 - Section 1404.5 Fire Watch
 - Section 1411 Means of Egress
 - Section 1411.1 Stairways
 - Section 1411.2 Maintenance. Required means of egress shall be maintained during construction, alteration and demolition in accordance with this code and the Building Code.
- **New York City Building Code** – Provisions of this code shall apply to the construction, alteration, movement, addition, replacement, repair, equipment use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
- **Article 3 Painting**
 - Section 27-2014 Window Frames and Fire Escapes.
 - **Sub-Section b.** The owner of a dwelling shall paint every fire escape with two coats of paint of contrasting colors. The owner shall paint the first coat before and the second after erection of a new fire escape, except that this shall not apply to fire escapes constructed of approved atmospheric corrosion resistant metal. Whenever a fire escape becomes corroded, the owner shall scrape and remove the corrosion products and repaint it with two coats of paint of contrasting colors
- **New York State/City Multiple Dwelling Law**– State law governing design and construction standards for multiple dwellings in the state of New York, including, New York City. It covers everything from the placement of fire exists to prohibitions against such arcana as having a commercial fat-boiling facility in your apartment. An FDNY violation is an official notice that a property is not in compliance with the New York City Fire Code and/or Fire Department Rules. Some infractions are minor, while others can create dangerous situations resulting in immediate action by the Fire Department or even the issuance of a criminal summons. Violations can be found during an FDNY inspection or based on complaints to the City. The following types of violations are issued/ordered in New York City: Notice of Violation, Violation Order, Criminal Summonses and a Vacate Order.

To remove a violation from record, the unsafe condition must be corrected and proof of the correction must be provided to the FDNY. After correcting the condition, a Certificate of Correction must be completed within 35 days from the day the violation originally was issued. Locations where a Vacate Order was issued must be re-inspected to complete the correction process.

The FDNY can provide copies of violations. To ensure quick delivery, be sure to complete the Copy of Violation Request Form and attach all required documents. Please note, Vacate Orders can be obtained only in person. For additional information or questions, contact the Fire Department.

The FDNY conducts inspections that examine buildings, structures, facilities, vehicles and other locations in New York City. The purpose of an inspection is to ensure that code, laws, rules or regulations are being enforced to keep the public safe.

The owner shall be responsible, at all times, for the safe maintenance of any building, structure and/or premises and make sure it is kept up to code. Anything that needs to be fixed is the responsibility of the owner. Sometimes, when the tenant of a space in the building causes the hazardous condition in violation of the code or rules, the tenant is responsible to resolve the issues.

There are a number of ways to request an inspection or an On-Site Test.

Queens (QN) Communities:

Northeast Queens

Auburndale (CB 11), Bay Terrace (CB 7), Bayside (CB 11), Bellerose (CB 13), College Point (CB 7), Douglaston (CB 11), Floral Park (CB 13), Flushing (CB 7), Fresh Meadows (CB 8), Glen Oaks (CB 13), Jamaica Estates (CB 8), Jamaica Hills (CB 8), Little Neck (CB 11), Malba (CB 7), Oakland Gardens (CB 11), Queensboro Hill (CB 7), Whitestone (CB 7)

Northwest Queens

Astoria (CB 1), Astoria Heights (CB 1), Corona (CB 4), East Elmhurst (CB 3), Elmhurst (CB 4), Jackson Heights (CB 3), LeFrak City (CB 4), Long Island City (CB 1 / CB 2), Sunnyside (CB 2), Woodside (CB 1 / CB 2)

Central Queens

Briarwood (CB 9), Forest Hills (CB 6), Forest Hills Gardens (CB 6), Kew Gardens (CB 9), Kew Gardens Hills (CB 8), Rego Park (CB 6), Richmond Hill (CB 9)
Southeast Queens
Cambria Heights (CB 13), Hollis (CB 12), Jamaica (CB 12), Laurelton (CB 13), Queens Village (CB 13), Rosedale (CB 13), Springfield Gardens (CB 12), St. Albans (CB 12)

Southwest Queens

Glendale (CB 5), Maspeth (CB 5), Middle Village (CB 5), Ridgewood (CB 5), Woodhaven (CB 9)

South Queens

Belle Harbor (CB 14), Broad Channel (CB 14), Far Rockaway (CB 14), Howard Beach (CB 10), Ozone Park (CB 9 / CB 10), South Ozone Park (CB 10)

The Mayor's Community Affairs Unit connects NYC neighborhoods & New Yorkers to City Hall.

You can report potential fire hazards. Reports of situations that may cause a fire hazard, include:

- Unmaintained fire escapes
- Leaking sprinkler or standpipe systems
- Missing exit signs
- Lack of secondary exit
- Storage of paints or other combustible mixture
- Illegal kerosene or propane grills and heaters

The City will issue summonses and violations when appropriate.

The City may provide grants to help eligible landlords fix lead paint hazards in their buildings. These grants cannot be used to fix violations or other work ordered by any city, state or federal agency. You can get information about program eligibility requirements and an application. Call 311 for information about lead paint repair grants.

Some renovation and remodeling activities can increase the risk of lead exposure. Homes built before 1978 contain lead-based paint, often under newer paint. If you disturb the painted surface with a repair project or are planning to renovate or remodel an older home, it's important to do the job safely. Lead paint dust or chips can cause serious health problems. Children and pregnant women are at highest risk.

Seal off the work area with plastic sheeting and always wet sand or wet scrape the paint. When surfaces are wet, dust levels and fumes are low. Clean up thoroughly. Children and pregnant women should stay away from work areas until the area is clean.

Learn more about how to do repairs and renovations in a lead-safe way with the materials below.

7. Every fire-escape if constructed of material subject to rusting shall be painted with two or more coats of good paint in contrasting colors; in the case of a new fire-escape the first coat before erection, and the second coat after erection. Whenever a fire-escape becomes rusty, the owner shall repaint it with two additional coats of good paint. 8. a. Whenever a non-fireproof multiple dwelling is not provided with sufficient means of egress in case of fire, the department may order such additional fire-escapes or balconies as in its judgment may be deemed necessary. b. The owner of a multiple dwelling shall keep and maintain every fire-escape thereon in good order and repair. c. No person shall at any time place any encumbrance of any kind before or upon any fire-escape, or place or keep a cover of any kind over the stairway opening in a balcony of such fire-escape. An occupant or tenant of a multiple dwelling who shall violate or assist in the violation of the provisions of this paragraph shall be guilty of a misdemeanor punishable as provided in section three hundred

four. 9. No fire-escape shall be removed from or constructed on any existing multiple dwelling without permission from the department. No fire-escape shall be removed from any apartment without due precaution against leaving occupants of such apartment without adequate means of egress in case of fire. A wire, chain cable, vertical ladder or rope fire-escape is an unlawful means of egress. Every such fire-escape, if required as a means of egress, shall be removed and replaced by a system of fire-escapes constructed and arranged as provided in this section. 10. The department shall have the power to make supplementary regulations relating to fire-escapes.