Welcome to 9C Basic
Inspection of Existing Structures

September 24, 2020

Uniform Code
Inspecting Existing Buildings when NO Work is being done

Tools for Inspections
2020 Property Maintenance Code of New York State
2020 Fire Code of New York State
and
The Fire Code in effect at the time of construction
### New York State Codes Timeline

**12/28/2010**  


**2015**  

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### October 3, 2016

  - 2016 Uniform Code Supplement Effective 10/3/2016 - 10/30/2017
  - 2017 Uniform Code Supplement Effective 10/31/2017 and after
  - 2019 Energy Storage Systems Supplement

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### Example: 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
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.

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

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)

Why and What do we inspect.
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

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
  – Not exceeding three years
  – Dormitory buildings at least annually

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.
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 Manual, III. Fire Safety Inspections
Part B.

- Non-public Schools
- Buildings for Student use
Education LAW 807a
...following methods

B. Non-public Schools (For leased facilities, see Appendix B.)

This manual specifies the only fire-protection standards that are common to public school and non-public school facilities. Education Law 807-a, which Commissioner’s regulations and the applicable versions of the New York State Uniform Fire Prevention and Building Code.

School authorities shall cause any fire hazard to be reduced or Education Law 807-a to be met by one of the following methods or any combination of such methods:
(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.

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.

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

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

Let's look at the basic responsibilities of the job
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

The “OFFICIAL” Title

- Your 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

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
You conduct Fire Safety Inspections in Commercial Buildings

You respond to complaints

- Trash and debris
- Unregistered motor vehicles

Other complaints or conditions

- Brush and Weeds
- Unkempt properties
- Building w/o a permit
- Building with a permit
You maintain a system of records

Your records should be your friend, not your enemy

You must communicate effectively.

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

Your duties may also include

Subdivision Regulations
Special Use Permits
Zoning
Code Enforcement Officials
Have the Power and the Responsibility to enact the powers of Government

• Issue violation notices
• Appearance tickets
• Court appearances
• Search warrants
• Lawsuits

BASIC INSPECTION PROCEDURES

• Developing an inspection format
  – Scheduling
  – Preparation
  – Approach
  – Inspect
  – Report
  – Follow up

• Arranging inspections
  – Scheduled or surprise
Basic Inspection Procedures

- Preparing for the inspection

First Impressions

The inspector's equipment
BASIC INSPECTION PROCEDURES

Can you use a camera?

BASIC INSPECTION PROCEDURES

How about an inspection form?

Part 1203.3
More Minimum Features

1203.3(k)
Recordkeeping
- Establish a system to verify all activities
- Of fees charged and collected
Summary:

Fire / Safety Inspections are required. These requirements should be part of your local law.
Recordkeeping is required.
Be prepared.
And re-inspect.

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

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

In the next lesson we will start with the Property Maintenance Code.
Lesson 2
Property Maintenance Code

PMCNYS [NY]101.2 Scope

The provisions of this code shall apply to:

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

The provisions of this code shall apply to

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

Existing Premises

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

Lawfully in Existence

A structure is considered lawfully in existence.

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

Legal Structure

A Fire / Safety inspection would require that the CEO or the BSI 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.
Similarities between the Fire Code and the Property Maintenance Code

PMCNYS 102.2 Maintenance of equipment and 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!

FCNYS 107.1 Maintenance of Equipment and Systems

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

- Fire Code
- Property Maintenance Code
- Applicable Reference Standards
PMCNYS 106.2 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:

PMCNYS 106.2 Existing non-required equipment and systems

Exceptions

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.

FCNYS 107.1.1 Existing non-required safeguards

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.
PMCNYS 107.1 Unsafe structures and equipment

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.

PMCNYS 107.1.2 Unsafe Structures and Equipment

When a structure or equipment is found to be 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.

FCNYS 108.1 Unsafe Structures and Equipment

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.
**PMCNYS 107.1.1 Unsafe structures**

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

**PMCNYS 107.1.1 Unsafe structures**

Damaged, decayed, dilapidated, structurally unsafe

**PMCNYS 107.1.1 Unsafe structures**

Such faulty construction or unstable foundation
PMCNYS 107.1.1 Unsafe structures

Partial or complete collapse is possible.

FCNYS 108.1.1 Unsafe Structures

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.

A vacant structure that is not secured against unauthorized entry as required by Section 311 of the FC shall be deemed unsafe.
PMCNYS 107.1.2 Unsafe equipment.

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.

FCNYS 108.1.2 Unsafe Equipment

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.

PMCNYS 107.1.3 Structure unfit for human occupancy

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

An unlawful structure is
  • Occupied by more persons than permitted under this code, or
  • Was erected, altered or occupied contrary to law.
FCNYS 108.3 Unlawful Structure

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

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FCNYS 108.4 Closing of Vacant Structures

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.

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FCNYS 108.4.1 Prohibited Occupancy

No person shall occupy a placarded structure.

**Placard Removal**

The placard shall be removed whenever the defect or defects on which the condemnation and placarding action were based have been eliminated.
FCNYS 108.5 Notice

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.

FCNYS 109.1 Imminent Danger

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.

PMCNYS 107.2 Unsafe Structures and Equipment

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

PMC 301.3 Vacant structures and land.

Vacant premises, structures and portions thereof or vacant land shall be maintained by the owner 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.
FCNYS 108.4 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.

PMCNYS 107.3 Notice

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.

PMCNYS 107 Unsafe Structures

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

107.5 Placard removal. The placard shall be removed whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated.
PMCNYS 108.1 Emergency Measures

When there is imminent danger of failure or collapse.

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

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

Example:
605.3 One light fixture in hall, 402.2 60 watts, each 200 sq. ft.
FCNYS 102 Applicability

Change of use or occupancy.
No change shall be made in the use or occupancy of any structure, unless made to comply...

FCNYS 102 .11 Applicability

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:

Flash Back to 1203
(f) Procedures regarding unsafe structures and equipment. Procedures shall be established for identifying and addressing unsafe structures and equipment.
Chapter 3- Minimum Conditions

301.2 Responsibility
- Owner
- Occupant

301 Minimum Conditions

301.3 Vacant Structures and Land
302 Exterior Property Areas

302.1 Sanitation
All exterior property and premises
- Clean
- Sanitary

Occupant: Shall maintain what they control

302.2 Grading and drainage
No Erosion
No Standing / Stagnant water

302.3 Sidewalks, Driveways
Free from hazards

[NY] 302.4 Weeds
Except as provided for in statute, local law, ordinance, or other regulations.
- All developed areas of a premises.
- Maximum 10" in height.
302 Exterior Property Areas

302.5 Rodent harborage.

Section 302 (Motor vehicles).

[NY] 302.8 Motor vehicles. Except as provided for in statute, local law, ordinance or other regulations, no more than one inoperative or unlicensed motor vehicle shall not be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception:

Section 302.8 (Motor vehicles).

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
Exterior Property Areas

Inoperable motor vehicle

What is an Inoperable vehicle?
Definitions
Chapter 2

302 Exterior Property Areas

Motor vehicles

Exception:

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.
## Summary

A. Applicability – All existing structures and premises.
B. Maintenance
C. Unsafe, Unlawful and Dangerous Structures
D. Exterior Property – Chapter 3

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

Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designated to contain, or is capable of containing water more than 24” deep at any point.

This includes in-ground, above-ground and on-ground pools; indoor pools; hot tubs; spas and wading pools.

303.1 Swimming Pools and Spas

...clean and sanitary condition, and in good repair.
303 Swimming Pools, Spas, and Hot Tubs

Section [NY] 303.2 (Enclosures).

The provisions of this section shall control the maintenance of barriers for swimming pools, spas and hot tubs installed, constructed or substantially modified after December 14, 2006. Design controls are intended to provide protection against potential drowning and near-drowning by restricting access to swimming pools, spas and hot tubs.

PMCNYS [NY] 303.2 Enclosures

[NY] 303.2 (Enclosures) The provisions of this section shall control the maintenance of barriers for swimming pools, spas and hot tubs installed, constructed or substantially modified after December 14, 2006. Design controls are intended to provide protection against potential drowning and near-drowning by restricting access to swimming pools, spas and hot tubs.

[NY] 303.2.1 Compliance with Other Codes

Residential Pools, Spas & Hot Tubs = RCNYS R326
Public Pools, Spas & Hot Tubs = BCNYS 3109
303.2.2 Temporary barriers.

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

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Temporary barriers.

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

September 24, 2020

Pool Enclosures

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

September 24, 2020
Pool Enclosures

45” or more between horizontal members = not greater than 4” between vertical members.

Less than 45” between horizontal members = not greater than 1 ¾” between vertical members.

Maximum spacing on chain link fencing is to be 2.25”

Unless provided with vertical slats that reduce the openings to no more than 1.75”

Technical Bulletin

Effective Date: January 1, 2003
This document is to answer whether a self-set or quick-set swimming pool (not rigid metal walls) with 48 inch or more wall height meets the requirements of section AG105.2 of Appendix G of the Residential Code of New York State (RCNYS). An outdoor swimming pool, including an in-ground, aboveground or on-ground pool, hot tub or spa shall be provided with a barrier...

The term “barrier” is defined as “A fence, wall, building wall or combination thereof which completely surrounds the swimming pool and obstructs access to the swimming pool.” Although the self-set pool has a 48 inch wall, it does not obstruct access because it is not rigid. The wall can easily be deflected by a child who grabs the top inflated ring.
Pool Enclosures

3109.3.2.1 thru 3109.2.6
(R326.4.2.1 thru R326.4.2.6)

Access gates
- self-closing and self-latching.
- swing away from the pool.
- shall be securely locked.
- self-latching device > 54" from grade. OR
  - release mechanism on pool side and > 3' below top of gate.
- No opening greater than ½”.

• self-closing and self-latching.
• swing away from the pool.
• shall be securely locked.
• self-latching device > 54” from grade. OR
  • release mechanism on pool side and > 3” below top of gate.
  • No opening greater than ½”.

Pool Enclosures

3109.3.2.8 (R326.4.2.8)
Where a wall of a building/dwelling serves as part of the barrier
- Access doors to the pool shall be equipped with an alarm.
- Operable windows within 48” of the floor provided with latching device.
OR
- Other means providing equal protection.

Pool Enclosure

Pool structure as a barrier
- Ladder or steps shall be surrounded by a barrier
- Ladder or steps shall be capable of being secured, locked or removed
3109.3.4 (R326.4.4) Prohibited locations
Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

303.3 Swimming Pool and Spa Alarms.
303.3 A swimming pool or spa installed, constructed or substantially modified after December 14, 2006...
3109.5 (R326.7)

Safety Covers.
ASTM F1346-91
Alarms

3109.5.1 (R326.7.1)
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.

Swimming Pool and Spa Alarms.

3109.5.3 (R326.7.2.3)
Prohibited alarms
The use of personal immersion alarms shall not be construed as compliance with this section.

303.4 Entrapment Protection
Swimming pools and spas shall maintain body entrapment protections for suction outlets in accordance with the Building Code or the Residential Code, as applicable.
The following conditions shall be determined as unsafe:

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

2. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes.
304 Unsafe conditions.

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

304 Unsafe conditions.

12. Exterior stairs, decks, porches, balconies.

304.3 Premises Identification.

Buildings shall have approved address numbers:
- Minimum of 4 inches high
- With a minimum stroke width of 0.5 inch.
304.13 Windows, Skylights, Door frames

304.13 Window, skylight and door frames
- Sound
- Good repair
- Weather tight

304.13.1 Glazing
- No holes, cracks

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

[NY]304.14 Insect Screens

Between May 15 – September 15
- Doors, windows and openings for required ventilation
  - Habitation, food handling

Exception: other approved means (i.e. air curtain)

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.
304.16 Basement hatchways.

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

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.

305.1 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.
305.3 Interior surfaces.

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

305.4 Interior Structure

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

Student Inspection Exercise

As you enter this structure this is the staircase to the second floor.
305.6 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.
[NY]305.7 Interior Structure

Diaper Changing Stations
Maintained in a safe, sanitary and working condition.

SECTION 306.1 COMPONENT SERVICEABILITY

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

306.1.1 Unsafe conditions.
- Where any of the following conditions occur
  The unsafe conditions addresses
  Soils, Concrete, Aluminum, Masonry, Steel, and Wood.

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
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.

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

Definitions
Chapter 2

RUBBISH. Combustible and noncombustible waste materials, except garbage;
SECTION 308 RUBBISH AND GARBAGE

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

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

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

SECTION 308 RUBBISH AND GARBAGE

308.3.1 Garbage facilities
308.3.2 Containers
- Approved mechanical food waste grinder
- An approved incinerator unit
- An approved leak proof, covered, outside garbage container
Section 308 “Approved” leak proof

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

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.

309.2 Owner.
Shall be responsible for pest elimination within the structure prior to renting or leasing the structure.
SECTION 309 PEST ELIMINATION

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

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.

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.
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
Chapter 4 Light, Ventilation and Occupancy Limitations

401.1 Scope.

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

401.3 Alternative devices.
In lieu of natural light and ventilation, artificial light or mechanical ventilation shall be permitted.

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 ???
Habitable Spaces

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 habital spaces.

402 Ventilation

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

402 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
### 402 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.

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### 403 Habitable spaces.

Every habitable space shall have at least one openable window.

Exception:

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

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### 403 Bathrooms and Toilet Rooms

#### 403.2

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.

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<thead>
<tr>
<th>September 24, 2020</th>
<th>9</th>
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<tr>
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</tbody>
</table>
403 Bathrooms and Toilet Rooms

403.2
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.

403 Cooking facilities.

403.3
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:

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.
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.
**NY** 404 Minimum Ceiling Height

Spaces required to have a minimum clear ceiling height of 7’.

- Habitable spaces.
- Hallways.
- Corridors.
- Laundry areas.
- Bathrooms.
- Toilet rooms.
- Habitable basement areas.

With 6 exceptions...

1. Beams and girders installed in one and two family dwellings.
   - Not less than 4’ OC.
   - Projecting not less than 6” below ceiling.

2. Basement rooms in one and two family dwellings, occupied for laundry, study or recreation.
   - Minimum ceiling height of 6’8”.

3. Rooms occupied exclusively for sleeping, study, or similar purposes.
   - Sloped ceiling with minimum ceiling height of 7” over not less than 1/3 of the minimum required floor area.

4. Manufactured housing regulated in the RCNYS.
   - Permitted to retain ceiling heights from 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.
404 Room Areas

1 person - 70 sq. ft.

More than 1

50 sq. ft. per person

404 Water closet accessibility.

404.4.3

- 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.

404 Prohibited occupancy.

404.4.4

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

404.5

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.

<table>
<thead>
<tr>
<th>SPACE</th>
<th>MINIMUM AREA IN SQUARE FEET</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>1-2 occupants</td>
</tr>
<tr>
<td>Living room</td>
<td>70</td>
</tr>
<tr>
<td>Diing room 4^a</td>
<td>100</td>
</tr>
<tr>
<td>Bedrooms</td>
<td>Shall comply with Section 404.4.1</td>
</tr>
</tbody>
</table>

For SI: 1 square feet = 0.0929 m².

a. See Section 404.2 for combined living room/dining room spaces.

b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.
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.

502.1 Dwelling units.
Every dwelling unit shall contain its own

OR

Exception:

[NY]502 Dwelling units.
Exception: Owner-occupied one-family dwellings subject to the approval of the code enforcement official.
502 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.  

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.  

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 one flight of stairs and shall have access from a common hall or passageway.
503 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 shall not exceed a distance of 500 feet.
• shall either be separate facilities or combined employee and public 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.

503 Floor surface.

In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface.
504 PLUMBING SYSTEMS AND FIXTURES

504.1 General.
All plumbing fixtures shall be properly installed and maintained in working order.

504.3 Plumbing System Hazards
The code official shall require all hazardous conditions to be corrected.

504 Fixture clearances.
- Plumbing fixtures shall have adequate clearances for usage and cleaning.
### 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 Plumbing Code.

**Exception:**

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

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#### 505.2 Contamination

<table>
<thead>
<tr>
<th>Image 1</th>
<th>Image 2</th>
<th>Image 3</th>
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<tbody>
<tr>
<td>[Image 219x559 to 286x573]</td>
<td>[Image 127x555 to 191x603]</td>
<td>[Image 219x329 to 286x344]</td>
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<tr>
<td>[Image 156x346 to 284x442]</td>
<td>[Image 219x99 to 286x114]</td>
<td>[Image 57x112 to 129x187]</td>
</tr>
<tr>
<td>[Image 157x102 to 214x170]</td>
<td>[Image 231x145 to 288x198]</td>
<td>[Image 49x689]</td>
</tr>
</tbody>
</table>
505.3 Supply.

- 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.

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.

An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained.
506 SANITARY DRAINAGE SYSTEM

[NY]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.

506 SANITARY DRAINAGE SYSTEM

[NY]506.1 EXCEPTION: Owner-occupied one-family dwellings subject to the approval of the code enforcement official.

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.
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.

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:
602 HEATING FACILITIES

[NY]602.2 Residential occupancies.  
**EXCEPTION:** Owner-occupied one-family dwellings subject to the approval of the code enforcement official.

602 Occupiable Work Spaces

[NY]602.4 Indoor occupiable work spaces—heat during the period from September 15th to May 31st  

At what temperature?  

65 degrees
602 Occupiable work spaces: Exceptions

Vigorous Physical Activities

Cold Storage

603 MECHANICAL EQUIPMENT

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

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.
604 ELECTRICAL FACILITIES

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

EXCEPTION:

604 ELECTRICAL FACILITIES

[NY] 604.1 Exception: Owner-occupied one-family dwellings, dwellings not supplied with electrical power, subject to the approval of the code enforcement official.

604 ELECTRICAL FACILITIES

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.
605 ELECTRICAL EQUIPMENT

605.1 Installation.
properly installed and maintained

605 Receptacles.
- Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets.
- Every laundry area shall have ground fault circuit interrupter.
- Every bathroom shall contain at least one receptacle
- Every new bathroom receptacle shall have ground fault circuit interrupter protection.
All receptacle outlets shall have the appropriate faceplate cover for the location.

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.
606 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.

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

SECTION 608
ASSISTIVE LISTENING SYSTEMS
[NY]608.1 General. The owner or operator of each assembly space shall have the assistive listening system and all components thereof inspected annually and shall thereupon certify to the local Authority Having Jurisdiction that each such system continues to comply with the Building Code of New York State Appendix O, including the minimum number of required receivers/transducers.
CHAPTER 7
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.

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.
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 Fire Code.

702 Aisles.

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

702 Locked doors.

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.
702 Emergency escape openings.

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.

SECTION 703 FIRE-RESISTANCE RATINGS

703.1 Fire-resistance-rated assemblies. Maintained

703.2 Unsafe Conditions Not maintained, do not function, improper rating = Unsafe. Shall be repaired.

704 FIRE PROTECTION SYSTEMS

Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in accordance with the Fire Code of New York State.

Shall be maintained in an operable condition at all times.
704 Smoke alarms.

704.6 Single- or multiple-station 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?

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.

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.

Appendix A

Boarding Standard

- Informational only & not enforceable
- Guide to boarding up vacant structures.
Summary

We have looked at most of the Property Maintenance Code.

The Property Maintenance Code applies to ALL existing residential and non-residential structures and premises.
What does the Fire Code do?

101.2 The Fire Code. Establishes regulations affecting or relating to structures, processes, premises and safeguards regarding all of the following:

1. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices;
2. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises;
3. Fire hazards in the structure or on the premises from occupancy or operation;
4. Matters related to the construction, extension, repair, alteration or removal of fire suppression or alarm systems; and
5. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.
102.2 Construction and Design Provisions

The construction and design provisions shall apply to:
1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions where identified in this code.

102.3 Administrative, Operational and Maintenance

The administrative, operational and maintenance provisions shall apply to:
1. Conditions and operations arising after the adoption of this code.
2. Existing conditions and operations.

107 Testing and operation.

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

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

107.2.2 Re-Inspection and Testing
107.3 Rendering equipment inoperable.

Portable or fixed fire-extinguishing systems, fire-warning systems shall be provided with ready access and not rendered inoperable except for during emergencies or prescribed testing and maintenance.

Section 112 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.

Occupancy Classifications

Where do you find Occupancy Classifications in the Fire Code?

Chapter Two Definitions
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 and general requirements of fire safety.

303 Asphalt Kettles

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

303.5 Fire Extinguishers
- Need fire extinguishers nearby

304 COMBUSTIBLE WASTE MATERIAL

304.1.1 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.
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.

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.

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

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.

304.3.2 Containers with a capacity exceeding 40 gallons shall be
- Provided with lids.
- Constructed of noncombustible materials or approved combustible materials.
304.3.3 Capacity exceeding 1.5 cubic yards

Dumpsters and containers with an individual capacity of 1.5 cubic yards or more 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.
3. Dumpsters or containers that are located adjacent to buildings where the exterior area is protected by an approved automatic sprinkler system.

305 IGNITION SOURCES

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

307.2.1 Authorization
Pursuant to state or local laws

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.

307 Open Burning
307.3 Extinguishment authority.
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.
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.

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.

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 dwellings.
Open Burning and Recreational Fires

307.5 Attendance.
- Open burning, bonfires or recreational fires and use of portable outdoor fireplaces 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.

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

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:
308 Open-flame

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

308 Open-flame

308.1.7 Religious ceremonies.
Where, 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 lighted.

308.1.7.1 Religious ceremonies.
Candles shall be prohibited in areas where occupants stand, or in an aisle or exit.
308.1.8.3 Flaming Foods

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

308 OPEN FLAMES

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

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
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.

NFPA 160 Overview

308 Open Flames

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

310 Smoking

310.3 "No Smoking" signs

310.6 Ash trays.

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.
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

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
- Maintain clear of waste or hazardous materials.

311.4 Removal of hazardous materials.
Regulated by Chapter 50

VACANT PREMISES

311.5 Placards.
Pursuant to NY Chapter 1 Section 108
311.5.1 Placard location
On the front of the structure be visible from the street, and to the side of each entrance
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

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

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
312.3 Other barriers.

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

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

313.1.1 – CEO can Authorize Removal

You’re the Inspector

314.2 Fixtures and Displays

You are the inspector.
315 General Storage

315.3.1 Ceiling Clearance
• 2’ from ceiling if no sprinklers.
• 18” from sprinkler heads.

Exceptions
• 2’ not required for storage along walls in non-sprinklered areas.
• 18” not required for storage along walls if equipped with sprinklers.

315 General Storage

315.3.2 Means of Egress
Don’t store combustibles

315.3.3 Equipment Rooms
Don’t store combustibles

315 General Storage

315.4.2 Height
Eaves or canopies must be sprinkler protected to allow storage which shall not exceed 20’ max
This canopy has NO sprinkler system.

315.4.1...shall not be stored or displayed under non-sprinklered eaves, canopies or other projections or overhangs.
Lesson 6

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

401.1 Scope
This chapter regulates
– Reporting of fires
– Coordination of emergency response
– Emergency Plans
– Managing and responding to emergencies

401.2 Approval
The CEO shall approve all required
– Fire safety plans
– Emergency Procedures
– Employee Training programs
401 General

401.3 Emergency responder notification.
Owners or Occupants
Immediately report all fires to the fire department
Employees and Tenants
Shall implement emergency plans and procedures

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

401 General

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

403 (Where required)

404.2 Contents
… shall be in accordance with 404.2.1 [Evacuation] and 404.2.2 [Safety]

403.2 Group A occupancies
The fire safety and evacuation plans must include diagrams….
403.2.1 Seating plan
Occupant loads
Occupant load limits
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.

Education Law - Fire Drills

[NY]403.2.5 Education Law requirements for Groups A college and university buildings.
[NY]403.4 Education Law requirements for Group B college and university buildings
[NY]403.5.4 Education Law requirements for Group E occupancies.

Emergency Planning and Preparedness

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
Emergency Planning and Preparedness

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.

[NY] 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,

Emergency Planning and Preparedness
[NY] 403.5.4 Education Law requirements for Group E occupancies.
12 drills, eight drills between September 1 and December 31

Eight Evacuation Drills
Four Lockdown Drills
403 Emergency Preparedness

403.6 Group F occupancies.
1. Occupant load of 500 or more persons.
2. 100 persons above or below the lowest level of exit discharge.
3. Pallet manufacturing and recycling

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

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.
403.10 Group R Occupancy

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

403.10.2 Group R2
Emergency Guide
To all tenants
Show Location of
Alarms
Equipment
Exits
Evacuation procedures

403.11 Covered and open malls
 Lease plans
 Tenant identification for secondary doors *(see Exception)*
 Unoccupied tenant spaces shall be inspected.
Section 403.12.2 Public Safety Plan for Gatherings

1. Emergency vehicle ingress and egress.
2. Fire protection.
3. Emergency egress or escape routes.
4. Emergency medical services.
5. Public assembly areas.
6. The directing of attendees and vehicles, the parking of vehicles.
7. Food concession distribution.
8. Presence of law enforcement.
9. Fire and emergency medical services personnel.
10. Weather monitoring person.
404 Fire Safety, Evacuation and Lockdown Plans

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

404.2 Fire Evacuation plans.
Fire evacuation plans shall include the following:
1. Emergency egress or escape routes.
2. Procedures for employees.
3. Procedures for elevator use.
4. Procedures for assisted rescue for persons.
5. Procedures for accounting for employees and occupants.
6. Identification and assignment of personnel.
7. The means of notifying occupants.
8. The means of reporting fires to the fire department.
9. Identification and assignment for further information.
10. A description of the emergency voice/alarm communication system.

404.2.2 Fire Safety Plans
Fire safety plans shall include the following:
1. The procedure for reporting a fire or other emergency.
2. The life safety strategy including the following:
   2.1. Procedures for notifying occupants, including areas with a private mode alarm system.
   2.2. Procedures for occupants under a defend-in-place response.
   2.3. Procedures for evacuating occupants, including those who need evacuation assistance.
3. Site plans indicating the following:
   3.1. The occupancy assembly point.
   3.2. The locations of fire hydrants.
   3.3. The normal routes of fire department vehicle access.
404.2.2 **Fire Safety Plans**

4. Floor plans identifying the locations of the following:
   4.1. Exits.
   4.2. Primary evacuation routes.
   4.3. Secondary evacuation routes.
   4.4. Accessible egress routes.
      4.4.1. Areas of refuge.
      4.4.2. Exterior areas for assisted rescue.
   4.5. Refuge areas associated with smoke barriers and horizontal exits.
   4.7. Portable fire extinguishers.
   4.8. Occupant-use hose stations.
   4.9. Fire alarm annunciators and controls.

---

404.2.2 **Fire Safety Plans**

5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.

6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.

7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

---

404.2.3 **Lockdown Plans**

Lockdown plans shall include the following:

1. Identification of individuals authorized to issue a lockdown order.

2. Security measures used during normal operations, when the building is occupied, that could adversely affect egress or fire department operations.

3. A description of identified emergency and security threats addressed by the plan, including specific lockdown procedures to be implemented for each threat condition.
404.2.3 Lockdown Plans

4. Means and methods of initiating a lockdown plan for each threat, including:
   4.1. The means of notifying occupants of a lockdown event, which shall be distinct from the fire alarm signal.
   4.2. Identification of each door or other access point that will be secured.
   4.3. A description of the means or methods used to secure doors and other access points.
   4.4. A description of how locking means and methods are in compliance with the requirements of this code for egress and accessibility.

5. Procedures for reporting to the fire department any lockdown condition affecting egress or fire department operations.

6. Procedures for determining and reporting the presence or absence of occupants to emergency response agencies during a lockdown.

7. Means for providing two-way communication between a central location and each area subject to being secured during a lockdown.

8. Identification of the prearranged signal for terminating the lockdown.

9. Identification of individuals authorized to issue a lockdown termination order.

10. Procedures for unlocking doors and verifying that the means of egress has been returned to normal operations upon termination of the lock-down.

11. Training procedures and frequency of lockdown plan drills, housekeeping and controlling fuel hazard sources.

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
405.1 General Requirements
Emergency evacuation drills shall be conducted at least annually where required by Section 403 or when required by the fire code official. Drills shall be designed in cooperation with the local authorities.

Table 405.2

<table>
<thead>
<tr>
<th>Group</th>
<th>Requirement</th>
<th>Frequency</th>
<th>Participation</th>
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<tbody>
<tr>
<td>B</td>
<td></td>
<td>monthly</td>
<td>all occupants</td>
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<td>C</td>
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<td>quarterly</td>
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<td>R</td>
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<td>all occupants</td>
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<tr>
<td>A</td>
<td></td>
<td>biannual</td>
<td>all occupants</td>
</tr>
</tbody>
</table>

[NY]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.
| COLLEGE ADMINISTRATION |
|-----------------------|---|

### Table 405.2
Fire and Evacuation Drill Frequency and Participation

How often should a fire drill be done here?

<table>
<thead>
<tr>
<th>September 24, 2020</th>
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<td>39</td>
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</table>
Table 405.2
Fire and Evacuation Drill Frequency and Participation

Corning
Tower,
Albany

Emergency Evacuation Drills

405.3 Leadership
Competent persons

405.4 Time
Unexpected times

405.5 Record Keeping
Shall include …

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
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

Employee Training program

406.3.1 Fire prevention
406.3.2 Evacuation
406.3.3 Fire safety
406.3.4 Emergency lockdown training

Hazard Communication

407.2 SDS
(Safety Data Sheets)

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.
407.3 Hazard Communication

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

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

407.4 Training
- Persons working with hazardous materials
- Fire Department Liaison shall be designated and properly trained
407.5 Hazardous Materials Inventory Statement. Where required by the code official, each application for a permit shall include a Hazardous Materials Inventory Statement (HMIS) in accordance with Section 5001.5.2.

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

407.7 Facility Closure Plans
What are we doing with the hazardous materials when the company goes out of business?
Chapter 5

Fire Service Features

501 General

501.1 Scope
- Fire service features for buildings, structures and premises

503 Fire Apparatus Access Road

[NY]503.1.1 Buildings and Facilities
Provide and maintain access to within 150’ of the building
Exceptions:
503 Fire Apparatus Access Road

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

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.

503 Fire Apparatus Access Road

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)

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

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.
503 Fire Apparatus Access Road

503.3 Markings
Maintain legible and readable
Repair or Replace when necessary

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?

503 Fire Apparatus Access Road

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

503.2.1 Dimensions
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.

NY]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.

[NY] 102.7.1 Other New York Codes, Rules and Regulations (NYCRR).

Truss Signage:
- Maintained in compliance with Title 19 NYCRR Part 1264: Commercial Buildings
- Title 19 NYCRR Part 1265: Residential Buildings
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

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.

Exception: In rural and suburban areas in which adequate and reliable water supply systems do not exist, the code official is authorized to approve the use of NFPA 1142.
507 Fire Protection Water Supplies

507.5.4 Obstruction
Hydrants and connections to be accessible

507 Fire Protection Water Supplies

507.5.5 Clear Space Around Hydrants
3' of clear space

507.5.6 Protection
Section 312

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
Chapter 6

Building Services and Systems

601.1 Scope

• Installation, Operation, Maintenance

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.
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.

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 6.20 of NFPA 58.
603 Fuel - Fired Appliances

603.6 Chimneys and Appliances
Maintained, not to create a fire hazard

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

603.9 Gas meters
If subject to damage protect as per Section 312
Section 603 (Fuel-fired appliances)

[NY]603.10 Solid fuel-burning heating appliances, chimneys and flues. Building permits, inspection requirements, and compliance certificates for the installation, inspection, and subsequent use of solid fuel-burning heating appliances, chimneys and flues shall be in accordance with Section 113 of the FCNY's Section [NY]113 INSPECTION OF SOLID FUEL BURNING HEATING APPLIANCES, CHIMNEYS AND FLUES.

604 Electrical Equipment, Wiring and Hazards

604.1 Abatement of Electrical Hazards

604.3 Working Space

Minimum space of
- 30" wide
- 36" deep
- 78" in height
604 Electrical Equipment, Wiring and Hazards

604.5 Extension Cords
Can not be used for permanent wiring
Allowed for portable appliances only

604 Electrical Equipment, Wiring and Hazards

604.6 Unapproved Conditions
Junction boxes need covers
Not using a box is NOT an alternative
604 Electrical Equipment, Wiring and Hazards

604.10 Portable, electric space heaters.
Comply with 604.10.1 thru 604.10.5.
- 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.

604.11 Abandoned wiring in plenums.
Abandoned cables in plenums that are able to be accessed without causing damage, or requiring demolition to the building, shall be tagged for future use or shall be removed.

606 ELEVATOR OPERATION, MAINTENANCE AND FIRE SERVICE KEYS

606.3 Emergency Signs
- Installed, Maintained

606.7 Elevator Keys
- Kept in an approved location
- Immediately available
607 Commercial Kitchen Hoods

607.3.3.1 Inspection and Maintenance
– specified in Table 607.3.3.1

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<table>
<thead>
<tr>
<th>TYPE OF COOKING OPERATIONS</th>
<th>FREQUENCY OF INSPECTION</th>
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</thead>
<tbody>
<tr>
<td>High-volume cooking operations such as 24-hour cooking, charcoal or wood cooking</td>
<td>3 months</td>
</tr>
<tr>
<td>Low-volume cooking operations such as places of religious worship, seasonal businesses, and similar events</td>
<td>12 months</td>
</tr>
<tr>
<td>Cooking operations utilizing solid fuel or burning cooking appliances</td>
<td>1 month</td>
</tr>
<tr>
<td>All other cooking operations</td>
<td>6 months</td>
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</tbody>
</table>

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Chapters 5 and 6

Inspection Exercise
Chapter 7

Fire and Smoke Protection Features

701 General

701.1 Scope
Provisions for the maintenance of fire resistance rated construction
701 General

701.2 Fire-Resistance-Rated Construction
The fire-resistance-rating of the following fire-resistance-rated construction shall be maintained:
1. Structural Members
2. Exterior Walls
3. Fire walls, fire barriers, fire partitions
4. Horizontal Assemblies
5. Shaft Enclosures

701.2.1 Hanging Displays
Hanging and displaying of decorative materials from fire rated acoustic ceiling systems shall be prohibited.

701.7 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.
703 Maintaining Penetrations.

703.1 Maintaining Penetrations.
Membrane and through penetrations shall be maintained.

704 Joints and Voids

704.1 Maintaining Protection
1. Joints in rated assemblies.
2. Joints in smoke barriers.
3. Voids at horizontal assemblies/curtain wall.
4. Voids at horizontal smoke barrier/curtain wall.
5. Voids at nonfire-rated horizontal assemblies/curtain wall.
6. Voids at vertical fire barrier/curtain wall.
7. Voids at vertical fire barrier/nonfire-rated roof.

704.2 Opening protectives
What is the maximum temperature?
165°
705 Door and Window Openings

705.2 Inspection & Maintenance
Shall be inspected and maintained in accordance with...
NFPA 80
NFPA 105

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

705 Door and Window Openings

705.2.3 Hold-open Devices and Closers
Shall be maintained

705 Window and Door Openings

705.2.4 Door operation
Swinging fire doors shall close from the full-open position...
705 Window and Door Openings

705.2.4 Door operation.

... and latch automatically.

705 Door and Window Openings

705.2.6 Testing

Sliding and rolling doors

Chapter 8

Interior Finish, Decorative Materials and Furnishings
801 General

801.1 Scope  Furniture and furnishings, interior finishes, interior trim, decorative materials and decorative vegetation

Existing buildings
804 – 808 New buildings

Carpet on the ceiling

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 – “Steiner Tunnel” Test
NFPA 286 – Room Corner Test

Table 803.3 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

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.

SECTION 805 UPHOLSTERED FURNITURE AND MATTRESSES IN NEW AND EXISTING BUILDINGS
Requirements for new and Existing
I-1 Condition 2
I-2 and Group B Ambulatory Care
I-3 Correction and Detention Facilities
R-2 College and University Dorms

Ignition by cigarettes. Heat release rate. Identification. Upholstered Furniture
These occupancies:
I-1 Condition 2
I-2 and Group B Ambulatory Care
I-3 Detention and Correction
R-2 College and University Dorms
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.

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:

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.
Section [NY]806.1.1 (Restricted occupancies).

Exception: 3. In places of public assembly as defined in Article 1 of the Labor Law 1, natural cut trees shall be permitted without the installation of an approved automatic sprinkler system, provided that an approved two and one-half gallon fire extinguisher that (1) conforms with NFPA 10 and (2) is a loaded stream fire extinguisher or other approved fire extinguisher, shall be kept in plain sight within 15 feet of such tree.
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

901 General

901.4.5 Appearance of equipment. Does not perform that life safety or fire protection function shall be prohibited.

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?
901 General

901.6 Inspection, Testing and Maintenance
All systems must be operative
Shall be repaired or replaced
Non required systems must be maintained or removed

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

901.6.2 Integrated Testing
- Where two or more systems work together, ensure that the subordinate system operates as required.
### Exercise

<table>
<thead>
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<th>Standard</th>
<th>Edition</th>
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<td>NFPA 10</td>
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<td>NFPA 750</td>
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### Standard

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<td>NFPA 10 - Portable Extinguishers</td>
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<td>NFPA 17 - Dry Chemical System</td>
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<td>NFPA 17A - Wet Chemical System</td>
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<td>NFPA 25 - Water Based System</td>
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<td>NFPA 72 - Fire Alarm System</td>
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<td>NFPA 750 - Water Mist System</td>
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<td>NFPA 2001 – Clean Agent System</td>
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</table>

### 901 General

#### 901.6.3 Records

All inspections, tests, and maintenance must be recorded.
901.6.3.1 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.

September 28, 2020

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
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.

901 General

901.8 Removal or Tampering With Equipment
Not permitted

903 Automatic Sprinkler Systems

903.4 Sprinkler system supervision and alarms.
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

903 Automatic Sprinkler Systems

903.5 Testing and Maintenance
- Comply with section 901
- 901 sends you to Table 901.6.1

<table>
<thead>
<tr>
<th>SYSTEM</th>
<th>STANDARD</th>
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<tr>
<td>Portable fire extinguishers</td>
<td>NFPA 12</td>
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<tr>
<td>Carbon dioxide fire extinguishing system</td>
<td>NFPA 12</td>
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<td>Halon 1301 fire extinguishing systems</td>
<td>NFPA 12A</td>
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<td>NFPA 17</td>
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<tr>
<td>Wet chemical extinguishing systems</td>
<td>NFPA 13A</td>
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<td>Multi-class fire protection systems</td>
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<td>Fire alarm systems</td>
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<td>Smoke and heat vents</td>
<td>NFPA 72</td>
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<td>NFPA 72</td>
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<td>Clean agent extinguishing systems</td>
<td>NFPA 2001</td>
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<td>Aerosol fire extinguishing systems</td>
<td>NFPA 2003</td>
</tr>
</tbody>
</table>

Automatic Sprinkler Systems

903.5 Testing and Maintenance
See 901
Table 901.6 references NFPA 25

You need the records of the required testing!
### 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

### 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

### 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
Impairment Indicated by Testing?

Sprinkler Head Testing

Spare Sprinklers

Minimum of six with at least two of each type WITH the wrench
Hangers

OS&Y Indicating Control Valve

904 Alternative Automatic Fire Extinguishing Systems

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

<table>
<thead>
<tr>
<th>SYSTEM</th>
<th>WHEN TESTED</th>
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<tr>
<td>Dry Chemical System</td>
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<tr>
<td>Carbon Dioxide System</td>
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<td>Foam System</td>
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<tr>
<td>Clean Agent System</td>
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<tr>
<td>Commercial Cooking Hood System</td>
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</table>

### 904.6.1

- Dry Chemical System
- Carbon Dioxide System
- Foam System
- Clean Agent System
- Commercial Cooking Hood System

### 904.8.1

- Dry Chemical System
- Carbon Dioxide System
- Foam System
- Clean Agent System
- Commercial Cooking Hood System

### 904.7.1

- Dry Chemical System
- Carbon Dioxide System
- Foam System
- Clean Agent System
- Commercial Cooking Hood System

### 904.10.1

- Dry Chemical System
- Carbon Dioxide System
- Foam System
- Clean Agent System
- Commercial Cooking Hood System

### 904.12.5.2

- Dry Chemical System
- Carbon Dioxide System
- Foam System
- Clean Agent System
- Commercial Cooking Hood System

### 905 Standpipe Systems

#### 905.7 Cabinets

- Cabinets Containing Stand Pipes
- Fire Hose
- Fire Extinguishers
- Fire Department Valves

Shall not be blocked or obscured
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.

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 E locations

906.1 Exceptions 1 and 2 In Groups R-2 & E, 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,
Table 906.1
Additional Required Portable Fire Extinguishers

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906.2 General Requirements

Maintain to NFPA10

 Allows Electronic Monitoring

906.2 General Requirements

Electronic monitoring
906 Portable Fire Extinguishers

906.4 Cooking Grease Fires
Class K portable fire extinguishers for deep fat fryers

You are the inspector.
Location of a Fire Extinguisher

You are the Inspector.

906.6 Unobstructed and un-obscured.
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.

906 Portable Fire Extinguishers

Installation of extinguishers

Less than 40 lbs. not more than 5’
More than 40 lbs. not more than 3.5’

906.9.1 Extinguishers weighing 40 pounds or less

5 feet
906 Portable Fire Extinguishers

906.9.2 Extinguishers weighing more than 40 pounds.

3.5 feet

906.9.3 Floor clearance.

4 inch minimum

907 Fire Alarm and Detection Systems

907.1 General.
The requirements of Section 907.9 is applicable to existing buildings and structures.
The requirements of Section 907.2 are applicable to new buildings and structures.
907 Fire Alarm and Detection Systems

907.7.3 Instructions
Testing and maintenance instructions “Approved location”

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 code official

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
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

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.

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
SECTION 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.
### 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.

#### 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.

#### 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.
**912 Fire Department Connections**

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

---

**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

---

**Section 915 Carbon Monoxide Systems**

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Section 915 Carbon Monoxide

New and existing residential buildings and commercial buildings shall be provided with carbon monoxide detection and notification.

Exceptions:
2. Existing buildings that are in full compliance with the carbon monoxide detection and notification requirements of the
   ▪ 2017 Uniform Code Supplement or
   ▪ An earlier version of the Uniform Code shall be deemed to be in full compliance with Sections 915.3 through 915.5.4.

[NY]915.3 Detection locations.
Carbon monoxide detection shall be installed in the locations specified in Sections 915.3 through 915.3.3 plus any additional locations as required by the manufacturer of the carbon monoxide detection device.
Section 915 Carbon Monoxide

[NY]915.3.1 Carbon monoxide detection shall be installed in Residential buildings and Commercial buildings in
- all rooms,
- occupiable space,
- dwelling units,
- sleeping areas, and
- sleeping units
that contain a fuel burning appliance.

Section 915 Carbon Monoxide

Carbon monoxide detection shall be installed in
- [NY] 915.3.1.2 Rooms with communicating openings.
- [NY] 915.3.1.3 Dwelling units and sleeping units that contain a fuel-burning appliance

Exception: CO Detection shall be installed in sleeping areas when required by Sections 915.3.1 through 915.3.1.2, Section 9 15.3.2, or Section 915.3.3

Section 915 Carbon Monoxide

[NY]915.3.2 Commercial buildings served by a fuel-burning forced-air furnace.
1. In each HVAC zone on every floor level that is served by a fuel-burning forced air furnace.
2. In sleeping units, sleeping areas in day care facilities, and in every classroom in a Group E occupancy that is served by a fuel-burning forced-air furnace
3. Outside of sleeping areas and within 10 feet of the entrance to the sleeping areas in dwelling units.
Section 915 Carbon Monoxide

[NY]915.3.3
Each occupiable space in a commercial building and within 10 feet of the entrance to sleeping areas and sleeping units in residential buildings and commercial buildings that:
1. Have a communicating opening with an attached motor vehicle related occupancy,
2. Share one or more common walls with an attached motor vehicle related occupancy, or
3. Are located one story above or below a motor vehicle related occupancy.

Section 915 Carbon Monoxide

[NY]915.4.1.1 Power source.
- primary power from the building wiring
- primary power is interrupted, shall receive power from a battery

Exceptions:
1. Carbon monoxide alarms powered by a 10-year battery
2. Installed in accordance with an earlier version of the Uniform Code may be cord-type or direct plug

Section 915 Carbon Monoxide

Carbon monoxide alarms, carbon monoxide detectors, carbon monoxide detection systems, and alarm control units shall be maintained in good working order.

When an existing battery, plug, or cord-powered alarm is replaced pursuant to Section [NY]915.6.2, the installation of one or more new alarms to satisfy the requirements of Section 915 shall include the installation of additional alarms.
Inspection Exercise

Chapter 9
Fire Protection Systems
The means of egress for buildings or portions thereof shall be maintained in accordance with this section.
1031.2 Reliability

Required exit accesses, exits and exit discharges shall be
- continuously maintained
- free from obstructions
For full instant use in the case of an emergency when the building is occupied.

Three Parts of the Means of Egress

Exit accesses, Exits and Exit discharges
leads from any occupied portion of a building or structure to an exit.

Three Parts of the Means of Egress

Exit accesses, Exits and Exit discharges
include exterior exit doors at the level of exit discharge, interior exit stairways and ramps, exit passageways, exterior exit stairways and ramps and horizontal exits.
Three Parts of the Means of Egress

Exit accesses, Exits and Exit discharges

between the termination of an exit and a public way.

1031.2.1 Security devices and egress locks

Security devices and locking arrangements in the means of egress that restrict, control, or delay egress shall be installed and maintained as required by this chapter.

1031.2.2 Locking arrangements in Educational occupancies.

In Group E occupancies, Group B educational occupancies and Group I-4 occupancies, egress doors shall be permitted to be provided with locking arrangements designed to keep intruders from entering the room where all of the following conditions are met:

1. The door shall be capable of being unlocked from outside the room with a key or other approved means.
2. The door shall be operable from within the room in accordance with Section 1010.1.9. (Door Operations)
3. Modifications shall not be made to existing listed panic hardware, fire door hardware or door closers.
4. Modifications to fire door assemblies shall be in accordance with NFPA 80.
1031.3 Obstructions
Shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.

1031.4 Exit signs
Maintained in accordance with Section 1104-Means of Egress for Existing Buildings

1013.2 Floor-level exit signs in Group R-1.
Where exit signs are required in Group R-1 occupancies by Section 1013.1, additional low-level exit signs shall be provided in all areas serving guest rooms in Group R-1 occupancies and shall comply with Section 1013.5.
**Section 1013 Exits**

On the latch side of the door or on the door

- Exit
- Height: 10 inch min & 12 inch max

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**1031.5 Non-exit identification**

Where a door is adjacent to, constructed similar to and can be confused with a means of egress door, that door shall be identified with an approved sign that identifies the room name or use of the room.

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**1031.6 Finishes, furnishings and decorations**

Furnishings, decorations or other objects shall not be placed so as to obstruct exits, access thereto, egress therefrom, or visibility thereof.
1031.7 Emergency escape and rescue openings

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

1031.10 Emergency lighting equipment inspection and testing.

Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds.

Battery-powered emergency lighting equipment shall be tested annually by operating the equipment on battery power for not less than 90 minutes.

Section 1031.11 Egress in EXISTING Buildings

1031.11 Capacity of means of egress. The occupant load of buildings or portions of buildings shall not exceed the capacity of the means of egress from the buildings or portions thereof. Occupant load shall be calculated as provided in Section 1004.1. Capacity of the means of egress shall be calculated as provided in Sections 1005 and 1006.
### 1005.3.2 Other Egress Components

Multiply the occupant load served by such component by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant.

166 occupants x 0.2 inch = 33.2 inches

We have two 36” doors = 72 inches
Section 1031.12 Egress in EXISTING Buildings

1031.12 Posting of occupant load.
- Every room or space that is an Assembly occupancy
- Posted in a conspicuous place
- Near the main exit or exit access doorway
- Maintained by the owner

Section 1031.13 Egress in EXISTING Buildings

Overcrowding. It shall be prohibited for buildings, or portions thereof, to be overcrowded.
The building owner or authorized agent shall be responsible.

Definitions Chapter 2

FC Section 202 OVERCROWDING.
A condition that exists when either there are more people in a building, structure or portion thereof than have been authorized or posted by the fire code official, or
When the fire code official determines that a threat exists to the safety of the occupants due to persons sitting and/or standing in locations that may obstruct or impede the use of aisles, passages, corridors, stairways, exits or other components of the means of egress.
1101.1 Scope
The provisions of this chapter shall apply to existing buildings and structures constructed prior to the adoption of this code. Sections 1103, 1105, and 1106 shall apply to existing buildings and structures undergoing construction and only to the extent as required by other sections of this code, the EBC, or the BC. Means of egress in existing buildings and structures shall comply with the minimum egress requirements of Section 1104.

Section 1104 Egress in EXISTING Buildings

[NY]1104.1 General. Means of egress in existing buildings shall comply with Sections 1104.2 through 1104.25.
Exceptions:

1104.3 Exit sign illumination.
Exit signs shall be internally or externally illuminated.
Section 1104 Egress in EXISTING Buildings

1104.5 Illumination emergency power

1. Group A—More than 50 occupants

Exception:
Assembly occupancies used exclusively as a place of worship and having an occupant load of less than 300.

2. Group B buildings three or more stories in height, buildings with 100 or more above or below a level of exit discharge or buildings with 1,000 or more total occupants.

3. Group E in interior exit access and exit stairways and ramps, corridors, windowless areas with student occupancy, shops and laboratories.

4. Group F having more than 100 occupants.

Exception:
Buildings used only during daylight hours and that are provided with windows for natural light in accordance with the BC.

5. Group I.

6. Group M.

Exception: Buildings less than 3,000 square feet in gross sales area on one story only, excluding mezzanines.
Section 1104 Egress in EXISTING Buildings

1104.5 Illumination emergency power

7. Group R-1. Hotels/Motels
   Exception: Where each sleeping unit has direct access to the outside of the building at grade.

   Exception: Where each dwelling unit or sleeping unit has direct access to the outside of the building at grade.

1104.5.1 Emergency power duration and installation.

- Emergency power for means of egress illumination shall be provided in accordance with FC Section 1203-Emergency and Standby Power Systems.

- In other than Group I-2, emergency power shall be provided for not less than 60 minutes for systems requiring emergency power.

- In Group I-2, Section 1108.3.4 requires 90 minutes.
1203 Emergency and Standby Power Systems

1203.1.5 Load Duration
Emergency power systems and standby power systems shall be designed to provide the required power for a minimum duration of 2 hours without being refueled or recharged unless specified otherwise in this code.

Emergency vs Standby

Emergency power is required where the loss of normal power would endanger occupants, 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. Response time within 60 seconds.

Definitions

Section 202 Emergency Power System
A source of automatic electric power of a required capacity and duration to operate required life safety, fire alarm, and detection and ventilation systems in the event of failure of the primary power.

Emergency power systems are required for electric loads where interruption of the primary power could result in loss of human life or serious injuries.
### Definitions

Section 202 **Stand-By** Power Systems
A source of automatic electric power of a required capacity and duration to operate the required building, hazardous materials or ventilation systems in the event of a failure of the primary power. *Stand-by power systems are required for electric loads where interruption of the primary power could create hazards or hamper rescue or for fighting operations.*

### 1203 Emergency and Standby Power Systems

**1203.1.9 Maintenance** Existing installations shall be maintained in accordance with the original approval and Section 1203.4

**1203.4 Maintenance**
NFPA 110 and NFPA 111

**1203.4.2 Schedule**
Inspection and testing.

**1203.4.3 Records**
Section 1104 Egress in EXISTING Buildings

1104.6 Guards. Guards complying with this section shall be provided at the open sides of means of egress that are more than 30 inches above the floor or grade below.

1104.6.1 Height of guards. not less than 42 inches high.
Exceptions:
1. Existing guards on the open side of exit access and exit stairways and ramps shall be not less than 30 inches high.
2. Existing guards within dwelling units shall be not less than 36 inches high.
3. Existing guards in Assembly seating areas.

1104.7 Size of doors. The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of not less than 28 inches 10 Exceptions
- In Group I-2, means of egress doors where used for the movement of beds shall provide a clear width not less than 41.5 inches
- Ambulatory care facilities, not less than 32 inches
Section 1104 Egress in EXISTING Buildings

1104.10 Stair dimensions for existing stairways. Existing stairways shall be permitted to remain if the rise does not exceed 8 1/4 inches and the run is not less than 9 inches. Existing stairways can be rebuilt.

Section 1104 Egress in EXISTING Buildings

1104.13 Stairway handrails. Stairways shall have handrails on at least one side. Handrails shall be located so that all portions of the stairway width required for egress capacity are within 44 inches of a handrail.

Exception: Aisle stairs provided with a center handrail are not required to have additional handrails.

1104.13.1 Height. Handrail height, measured above stair tread nosings, shall be uniform, not less than 30 inches and not more than 42 inches.

Section 1104 Egress in EXISTING Buildings

1104.16 Fire escape stairways. 1104.16.1 Existing means of egress.

Fire escape stairways shall be permitted in existing buildings but shall not constitute more than 50 percent of the required exit capacity.
Section 1104 Egress in EXISTING Buildings

1104.16.2 Protection of openings. Openings within 10 feet of fire escape stairways shall be protected by opening protectives having a minimum ¾-hour fire protection rating.

Exception: In buildings equipped throughout with an approved automatic sprinkler system, opening protection is not required.

Section 1104 Egress in EXISTING Buildings

1104.16.5 Materials and strength. Support the dead load plus a live load of not less than 100 pounds per square foot.

1104.16.5.1 Examination. in accordance with Section 1101.16.5 by a registered design professional or others acceptable to the code official every 5 years, or as required by the fire code official. An inspection report shall be submitted to the fire code official after such examination.

Section 1104 Egress in EXISTING Buildings

1104.16.7 Maintenance.
• Kept clear and
• Unobstructed at all times and
• Maintained in good working order.
Section 1104 Egress in EXISTING Buildings

1104.17 Corridor construction.
Corridors serving an occupant load greater than 30 and
The openings therein shall provide an effective barrier to resist
the movement of smoke.
Transoms, louvers, doors and other openings shall be kept
closed or be self-closing.
In Group I-2, corridors in areas housing patient sleeping or care
rooms shall comply with FC Section 1105.5.

Exceptions:
1. in occupancies other than in Group H, that are equipped throughout
   with automatic sprinkler system.
2. Corridors in occupancies in Group E where each room has not less
   than one-half of the required means of egress doors opening directly
   to the exterior of the building at ground level.
3. Corridors that are in accordance with the BC.

1104.17.1 Corridor openings.
Openings in corridor walls shall comply with the requirements of the BC.
Exceptions:
1. Where 20-minute fire door assemblies are required,
2. Fixed wire glass set in steel frames.
3. Openings covered with ½ inch gypsum wallboard or ¾ inch
   plywood on the room side.
4. Not required where the building is equipped throughout with an
   approved automatic sprinkler system.
Section 1104 Egress in EXISTING Buildings

1104.19 Exit access travel distance. The maximum length of exit access travel, measured from the most remote point to an approved exit along the natural and unobstructed path of egress travel, does not exceed the distances given in Table 1104.18 of the FC.

1104.20 Common path of egress travel. The common path of egress travel shall not exceed the distances given in Table 1104.18 of the FC.

Section 1104 Egress in EXISTING Buildings

1104.24 Stairway floor number signs. Existing stairways shall be marked in accordance with FC Section 1023.9.
1023.9 Stairway identification signs
be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories.

- designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and
- the identification of the stairway or ramp and the story of, and the direction to, the exit discharge
- located 5 feet above the floor and in braille complying with ICC A117.1

1023.9.1 Signage requirements.
1. Signs shall be a minimum size of 18 inches by 12 inches
2. letters designating the identification shall be not less than 1 ½ inches in height.
3. number designating the floor level not less than 5 inches in height and located in the center of the sign.
4. Other lettering and numbers shall be not less than 1 inch in height.
5. Characters and their background shall have a non-glare finish. Characters shall contrast with their background, with either light characters on a dark background or dark characters on a light background
6. Where signs required by Section 1023.9 are installed in the interior exit stairways and ramps of buildings subject to Section 1025, the signs shall be made of the same materials as required by Section 1025.4.
Section 1104 Egress in EXISTING Buildings

1104.25 Egress path markings. Existing high-rise buildings of Group A, B, E, I, M and R-1 occupancies shall be provided with luminous egress path markings in accordance with Section 1025.

Exception: Open, unenclosed stairwells in historic buildings designated as historic under a state or local historic preservation program.
(g) Operating permits.

(2) Parties who propose to undertake the types of activities or operate the types of buildings listed in paragraph (1) of this subdivision shall be required to obtain an operating permit prior to commencing such operation. Tests or reports necessary to verify conformance shall be required.
1 Operating permits shall be required for conducting the activities or using the categories of buildings listed below:
(i) manufacturing, storing or handling hazardous materials in quantities exceeding those listed in Tables 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) or 5003.1.1(4), of the FC
(ii) hazardous processes and activities, including but not limited to, commercial and industrial operations which produce combustible dust as a byproduct, fruit and crop ripening, and waste handling;
(iii) use of pyrotechnic devices in assembly occupancies;
(iv) buildings containing one or more areas of public assembly with an occupant load of 100 persons or more; and
(v) parking garages as defined in subdivision (j) of this section; and
(vi) buildings whose use or occupancy classification may pose a substantial potential hazard to public safety, as determined by the government or agency charged with or accountable for administration and enforcement of the Uniform Code.

Chapter 12 Energy Storage Systems

[NY] 1201.1 Scope.
The provisions of this chapter shall apply to...installation, operation, maintenance, repair, retrofitting, testing, commissioning, and decommissioning of energy storage systems.

It does not apply to energy installations under the exclusive control of electric utility or lawfully designated agency.

Chapter 12 Energy Storage Systems

1201.2 Electrical Wiring and Equipment.
Maintained in accordance with Chapter 12 and NFPA 70
1203 Emergency and Standby Power Systems

1203.1.9 Maintenance.
Existing installations shall be maintained in accordance with their original approval and Section 1203.4.

1203.4. Maintenance.
• Maintained in accordance with NFPA 110 & NFPA 111
• Capable of supplying service within the time specified for the type and duration required.

1203.4.1 Group I-2
• Maintained in accordance with NFPA 99.

1203.4.2 Schedule
Inspection, testing and maintenance of emergency and standby power systems shall be in accordance with an approved schedule established upon completion and approval of the system installation.
1203 Emergency and Standby Power Systems

1203.4.3 Records
Records of inspection, testing and maintenance shall include:
• Date of service
• Name of servicing technician
• Summary of conditions noted
• Detailed description of conditions requiring correction
• Corrective action taken

[NY]1206 Electrical Energy Storage Systems

Maintain installed items...
[NY]1206.11.8 Signs
[NY]1206.12.4 Fire detection
[NY]1206.13.1 Exhaust Ventilation
[NY]1206.13.2 Spill Control and Neutralization

Chapters 20-40
Requirements for specific occupancies or uses
Applies to New Construction
Existing (Fire safety inspections)
If the property includes the condition apply the chapter
If not, skip entire chapter
Chapter 33 is Fire Safety During Construction
Specific Code Applications

- Aviation Facilities
- Dry Cleaning
- Combustible Dust Producing Operations
- Motor Fuel Dispensing and Repair Garages
- Flammable Finishes
- Fruit and Crop Ripening
- Fumigation and Insecticidal Fogging
- Semiconductor Fabrication Facilities
- Lumber Yards and Woodworking Facilities
- Manufacture of Organic Coatings
- Industrial Ovens
- Tents and Other Membrane Structures
- High Piled Combustible Storage
- Tire Rebuilding and Tire Storage
- Welding and Other Hot Work
- Marinas
- Combustible Fibers
- Higher Education Laboratories*
- Processing and Extraction* Facilities
- Sugarhouse Alternative Activity Provisions*
- Higher Education Laboratories*
- Processing and Extraction* Facilities
- Sugarhouse Alternative Activity Provisions*

Chapter 21 - Dry Cleaning

2103 Classifications

- 2103.1 Solvent Classification
- 2103.2 Plant and System Classification

The key to the requirements for dry cleaning facilities is proper classification of solvents and systems.

Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages
### Chapter 23
#### 2304 Dispensing Operations

#### 2304.1 Supervision of Dispensing.
- The dispensing of fuel … shall be conducted by a …
  - Qualified attendant
  - Or, supervised by a qualified attendant
  - Or, per 2304.3 (Unattended self service)

#### 2304.2 Attended Self-Service...
- Qualified Attendant
  - Observe, supervise, control
  - Prevent unauthorized containers
  - Control ignition sources
  - Handle spills, leaks
  - Use fire extinguisher

#### 2304.2.4 Obstructions to view.
2305.2 Equipment maintenance and inspection.
Maintained in proper working order at all times

2305.2.1 Inspections
Records maintained

2305.2.3 Dispensing Devices.
Repairs
Knowledgeable persons
Electrical power off
Emergency shut off closed
Vehicles – minimum 12 feet away

2305.2.4 Emergency shutoff valves.
Checked not less than once per year

2305.2.5 Leak detectors.
Checked and tested at least annually
SECTION 2305
OPERATIONAL REQUIREMENTS

2305.4 Sources of Ignition
Prohibited

2305.5 Fire Extinguishers.
comply with Section 906

2305 Operational Requirements

2305.6 Warning signs.
“within sight of each dispenser”

1. No smoking.
2. Shut off motor.
3. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
4. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
5. If a fire starts, do not remove nozzle—back away immediately.
6. It is unlawful and dangerous to dispense gasoline into unapproved containers.
7. No filling of portable containers in or on a motor vehicle. Place container on ground before filling.

Types of Fuel Dispensing Facilities

2307 LIQUEFIED PETROLEUM
2308 COMPRESSED NATURAL GAS
2309 HYDROGEN

Check each section if it applies,
Maintenance, Fire extinguishers, supervision AND
Appropriate additional Chapters
2310 Marine Motor Fuel Dispensing

2310.5.7 Warning signs.

WARNING
NO SMOKING—STOP ENGINE WHILE FUELING, SHUT OFF ELECTRICITY
DO NOT START ENGINE UNTIL AFTER BELOW DECK SPACES ARE VENTILATED.

2310 Marinas

2310.6.4 Portable fire extinguishers.

20-BC
On each float
On the pier
Each standpipe connection
(3604.4)

2311 Repair Garages

Storage and use of flammable and combustible liquids.
Sources of ignition.
Smoking.
Ventilation.
All items that a fire inspection should address
Chapter 31 Tents, Temporary Special Event Structures and Other Membrane Structures

3101 Scope

Section 3103 is applicable only to temporary tents and membrane structures
Section 3104 is applicable to temporary and permanent tents and membrane structures
Section 3105 is applicable to temporary special event structures

3103.4 Permits.

3103.5 Use period.
Shall not be erected for a period of more than 180 days within a 12-month period on a single premises.

3103.7 Inspections
not less than two times per permit use period

3103.7.1 Inspection report
When required

[NY]3103.4 Permits.
Chapter 31

3103.6 Construction documents. A detailed site and floor plan for tents or membrane structures with an occupant load of 50 or more shall be provided

- means of egress facilities,
- seating capacity,
- arrangement of the seating and
- location and type of heating and electrical equipment.

3103.9.1 Tents and membrane structures exceeding one story.
Designed and constructed to comply with BCNYS Chapter 16
Chapter 31

3103.11 Seating arrangements. Seating in tents or membrane structures shall be in accordance with Chapter 10.

3103.12 Means of egress. Means of egress for temporary tents and membrane structures shall be in accordance with Sections 3103.12.1 through 3103.12.8.

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Chapter 31

3104.3 Label. Membrane structures or tents shall have a permanently affixed label.

3104.4 Certification. An affidavit or affirmation shall be submitted to the fire code official and a copy retained on the premises on which the tent or air-supported structure is located.
**Temporary Special Event Structures**

3105.1 General. Temporary special event structures shall comply with Section 3104, Sections 3105.2 through 3105.9 and ANSI E1.21.

3105.2 Approval. Temporary special event structures in excess of 400 square feet shall not be erected, operated or maintained for any purpose without first obtaining approval and a permit.

3105.4 Use period. Temporary special event structure shall not be erected for a period of more than six consecutive weeks.

For structures to be used longer than that period, they would be treated as permanent structures and be regulated by the Building Code.
3105.5 Required documents. The following documents shall be submitted to the fire code official and the building official for review before a permit is approved:
1. Construction documents shall be prepared in accordance with the Building Code by a registered design professional
2. Designation of responsible party
3. Operations plan

3105.6 Inspections
3105.6.1 Independent inspector
The owner shall employ a qualified, independent approved agency or individual
3105.6.2 Inspection report.
Shall furnish an inspection report to the fire code official.
Chapter 32 High Piled Combustible Storage

Definition

3203.1 Classification of Commodities.
SECTION 3205
HOUSEKEEPING AND MAINTENANCE

3205.3 Smoking.
Smoking shall be prohibited

3205.4 Aisle maintenance.
Kept clear of storage, waste material and debris

Chapter 35 - Welding and other Hot Work

3501.2 – Permits Required

3503.3 Hot Work Program Permit.
Issued by an approved responsible person under a hot work program, shall be available at the time the work is conducted and for 48 hours after work is complete.

3503.5 Records.
The individual responsible for the hot work area shall maintain “pre-work check” reports in accordance with Section 3504.3.1.
3504 Fire Safety Requirements

3504.2 Fire watch. Fire watches shall be established and conducted in accordance with Sections 3504.2.1 through 3504.2.6.

3504.2.1 When required. During hot work activities and shall continue for a minimum of 30 minutes after the conclusion of the work. The fire code official, or the responsible manager under a hot work program, is authorized to extend the fire watch.

3504.2.2 Location. The fire watch shall include the entire hot work area.

3504.2.3 Duties. Shall have fire-extinguishing equipment readily available and shall be trained, responsible for extinguishing spot fires and communicating an alarm.

3504.2.4 Fire training. Shall be trained in the use of portable fire extinguishers.

3504.2.5 Fire hoses. Shall be connected, charged and ready for operation.

3504.2.6 Fire extinguisher. Minimum 2-A:20-B:C rating shall be with ready access within 30 feet.

Pre-work check

3504.3 Area reviews. Before hot work is permitted and at least once per day, the area shall be inspected by the individual responsible prior to signing the permit.

3504.3.1 Pre-hot-work check. A pre-hot-work check shall be conducted prior to a report of the check, shall be kept at the work site, available upon request. The pre-hot-work check shall determine all of the following:
### 3504.3.1 Pre-Hot Work Check

1. Equipment in satisfactory operating condition
2. Site is clear of combustibles
3. Exposed construction is noncombustible materials or, protected.
4. Openings are protected.
5. Floors are clean.
6. No combustibles on the opposite side of partitions, walls, ceilings or floors.
7. Fire watches, are assigned.
8. Approved actions have been taken to prevent accidental activation of suppression and detection equipment
9. Fire extinguishers are operable and available.


#### [NY] 4001.1 Scope.
Alternative activities conducted in sugarhouses shall comply with this chapter.

#### [NY] 4001.2 Permit Required

### [NY] Section 4002.1 Definitions

**Alternative activity.** An activity, not normally conducted in a sugarhouse, which supports the maple product industry. Examples of such activities include product sampling, pancake breakfasts, educational tours and activities, and the marketing and sale of merchandise.

**Sugarhouse.** A building used, in whole or in part, for the collection, storage, or processing of maple sap into maple syrup and/or maple sugar.
4001.6.1 General

Prior to a permit being issued, the code enforcement official shall inspect the sugarhouse...

[NY] 4001.6.3 Periodic inspections

(a) the means of egress;
(b) the separation of combustibles from ignition sources;
(c) housekeeping;
(d) storage;
(e) the presence of dangerous or hazardous materials and conditions;
(f) structural evaluation when conditions warrant;
(g) evaluation of the existing and proposed floor loads;
(h) exposed portions of mechanical, electrical, and plumbing systems;
(i) portions of the sugarhouse and outside adjacent areas that must be secured from entry during the alternative activity;
(j) sanitary conditions; and
(k) the fire service features identified in section 4003.3

[NY] 4003.3 Fire service features

- Emergency responder access.
- Premises identification.
- Fire protection water supply.
- Carbon monoxide alarms.
- Smoke alarms.
- Portable fire extinguishers.
- Emergency telephone service.
Under the Code, the CEO’s job is **NOT** to respond to accidents involving hazardous materials.
CHAPTER 50
HAZARDOUS MATERIALS—
GENERAL PROVISIONS

Prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials shall be in accordance with this chapter.

This chapter shall apply to all hazardous materials, including those materials regulated elsewhere in this code.

Where a material has multiple hazards, all hazards shall be addressed.

5001.1 Scope.

Exceptions:

There are 11 exceptions

1. In retail or wholesale sales occupancies
2. Alcoholic beverages in retail or wholesale sales occupancies
3. Application and release of pesticide and agricultural products

These are just a few, how about this one,

11. The use of wall-mounted dispensers containing alcohol-based hand rubs classified as Class I or II liquids when in accordance with Section 5705.5.

Let's look at 5705.5
5705.5 Alcohol-based hand rubs

Alcohol-based hand rubs classified as Class I or II liquids.

The use of wall-mounted dispensers containing alcohol-based hand rubs classified as Class I or II liquids shall be in accordance with all of the following:

What is a Class I or Class II liquid?

Class IB liquids shall include those having flash points below 73°F (23°C) and having a boiling point at or above 100°F (38°C).

What's in 5705.5

Maximum size of a dispenser?

Minimum Separation of dispensers?

Dispensers mounted on walls area maximum of how many inches above the floor?

Dispensers located in fire areas with carpeted floors need what?
What’s does 5705.5 say?

**In Corridors**

Maximum capacity of a Class I dispenser?

Maximum quantity allowed?

Minimum corridor width?

---

Chapter 50 Hazardous Materials

**5001.2 Material classification.**

Shall apply to all hazardous materials

**5001.2.1 Mixtures.**

Classified with hazards of the mixture as a whole.

---

Chapter 50 Hazardous Materials

**5001.2.2 Hazard categories.**

Hazardous materials shall be classified according to hazard categories.

**5001.2.2.1 Physical hazards.**

**5001.2.2.2 Health hazards.**
Chapter 50 Hazardous Materials

5001.3.3.12 Pre-startup safety review.
Written documentation of pre-startup safety review procedures shall be developed and Enforced to ensure that operations are initiated in a safe manner and Shall involve the participation of affected employees.

Chapter 50 Hazardous Materials

5001.3.3.15 Emergency plan.
A written emergency plan shall be developed

5001.3.3.16 Accident procedures.
Written procedures shall be developed

5001.3.3.18 Safety audits.
Conducted on a periodic basis to verify compliance
These are requirements that have to be checked during an inspection.

Chapter 50 Hazardous Materials

5001.4 Retail and wholesale storage and display.
For retail and wholesale storage and display of nonflammable solid and nonflammable or noncombustible liquid hazardous materials in Group M occupancies and storage in Group S occupancies, see Section 5003.11.

Let’s look at 5003.11
Chapter 50 Hazardous Materials

5003.11 Group M storage and display and Group S storage.
nonflammable solid and nonflammable or noncombustible liquid hazardous materials within a single control area of a Group M, or an outdoor control area, or single control area of a Group S occupancy, is allowed to exceed the maximum allowable quantity per control area BUT

When in accordance with Sections 5003.11.1 through 5003.11.3.11

Chapter 50 Hazardous Materials

5003.11.1 Maximum allowable quantity per control area in Group M or S occupancies.
The aggregate amount of nonflammable solid and nonflammable or noncombustible liquid hazardous materials stored and displayed Shall not exceed the amounts set forth in Table 5003.11.1.

<table>
<thead>
<tr>
<th>Material Type</th>
<th>Solids Quantity</th>
<th>Liquid Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Health Hazardous Material—Nonflammable and Noncombustible Solids and Liquids</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Nonflammable</td>
<td>Not Applicable</td>
<td>1,000</td>
</tr>
<tr>
<td>2. High Toxic</td>
<td>Not Applicable</td>
<td>1,000</td>
</tr>
<tr>
<td>3. Toxic</td>
<td>Not Applicable</td>
<td>1,000</td>
</tr>
<tr>
<td>B. Physical Hazardous Material—Nonflammable and Noncombustible Solids and Liquids</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Oxidizer</td>
<td>Not Allowed</td>
<td>Not Allowed</td>
</tr>
<tr>
<td>2. Unstable Reaction</td>
<td>Not Allowed</td>
<td>Not Allowed</td>
</tr>
<tr>
<td>3. Water Reactive</td>
<td>Not Limited</td>
<td>Not Limited</td>
</tr>
</tbody>
</table>
Chapter 50 Hazardous Materials

5001.5 Permits. Permits SHALL BE required
Your Local Law should include
Title 19 Part 1203
§1203.3 Minimum features
(g) Operating permits
(1) Operating permits shall be required

When required by the fire code official, permittees shall apply for approval to permanently close a storage, use or handling facility.
1203.3 Minimum features
(g) Operating permits

(1) Operating permits shall be required for conducting the activities or using the categories of buildings listed below:

(i) manufacturing, storing or handling hazardous materials in quantities exceeding those listed in Tables 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) or 5003.1.1(4), of the Fire Code.

vi) buildings whose use or occupancy classification may pose a substantial potential hazard to public safety, as determined by the government or agency charged with or accountable for administration and enforcement of the Uniform Code.

Chapter 50 Hazardous Materials

5001.5.1 Hazardous Materials Management Plan.
Application for a permit shall include a Hazardous Materials Management Plan.

Look at the nine items in this plan.
Inspector - Has the plan been updated?
Has the plan been taught to all employees?
**Chapter 50 Hazardous Materials**

### 5001.5.2 Hazardous Materials Inventory Statement (HMIS)

Hazardous Materials shall be reported annually, as required by NY General Municipal Law 209(u).

**Nine Items:**

1. Product name.
2. Component.
3. Chemical Abstract Service (CAS) number.
4. Location where stored or used.
5. Container size.
6. Hazardous rating.
7. Amount in lined systems.
8. Amount in open systems.
9. Maximum allowable quantity per control area.

---

### 5003.1.1 Maximum allowable quantity per control area.

as specified in Tables 5003.1.1(1) through 5003.1.1(4).

Check the Footnotes
Using Table 5003.1.1 (1)

During your inspection you find that there is 150 gallons of Class 1A flammable liquid stored in a control area. The material is in the proper containers and the building has an automatic sprinkler system.

Using Table 5003.1.1, Is this amount of hazardous material acceptable?

Flammable Liquids  | IA | IB and IC | H-2 or H-3 | Not Applicable | 30 ft³ | 120 gal

- Only if the quantity EXCEEDS the Table

Table 5003.1.1 (1) Footnotes

d. Maximum allowable quantities shall be increased 100 percent in buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. Where Note e also applies, the increase for both notes shall be applied accumulatively.

e. Maximum allowable quantities shall be increased 100 percent when stored in approved storage cabinets, day boxes, gas cabinets, exhausted enclosures, or listed safety cans. Listed safety cans shall be in accordance with Section 5003.9.10. Where Note d also applies, the increase for both notes shall be applied accumulatively.
Chapter 50 Hazardous Materials

5003.1.3 Quantities not exceeding the maximum allowable quantity per control area.
- Shall be in accordance with Sections 5001 and 5003.

5003.1.4 Quantities exceeding the maximum allowable quantity per control area.
- Shall be in accordance with this chapter.

Chapter 50 Hazardous Materials

5003.2.6 Maintenance.
Equipment, machinery and required detection and alarm systems associated with hazardous materials shall be maintained in an operable condition.

Written records shall be maintained as per 5003.2.9.
as per the provisions of Chapter 1
Section 107.2.1
### Chapter 50 Hazardous Materials

#### 5003.2.9 Testing

The equipment, devices and systems listed in Section 5003.2.9.1 shall be tested at the time of installation and at one of the intervals listed in Section 5003.2.9.2. Records of the tests conducted or maintenance performed shall be maintained.

<table>
<thead>
<tr>
<th>Section 5003.2.9.2 Testing frequency.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Not less than annually;</td>
</tr>
<tr>
<td>2. In accordance with the approved manufacturer’s requirements;</td>
</tr>
<tr>
<td>3. In accordance with approved recognized industry standards; or</td>
</tr>
<tr>
<td>4. In accordance with an approved schedule.</td>
</tr>
</tbody>
</table>

#### 5003.3 Release of hazardous materials.

Hazardous materials in any quantity shall not be released.

<table>
<thead>
<tr>
<th>Section 5003.3.1 Unauthorized discharges.</th>
</tr>
</thead>
<tbody>
<tr>
<td>When hazardous materials are released in quantities reportable under state, federal or local regulations, the fire code official shall be notified and the following procedures required in accordance with Sections 5003.3.1.1 through 5003.3.1.4.</td>
</tr>
</tbody>
</table>
Chapter 50 Hazardous Materials

5003.3.1 Unauthorized discharges. Records. Maintained Preparation, controlling and mitigating unauthorized discharges. Control. Container shall be repaired or removed from service. Responsibility for cleanup. Shall institute and complete all actions necessary.

Chapter 50 Hazardous Materials

5003.4 Safety Data Sheets. Be readily available on the premises WHERE?

Chapter 50 Hazardous Materials

5003.5 Hazard identification signs. Visible hazard identification signs as specified in NFPA 704, on containers, at entrances. 5003.5.1 Markings. Conspicuously marked or labeled in an approved manner. 5003.6 Signs. Not be obscured or removed, Be durable, and the size, color and lettering shall be approved.
**NFPA 704**

A Division of New York Department of State

**OSHA/HazCom 2012**

Globally Harmonized System of Classification and Labeling of Chemicals

Section 1. Identification
Section 2. Hazard(s) identification
Section 4. First-aid measures
Section 5. Fire-fighting measures
Section 6. Accidental release measures
Section 8. Exposure controls/personal protection

**QUICK CARD - NFPA**


NFPA 704 / HazCom 2012
Provides basic information for emergency personnel responding to a fire or spill and those planning for emergency response.
5003.9 General safety precautions.
Precautions for the safe storage, handling or care of hazardous materials

5003.9.1 Personnel training and written procedures.
Shall be familiar with the chemical nature of the materials and the appropriate mitigating actions
Chapter 50 Hazardous Materials

5003.9.2 Security.
Secured against unauthorized entry approved by the code official.

Chapter 50 Hazardous Materials

5003.9.3 Protection from vehicles.
In accordance with Section 312.

312.1 General.
Shall be provided by posts or by other approved physical barriers

Chapter 50 Hazardous Materials

5003.10 Handling and transportation.
In corridors or enclosures for stairways and ramps

5003.10.1 Valve protection.
Valve outlets capped or plugged
Chapter 50 Hazardous Materials

5003.10.2 Carts and trucks required
Exceeding 5 gallons
In a corridor or enclosure for a stairway or ramp
Shall be transported on a cart or truck.

Chapter 50 Hazardous Materials

5003.11.3.11 Storage Plan illustrating the intended storage arrangement, including location and dimensions of aisles, and storage racks shall be provided.

5003.11 Group M and S Hazardous Material

5003.11.3.11 Storage plan required
Chapter 50 Hazardous Materials

5003.12 Outdoor control areas.
Not exceeding the maximum allowable quantity
1. Shall be kept free from weeds for a minimum of 15 feet
2. Not closer than 20 feet from a lot line
3. Exceeds 10,000 square feet, additional outdoor control areas is allowed
4. Exceeds 35,000 square feet additional control areas separated by a minimum distance of 300 feet

Hazardous Materials

Chapter 50
Provides “General Provisions” and ALWAYS applies

Chapters 51 - 67
Pertain to specific materials and will apply based on the presents of and quantity of the specific materials

As the inspector you have to know what hazardous materials are at the site and use the appropriate chapters

Hazardous Materials

Chapters 51 – 67
Establish criteria for regulating specific materials
The CEO must identify which chapter would be needed for inspection
Chapters set construction and operational requirements
Each Chapter requires an OPERATIONS PERMIT
Sparkling Devices

5610.1 Scope.
This section shall govern the possession, manufacture, storage, handling, sale, and use of sparkling devices and any building where sparkling devices are manufactured, stored, handled, sold or used shall be subject to the provisions of this section and to all other provisions of the Uniform Code applicable to such building or structure.
Sparkling Devices

Section 270.00 of the New York State Penal Law

- Defines “sparkling devices”
- Hand held
- Shower of white, gold or colored sparks
- Crackling effect, whistle effect, colored flame and smoke
- Does not include Devices that:
  - Rise in the air
  - Fire inserts or projectiles
  - Explode or produce a report

Sparkling Devices

Section 156h

Registration and fees

- Manufacturers, distributors, wholesalers, permanent retailers and temporary seasonal retailers.

Time frame for sales

- Temporary seasonal retailer
  - June 20 – July 5
  - December 10 – January 2

Sparkling Devices

NYS General Business Law
Section 392-j

Sales of sparkling devices

- June 1 – July 5
- December 26 – January 2
Sparkling Devices

5610.6 Retail sales.
- No display of sparkling devices or offer sparkling devices for sale upon highways, sidewalks or public property or in a Group A or E occupancy.
- Fire extinguisher shall be located not more than 15 feet and not less than 10 feet where sparkling devices are stored or displayed
- No smoking signs shall be conspicuously posted

Chapter 61 LPG

6103.2.1 Portable containers.
Shall not be used in buildings except as specified in NFPA 58 and Sections 6103.2.1.1 through 6103.2.1.7.

6103.2.1.1 Use in basement, pit or similar location.
Shall not be used, where heavier-than-air gas might collect

Exception: Use with self-contained torch assemblies in accordance with Section 6103.2.1.6.
Chapter 61 LPG

6109.4 Separation from means of egress.
Stored in buildings
Shall not be located near exit access doors, exits, stairways or in areas normally used, or intended to be used, as a means of egress.

Chapter 61 - LPG

6109- Storage of Portable LP-Gas Containers Awaiting Sale or Re-use

6109.12 Location of storage outside of buildings.
Storage outside of buildings of LP-gas containers awaiting use, resale or part of a cylinder exchange program shall be located in accordance with Table 6109.12.

Table 6109.12

<table>
<thead>
<tr>
<th>QTY (in 1000's)</th>
<th>Minimum Separation Distance (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential structures (m)</td>
</tr>
<tr>
<td>750 or less</td>
<td>0</td>
</tr>
<tr>
<td>751 - 2,000</td>
<td>0</td>
</tr>
<tr>
<td>2,001 - 4,000</td>
<td>10</td>
</tr>
<tr>
<td>4,000 - 10,000</td>
<td>20</td>
</tr>
<tr>
<td>Over 10,000</td>
<td>25</td>
</tr>
</tbody>
</table>
You're the Inspector

How many pounds of propane?

You inspect the cabinets and find Seven – twenty pound tanks per shelf, three shelves per unit, and five units.

\[ 7 \times 20 \times 3 \times 5 = 2,100 \text{ pounds} \]
You’re the Inspector

You find a portable LP –Gas display located next to a fire door. The structure has four means of egress. The cabinet has 18, twenty pound gas containers in it.

Non-Compliant

Code Violation:
6109.4 Separation from Means of Egress-In accordance with 6109.9 and 6109.11

6109.9 Storage within buildings accessible to the public.

Department of Transportation (DOTn) specification cylinders with maximum water capacity of 2.7 pounds used in completely self-contained hand torches and similar applications are allowed to be stored or displayed in a building open to the public. The quantity of LP-gas shall not exceed 200 pounds, except as provided in Section 6109.11.
You’re the Inspector

Same structure, looking from the side.

Same Violation?

Any others?
You’re the Inspector

You are inspecting a factory that has a NFPA 13 sprinkler system. You enter a storage control area that has 125 liquid gallons of Hydrogen Peroxide 33% solution. The material is in the proper safety containers.

Hydrogen Peroxide 33% solution

Appendix E Section E102.1.7 Oxidizers

E102.1.7.1 Examples of liquid and solid oxidizers

Hydrogen Peroxide (greater than 27.5% up to 55% Class 2

Now I can go to Table 5003.1.1 (1)
You're the Inspector

125 liquid gallons is on the site
Table 5003.1.1 (1) Is in (pounds)

5003.1.2 Conversion. Where quantities are indicated in pounds and where the weight per gallon of the liquid is not provided to the fire code official, a conversion factor of 10 pounds per gallon shall be used.

This means our calculations say we have 1,250 pounds.

Hydrogen Peroxide 33% solution

d. Maximum allowable quantities shall be increased 100 percent in buildings equipped throughout with an approved automatic sprinkler system in accordance with 903.3.1.1. Where note e applies the increase for both shall be applied accumulatively.

e. Maximum allowable quantities shall be increased 100 percent where stored in approved storage cabinets, day boxes, gas cabinets, exhausted enclosures or in listed safety cans in accordance with 5003.9.10. Where note d applies the increase for both shall be applied accumulatively.
### Hydrogen Peroxide 33% solution

1250 pounds from Table 5003.1.1(1)
Footnote d 250 pounds 100% increase = 500 pounds
Footnote e 500 pounds 100% increase = 1000 pounds
Our building has 1,250 pounds **NON-COMPLIANT**
It’s Group now that it EXCEEDS the allowable quantity
is **H-3 in the control area**
Why an Existing Building Code?

Encourage the use and reuse of existing buildings while requiring reasonable upgrades and improvement

- Life safety related
  - Fire protection systems
  - Vertical openings
  - Unsafe interior finishes
  - Means of egress
  - Accessibility
  - Structural system

Chapter 1

101.2 Scope.
Shall apply to the repairs, alterations, change of occupancy, additions and relocation of existing buildings

Exceptions:
1. The provisions of the Residential Code shall apply to...
Using the EBC

- The type of activity, or “work” to be completed must be evaluated.
- The type of work will determine what level of compliance is required.
  - Example: patching a hole in a plaster and lath wall made by throwing the code book – REPAIR – see Chapter 4.
  - Example: replacing dry wall that has been damaged due to a flood – Level 1 Alteration – see Chapter 7.
- The legal occupancy of an existing building can continue.

Existing Building Code

Table of Contents

- 1. Administration
- 2. Definitions
- 3. Provisions for all Compliance Methods
- 4. Repairs
- 5. Prescriptive Compliance Method
- 6. Classification of Work
- 7. Alterations - Level 1
- 8. Alterations - Level 2
- 9. Alterations - Level 3
- 10. Change of Occupancy
- 11. Additions
- 13. Performance Compliance Methods
- 14. Relocated or Moved Buildings
- 15. Construction Safeguards
- 16. Referenced Standards

Chapter 2 Definitions

APPROVED. Acceptable to the building official.
Chapter 2 Definitions

DANGEROUS.
1. The building or structure has collapsed, has partially collapsed, has moved off its foundation.
2. A significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation.

PRIMARY FUNCTION. A primary function is a major activity for which the facility is intended. Include,
The customer services lobby of a bank,
The dining area of a cafeteria,
The meeting rooms in a conference center,
As well as offices and
Other work areas in which the activities of the public accommodation or other private entity using the facility are carried out.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
Chapter 2 Definitions

SUBSTANTIAL STRUCTURAL DAMAGE.
1. The lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 33 percent from its pre-damage condition.
2. All gravity load capacity is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.
3. All snow load capacity is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.

Chapter 2 Definitions

TECHNICALLY INFEASIBLE. An alteration of a facility that has little likelihood of being accomplished because
   ▪ The existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or
   ▪ Because other existing physical or site constraints prohibit modification or addition of elements, which are in full and strict compliance with the minimum requirements for new construction and which provide accessibility.

Chapter 2 Definitions

WORK AREA. That portion of a building consisting of all reconfigured spaces as indicated on the construction documents.
Work area excludes other portions where incidental work must be performed and portions of the building where work is specifically required by this code.
301.1 General. The repair, alteration, addition, change of occupancy, or relocation of all existing buildings shall comply with Section 301.2, 301.3, or 301.4.

301.2 Repairs. Repairs shall comply with the requirements of Chapter 4.

301.3 Alteration, addition or change of occupancy. The alteration, addition, or change of occupancy of all existing buildings shall comply with one of the methods listed in Section 301.3.1, 301.3.2, or 301.3.3 of the EBC as selected by the applicant.

Exception: Alterations complying with laws in existence at the time the building was constructed.
Example:

Application for a building permit for an alteration to an existing building. Applicant intends to use exception to Section 301.3 of the Existing Building Code.

Permit for the original construction was issued on November 4, 2019.

Example

A the applicant has submitted plans for the parking lot. Spaces between accessible parking is 5 feet between car parking spaces.

Example

Table of Contents: Chapter 11 Accessibility
Section 1106 Parking and Passenger Loading Facilities

1106.1 Required Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.1, except as required by Sections 1106.2 through 1106.4. Where more than one parking facility is provided on a site, the number of parking spaces required to be accessible shall be calculated separately for each parking facility.
### Example

Table of Contents: Chapter 3 Building Code  
Section 1106 Parking and Passenger Loading Facilities

2015 IBC Section 1106.1 (Required).  
Section 1106.1 of the 2015 IBC shall be deemed to be amended by the addition of Section 1106.1.1 to read as follows:  

1106.1.1 Access aisles. Accessible parking spaces shall be in conformance with ICC A117.1 except that spaces shall be provided with access aisles at least 8 feet in width.

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### Chapter 3 Compliance Methods

- **Prescriptive method.** Chapter 5  
- **Work area method.** Chapters 6 through 12  
- **Performance method.** Chapter 13  

It is intended that one method of compliance is chosen and applied in whole.

---

### Chapter 3 Compliance Provisions

- **301.3 General.** The alteration, addition or change of occupancy of all existing buildings shall comply with one of the methods listed in Section 301.3.1, 301.3.2, or 301.3.3 as selected by the applicant. Sections 301.3.1 through 303.3.3 shall not be applied in combination with each other.
Chapter 3 Compliance Methods

301.3.1 Prescriptive compliance method. Alterations, additions and changes of occupancy complying with Chapter 5 of this code in buildings complying with the Fire Code.

301.3.2 Work area compliance method. Alterations, additions, and changes in occupancy complying with the applicable requirements of Chapters 6 through 12.

301.3.3 Performance compliance method. Alterations, additions, and changes in occupancy complying with Chapter 13 of this code.
Chapter 3 Compliance Methods

305.2 Maintenance of facilities. A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy.
305.3 Extent of application. An alteration of an existing facility shall not impose a requirement for greater accessibility than that which would be required for new construction. Alterations shall not reduce accessibility of a facility or portion of a facility.

305.4.1 Partial change in occupancy.
Where a portion of the building is changed to a new occupancy classification, any alterations shall comply with Sections 305.6, 305.7 and 305.8. Spaces or elements being altered will meet new accessibility provisions unless technically infeasible. A limit to the cost of the additional improvements to a maximum of 20 percent of the cost of the alteration.

TECHNICALLY INFEASIBLE:
An alteration that has little likelihood of being accomplished because: the existing structural conditions or because other existing physical or site constraints.
### Accessibility

#### 305.4.2 Complete change of occupancy
Where an entire building undergoes a change of occupancy, shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.

### Accessibility

#### 305.6 Alterations
Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

Exceptions:

1. The altered element or space is not required to be on an accessible route, unless required by Section 305.7.
2. Accessible means of egress required by Chapter 10 of the Building Code are not required to be provided in existing facilities.
### Accessibility

3. The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.

4. Type B dwelling or sleeping units required by Section 1107 of the BCNYS are not required to be provided in existing buildings and facilities undergoing a change of occupancy in conjunction with alterations where the work area is 50 percent or less of the aggregate area of the building.

### Accessibility

305.7 Alterations affecting an area containing a primary function.

- The route to the *primary function* area shall be *accessible*.
- The accessible route to the *primary function* area shall include toilet facilities and drinking fountains serving the area of primary function.

### Accessibility

305.7 Alterations affecting an area containing a primary function.

**Exceptions:**

1. The costs are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.
2. Alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.
Accessibility

Does not apply to
3. Mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials or
4. To alterations undertaken for the primary purpose of increasing the accessibility of a facility.
5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units.

305.8 Scoping for alterations.
The provisions of Sections 305.8.1 through 305.8.15 shall apply to alterations to existing buildings and facilities.

305.8.1 Entrances. Where an alteration includes alterations to an entrance, and
The facility has an accessible entrance,
The altered entrance is not required to be accessible, unless required by Section 305.7. Signs complying with Section 1111 of the BCNYS shall be provided.
Chapter 2 Definitions

INTERNATIONAL SYMBOL OF ACCESSIBILITY. A sign or symbol that conforms to the accessibility symbol identified in the “Official Compilation of Codes Rules and Regulations of the State of New York,” 19 NYCRR Part 300, “Universal Symbol of Access.”

Accessibility

305.8.3 Platform lifts. Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.

Accessibility

305.9 Historic buildings. These provisions shall apply, unless technically infeasible.

Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the facility, the alternative requirements of Sections 305.9.1 through 305.9.4 for that element shall be permitted.
Accessibility

305.9.1 Site arrival points. At least one accessible route from a site arrival point to an accessible entrance shall be provided.

Accessibility

305.9.3 Entrances. Not fewer than one main entrance shall be accessible.

Exception:
- An accessible nonpublic entrance that is unlocked while the building is occupied shall be provided; or
- A locked accessible entrance with a notification system or remote monitoring shall be provided.

Accessibility

305.9.4 Toilet and bathing facilities. Where toilet rooms are provided, at least one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the BC shall be provided.
BC Accessible Definition

Types of Accessible Dwelling Units

Accessible: Full Accessibility

Type A: Some elements installed, some could be installed later

Type B: Lowest level of accessibility, some areas can be NON-accessible

Energy Storage Systems

[NY]306.1 Energy Storage Systems
The installation, operation, maintenance, repair, and retrofitting of energy storage systems shall be in accordance with 1208 of the FCNYS.

Chapter 4 Repairs

401.1 Scope.
Repairs shall comply with the requirements of this chapter. Repairs to historic buildings need only comply with Chapter 12.

401.2 Compliance.
The work shall not make the building less conforming than it was before the repair was undertaken.
Chapter 4 Repairs

403 Fire Protection
Provide the same level of protection

404 Means of egress
Maintain the level of protection

405.2 Repairs to Damaged Buildings.
Repairs to damaged buildings shall comply with this Section.

406.1 Material. Existing electrical wiring and equipment undergoing repair shall be allowed to be repaired or replaced with like material.

406.1.1 Receptacles. Replacement of electrical receptacles shall comply with the applicable requirements of Section 406.4(D) of NFPA 70.
Chapter 5 Prescriptive Compliance Method

501.1 Scope. This chapter shall control the alteration, addition and change of occupancy of existing buildings and structures, including historic buildings.

501.1.1 Compliance with other methods. Alterations, additions and changes of occupancy to existing buildings and structures shall comply with the provisions of this chapter or with one of the methods provided in Section 301.3.

Chapter 5 Prescriptive Compliance Method- Additions

502.1 General. Additions to any building or structure shall comply with the requirements of the Building Code for new construction:

- The existing building or structure together with the addition are no less conforming.
- Comply with the height and area provisions of Chapter 5 of the Building Code.
Chapter 5 Prescriptive Compliance Method

502.6 Smoke alarms in existing portions of a building.

- Where an addition is made to a building or structure of a Group R or I-1 occupancy, the existing building shall be provided with smoke alarms in accordance with Section 1103.8 of the Fire Code.

Chapter 5 Prescriptive Compliance Method

[NY]502.7 Carbon Monoxide Alarms in Existing Portions of a Building. Where an addition is made to a building, the addition shall be provided carbon monoxide detection and notification that complies with the requirements for new construction in accordance with Section 915 of the Fire Code.

[NY]502.7.1 New fuel-burning appliance or motor-vehicle related occupancy.

Chapter 5 Prescriptive Compliance Method- Alterations

503.1 General. Alterations to any building or structure shall comply with the requirements of the Building Code for new construction. Alterations shall be such that the existing building is no less conforming to the provisions of the Building Code than the existing building was prior to the alteration.
503.14 Smoke alarms.
Individual sleeping units and individual dwelling units in Group R and I-1 occupancies shall be provided with smoke alarms in accordance with FC Section 1103.8.

503.15 Carbon Monoxide Alarms in Existing Portions of a Building.
Where a Level 2 or Level 3 alteration made to a building, the work area shall be provided carbon monoxide detection and notification that complies with the requirements for new construction in accordance with Section 915 of the Fire Code.

504.1 Where permitted. Fire escapes shall be permitted only as provided for in Sections 504.1.1 through 504.1.4.
Chapter 5 Prescriptive Compliance
Method- Fire Escapes

504.1.1 New buildings. Fire escapes shall not constitute any part of the required means of egress in new buildings.

504.1.2 Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only.

Chapter 5 Prescriptive Compliance
Method- Fire Escapes

504.1.4 Limitations. Fire escapes shall comply with this section and shall not constitute more than 50 percent of the required number of exits nor more than 50 percent of the required exit capacity.

Chapter 5 Prescriptive Compliance
Method- Replacement Windows

505.3 Replacement window emergency escape and rescue openings. Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies, replacement windows shall be exempt from the requirements of Sections 1030.2, 1030.3 and 1030.4 provided the replacement window meets the following conditions:
Chapter 5 Prescriptive Compliance
Method- Replacement Windows

- The replacement window is the manufacturer’s largest standard size window that will fit within the existing frame or existing rough opening.
- Operating Style, equal or greater opening area
- The replacement of the window is not part of a change of occupancy.

Chapter 5 Prescriptive Compliance
Method- Change of Occupancy

506.1 Compliance. No change shall be made in the use or occupancy of any building unless such building is made to comply with the requirements of the BC

- The existing building is no less complying with the provisions of this code than the existing building was prior to the change.
- Existing buildings shall be permitted to be changed without conforming to all requirements provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

Chapter 5 Prescriptive Compliance
Method- Change of Occupancy

[NY]506.5 Carbon monoxide detection and notification. Carbon monoxide detection and notification shall be provided throughout the area where the change occurs.
Chapter 5 Prescriptive Compliance Method - Historic Buildings

507.1 Historic buildings. The provisions that require improvements relative to a building’s existing condition or, in the case of repairs, that require improvements relative to a building’s pre-damage condition, shall not be mandatory for historic buildings unless specifically required by this section.

507.2 Life safety hazards. The provisions of this code shall apply to historic buildings judged by the building official to constitute a distinct life safety hazard.

- structural instability or
- blocked or severely limited exits

Work Area Compliance Method

• Chapters 7 thru 12

Chapter 6 Classification of Work

- Chapter 7 Alterations Level 1
- Chapter 8 Alterations Level 2
- Chapter 9 Alterations Level 3
- Chapter 10 Change of Occupancy
- Chapter 11 Additions
- Chapter 12 Historic Buildings
Chapter 6 Classification of Work

601.1 Scope.

The provisions of this chapter shall be used in conjunction with Chapters 7 through 12 and shall apply to alteration, addition and change of occupancy, including historic and moved structures.

The work performed on an existing building shall be classified in accordance with this chapter.

Chapter 6 Classification of Work

601.2 Work area.

The work area shall be identified on the construction documents.

Definition:

WORK AREA: Portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. EXCLUDING portions where incidental work must be performed.

Chapter 6 Classification of Work

602.1 Scope. Level 1 alterations

Removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

602.2 Application.

Level 1 alterations shall comply with the provisions of Chapter 7.
Chapter 6 Classification of Work

603.1 - Level 2 alterations
include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

603.2 Application.
Level 2 alterations shall comply Chapter 7 and Chapter 8.

604.1 - Level 3 alterations
Where the work area exceeds 50 percent of the aggregate area of the building.

604.2 Application.
Level 3 alterations shall comply with Chapters 7, 8 and 9.

As the alterations become more complex, additional requirements apply.
Chapter 6 Classification of Work

Change of Occupancy

605.1 Scope
Provisions apply where the activity is classified as a change of occupancy.

605.2 Application
Shall comply with Chapter 10.

Additions

606.1 Scope
Shall apply where work is classified as an addition.

606.2 Application.
Additions to existing buildings shall comply Chapter 11.

Historic buildings

607.1 Scope
Provisions shall apply to buildings classified as historic.

607.2 Application.
Except as specifically provided for in Chapter 12, historic buildings shall comply with applicable provisions of this code for the type of work being performed.
**Definition**

**HISTORIC BUILDING**
1. Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register, state designated or locally designated historic district.

**Chapter 6 Classification of Work**

**Relocated building**

608.1 - Scope
Shall apply to relocated or moved buildings.

608.2 Application.
Relocated buildings shall comply with Chapter 14.

**CHAPTER 7 ALTERATIONS LEVEL 1**
701.1 Scope. Level 1 alterations as described in Section 602 shall comply with the requirements of this chapter. Level 1 alterations to historic buildings shall comply with this chapter, except as modified in Chapter 12.

602.1 Scope. Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

701.2 Conformance. Shall not be altered such that the building becomes less safe than its existing condition.

Exception: Where the current level of safety or sanitation is proposed to be reduced, the portion altered shall conform to the requirements of the BCNYS.

702.1 Interior finishes. Shall comply with Chapter 8 of the BCNYS

702.2 Interior floor finish. Shall comply with Section 804 of the BCNYS

702.3 Interior trim. Shall comply with Section 806 of the BCNYS

Let's look at Table 803.3
Table 803.11 for an A-2 occupancy requires a rating of C

The carpet on the ceiling **Passes**

A is the lowest flame spread material.
CHAPTER 7 ALTERNATIONS – LEVEL 1

702.5 Emergency escape and rescue openings
in Group R-2 and R-3 occupancies and one- and two-family dwellings
and townhouses regulated by the RC, replacement windows shall be
exempt from the requirements of Sections 1030.2, 1030.3 and
1030.4 of the BC and Sections R310.2.1, R310.2.2 and R310.2.3 of the
RC.
Provided the replacement window is the largest standard size window
that will fit within the existing frame or existing rough opening.

CHAPTER 7 ALTERNATIONS – LEVEL 1

Fire Protection
703.1 General.
 Alterations shall maintain the level of fire protection provided.

Means of Egress
704.1 General.
 Alterations shall maintain the level of protection provided for the means
of egress.

CHAPTER 7 ALTERNATIONS – LEVEL 1

705.1 General (Reroofing)
Shall comply with the requirements
of Chapter 15 of the BC

A Division of New York
Department of State

A Division of New York
Department of State

A Division of New York
Department of State
CHAPTER 7 ALTERATIONS – LEVEL 1

705.3 Roof Replacement.
Roof recovering shall include the removal of all existing layers down to the roof deck.
Exception: Ice barrier permitted to remain and be covered by another ice barrier.

705.3.1 Roof Recover. The installation of a new roof covering over an existing covering shall be permitted where any of the following conditions occur:

4 Conditions.

CHAPTER 7 ALTERATIONS – LEVEL 1

705.3.1.1 Exceptions. A roof recover shall not be permitted where any of the following conditions occur:
1. The existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not an adequate base for additional roofing.
2. The existing roof covering is slate, clay, cement, or asbestos-cement tile.
3. The existing roof has two or more applications of any type of roof covering.

CHAPTER 7 ALTERATIONS – LEVEL 1

705.6 Flashings. Flashings shall be reconstructed in accordance with manufacturer’s installation instructions.
CHAPTER 7 ALTERATIONS – LEVEL 1

707.1 Minimum requirements.
Alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the Energy Conservation Code.

CHAPTER 8 ALTERATIONS – LEVEL 2

801.1 Scope.
Level 2 alterations include
- The reconfiguration of space,
- The addition or elimination of any door or window,
- The reconfiguration or extension of any system, or
- The installation of any additional equipment.
CHAPTER 8 ALTERATIONS – LEVEL 2

801.2 Alteration Level 1 compliance.

In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 7.

Level 2 to needs compliance with Chapters 7 and 8

801.3 Compliance. Shall comply with the requirements of the Building Code.

Exceptions:
1. Windows may be added without compliance with the light and ventilation requirements of the BC.
2. Newly installed electrical equipment shall comply with Section 807.
3. The length of dead-end corridors shall comply with Section 805.6.
4. The minimum ceiling height shall be 7 feet.
5. Escalators in below grade transportation stations less than 32” clear
6. New structural members complying with Section 302
Level 2 Alterations

802 Building elements and materials
The requirements of this section are limited to the “work area”, unless otherwise specified.

CHAPTER 8 ALTERATIONS – LEVEL 2

802.2.1 Existing vertical openings. All existing interior vertical openings connecting two or more floors shall be enclosed with assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives.

Exceptions:
There are 14 exceptions.

802.2.2 Supplemental shaft and floor opening enclosure requirements. Where the work area on any floor exceeds 50 percent of that floor area, the enclosure requirements of Section 802.2 shall apply to vertical openings other than stairways.

Exception: Vertical openings located in tenant spaces that are entirely outside the work area.
802.2.2 Supplemental shaft and floor opening enclosure requirements.

- Work area on any floor exceeds 50 percent of that floor area

802.2.3 Supplemental stairway enclosure requirements.

- Stairways that are part of the means of egress serving the work area shall, at a minimum,
  - Be enclosed with smoke-tight construction on the highest work area floor and all floors below.

**Exception:** Where stairway enclosure is not required by the BC or the FC.
803.1 Scope. The requirements of this section shall be limited to work areas in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

803.2 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with Sections 803.2.1 through 803.2.4.

- High Rise Buildings
- Groups A,B,E,F-1,H,I,M,R-1,R-2,R-4,S-1 and S-2
- Windowless Stories
- Supervision

803.2.1 High-rise buildings. Work areas that have exits or corridors shared by more than one tenant or

- That have exits or corridors serving an occupant load greater than 30
- Shall be provided with automatic sprinkler protection in the entire work area where the work area is located on a floor that has a sufficient sprinkler water supply system
803.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2. Work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with sprinklers where all of the following conditions occur:
1. The work area is required to be sprinklered in accordance with the BCNYS as applicable to new construction; and
2. The work area exceeds 50 percent of the floor area.

EXCEPTION:

If the building does not have sufficient municipal water supply available to the floor without installation of a new fire pump, work areas shall be protected by an automatic smoke detection system throughout all occupiable spaces other than sleeping units or individual dwelling units in accordance with Sections 907.4, 907.5 and 907.6 of the BCNYS.
901.1 Scope. Level 3 alterations as described in Section 604 shall comply with the requirements of this chapter.

901.2 Compliance. In addition to the provisions of this chapter, work shall comply with all of the requirements of Chapters 7 and 8.

604.1 Scope. Level 3 alterations apply where the work area exceeds 50 percent of the building area.

604.2 Application. Level 3 alterations shall comply with the provisions of Chapters 7 and 8 for Level 1 and 2 alterations, respectively, as well as the provisions of Chapter 9.

Chapter 9 Alterations – Level 3

Work area exceeds 50% of the aggregate area of the building Chapters 7, 8 and 9
CHAPTER 9 ALTERATIONS – LEVEL 3

901.2 Compliance. The requirements of Sections 802, 803, 804 and 805 shall apply within all work areas whether or not they include exits and corridors shared by more than one tenant and regardless of the occupant load.

Exception: Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of compliance with the accessibility requirements of Section 305.7 shall not be required to comply with this chapter.

CHAPTER 9 ALTERATIONS – LEVEL 3

902.1.2 Elevators. Where there is an elevator or elevators for public use, at least one elevator serving the work area shall comply with this section.

Existing elevators with a travel distance of 25 feet or more above or below the main floor or other level of a building and intended to serve the needs of emergency personnel shall be provided with emergency operation in accordance with ASME A17.3.

CHAPTER 9 ALTERATIONS – LEVEL 3

903.1 Existing shafts and vertical openings.

Existing stairways that are part of the means of egress shall be enclosed in accordance with Section 802.2.1 from the highest work area floor to, and including, the level of exit discharge and all floors below.
CHAPTER 9 ALTERATIONS – LEVEL 3

904.1 Automatic sprinkler systems. An automatic sprinkler system shall be provided in a work area where required by Section 803.2 or this section.

904.1.1 High-rise buildings.

904.1.2 Rubbish and linen chutes

CHAPTER 9 ALTERATIONS – LEVEL 3

904.1.3 Upholstered furniture or mattresses. Work areas shall be provided with an automatic sprinkler system in accordance with the BC where any of the following conditions exist:

1. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet.

2. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.

3. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet.

CHAPTER 9 ALTERATIONS – LEVEL 3

904.2 Fire alarm and detection systems.

Fire alarm and detection shall be provided in accordance with Section 907 of the BC as required for new construction.

904.2.1 Manual fire alarm systems

904.2.2 Automatic fire detection
CHAPTER 9 ALTERATIONS – LEVEL 3

905.2 Means-of-egress lighting.
From the highest work area floor to the floor of exit discharge shall be provided with artificial lighting in accordance with the BCNYS.

905.3 Exit signs.
From the highest work area floor to the floor of exit discharge shall be provided with exit signs in accordance with the BCNYS.

CHAPTER 9 ALTERATIONS – LEVEL 3

907.1 Minimum requirements.
Level 3 alterations are permitted without requiring the entire building or structure to comply with the energy requirements of the Energy Conservation Code.
The alterations shall conform to the energy requirements as they relate to new construction only.

Lesson 10 Summary

Provisions for all Methods Chapter 3
Repairs Chapter 4
Prescriptive Compliance Method 5
Classification of Work Chapter 6
Alterations Level 1- Compliance with Chapter 7
Alterations Level 2- Compliance with Chapters 7, and 8
Alterations Level 3- Compliance with Chapters 7, 8, and 9
Chapter 10 Change of Occupancy

1001.1 Scope.
This chapter shall apply where a *change of occupancy* occurs, as defined in Section 202 including:
- Occupancy classification is not changed or
- is a change in classification or group designation
Chapter 10 Change of Occupancy

1001.2.1 Change in use with no change of occupancy classification. Follow Sections 1002 through 1010
A restaurant changes to a nightclub – A-2 to an A-2

1001.2.2 Change of occupancy classification. Where the occupancy classification of a building changes Follow Sections 1002 through 1011 shall apply.
A hardware store becomes condominiums – M to a R
Chapter 10 Change of Occupancy

1011.1 General. Applies to buildings or portions thereof undergoing a change of occupancy classification. Where there is a different fire protection system threshold requirement in Chapter 9 of the BC. Such buildings shall also comply with Sections 1002 through 1010. The application of requirements for the change of occupancy shall be as set forth in Sections 1012.1.1 through 1012.1.3.

Our Restaurant – A-2

BC Table 1004.5
1200 square feet - Occupant Load of 80

A-2 Restaurant to A-2 Nightclub

Table 1004.5
960 sq ft seating = 64 people
Dance floor = 48 people
Total Occupant Load 112
Chapter 10 Change of Occupancy

1011.1.1 Change of occupancy classification without separation.
Shall comply with all of the requirements of Chapter 9 applied throughout the building for the most restrictive occupancy classification in the building and with this chapter.

1011.1.2 Change of occupancy classification with separation.
That portion shall comply with all of the requirements of Chapter 9 for the new occupancy classification and with the requirements of this chapter.

1011.3 Change of occupancy classification based on hazard category.
shall be determined in accordance with the categories specified in Tables:
1011.4 Means of Egress
1011.5 Heights and Areas
1011.6. Exposure of Exterior Walls

HAZARD CATEGORIES

<table>
<thead>
<tr>
<th>RELATIVE HAZARD</th>
<th>OCCUPANCY CLASSIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 (Highest Hazard)</td>
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<tr>
<td>2</td>
<td>1-2, 7-9, 1-4</td>
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<tr>
<td>3</td>
<td>A, I, I-1, M, I-2, I-3, I-4</td>
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<tr>
<td>4</td>
<td>B, I-1, I-2, I-3, I-4</td>
</tr>
<tr>
<td>5 (Lowest Hazard)</td>
<td>I-2, 3-2, 1-1</td>
</tr>
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</table>

1011.4 Means of egress, general.
Hazard categories in regard to life safety and means of egress shall be in accordance with Table 1011.4.
### Table 1011.5 Heights and Areas

<table>
<thead>
<tr>
<th>RELATIVE HAZARD</th>
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<tr>
<td>3</td>
<td>E, F-1, S-1, M</td>
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<tr>
<td>4 (Lowest Hazard)</td>
<td>B, F-2, S-2, A-5, R-3, U</td>
</tr>
</tbody>
</table>

1011.5.1 Height and area for change to higher hazard category comply with Chapter 5 of the BC for the new occupancy classification.

Hazard categories in regard to height and area shall be in accordance with Table 1011.5.

### Table 1011.6 Exposure Exterior Walls

<table>
<thead>
<tr>
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<td>F-1, M, S-1</td>
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<tr>
<td>3</td>
<td>A, B, E, I, R</td>
</tr>
<tr>
<td>4 (Lowest Hazard)</td>
<td>F-2, S-2, U</td>
</tr>
</tbody>
</table>

1011.6 Exterior wall fire-resistance ratings. Hazard categories in regard to fire-resistance ratings of exterior walls shall be in accordance with Table 1011.6.

### Chapter 10 Change of Occupancy

A builder wants to change the wood desk fabrication plant into a warehouse for storing washer, dryers and stoves.

Occupancies:
- Table 1011.4 – Egress
- Table 1011.5 - Height and Area
- Table 1011.6 – Exposure
Chapter 10 Change of Occupancy

Here's my building. I am going to close the office building and change the entire building to a three story department store.

What are the occupancy classifications?

| Lawyer's Offices |
| Real Estate Office |
| Bank |

Table 1011.4 Means of Egress

<table>
<thead>
<tr>
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<td>A, 1-1, 5-1, 6-1, 8-2, 8-4</td>
</tr>
<tr>
<td>4</td>
<td>A, 1-1, 5-1</td>
</tr>
<tr>
<td>5 (Lowest Hazard)</td>
<td>F-2, S-2, U</td>
</tr>
</tbody>
</table>

1011.4.1 Means of egress for change to higher hazard category. The means of egress shall comply with the requirements of Chapter 10 of the Building Code.

Table 1011.5 Heights and Areas

<table>
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<tr>
<td>2</td>
<td>A-1, A-2, A-3, A-4, B-1, B-2, B-4</td>
</tr>
<tr>
<td>3</td>
<td>F-1, L-1, 3</td>
</tr>
<tr>
<td>4 (Lowest Hazard)</td>
<td>B-1, B-2, B-3, B-4, U</td>
</tr>
</tbody>
</table>

1011.5.1 Height and area for change to higher hazard category. Shall comply with the requirements of Chapter 5 of the Building Code for the new occupancy classification.

BUT read all 1011.5.1
# Building Code Chapter 5

## TABLE 504.3
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

## TABLE 504.4
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

## TABLE 506.2
ALLOWABLE AREA FACTOR

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**Question?**

If the structure is a Type IIB construction, non-sprinklered, Would Chapter 5 allow this project to proceed?

<table>
<thead>
<tr>
<th>Present</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
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</tr>
</tbody>
</table>

**BC Table 504.4**

**NO**
Table 1011.6 Exposure Exterior Walls

<table>
<thead>
<tr>
<th>RELATIVE HAZARD</th>
<th>OCCUPANCY CLASSIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 (Highest Hazard)</td>
<td>F-I, F-I-1, S-1, U</td>
</tr>
<tr>
<td>2</td>
<td>A, H, I, R</td>
</tr>
<tr>
<td>3</td>
<td>F-2, S-2, U</td>
</tr>
</tbody>
</table>

1011.6.1 Exterior wall rating for change of occupancy classification to a higher hazard category. Exterior walls shall have fire resistance and exterior opening protectives as required by the Building Code of New York State.

Chapter 11 Additions

1101.1 Scope. An addition to a building or structure shall comply with the Codes as adopted for new construction without requiring the existing building or structure to comply except as required by this chapter. Where an addition impacts the existing building or structure, that portion shall comply with this code.
Chapter 11 Additions

We’re removing this wall to make this room larger. Now what happens?

Where an addition impacts the existing building or structure, that portion shall comply with this code.

Chapter 11 Additions

1103 Structural
Additions are new construction
Meet the requirements of the Building Code

1103.1 Additional gravity loads.
Existing structural elements supporting any additional gravity loads as a result of additions shall comply with the Building Code.
Chapter 12
Historic Buildings

Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey;

Engine House
No. 28
Buffalo
Built in 1897

Chapter 12 Historic Buildings

1201.1 Scope.
To provide means for the preservation of historic buildings. Shall comply with the provisions of this chapter relating to their repair, alteration, relocation and change of occupancy.

The Poughkeepsie Armory, built in 1811
Chapter 12 Historic Buildings

1201.2 Report.
A historic building undergoing repair, alteration, or change of occupancy shall be investigated and evaluated. A written report shall be prepared and filed with the code official by a registered design professional. And shall identify each required safety feature that is in compliance and Where compliance would damage historical character or features.

1201.3 Special occupancy exceptions—museums.
When a building in Group R-3 is also used for Group A, B, or M purposes such as museum tours, exhibits, and other public assembly activities, or for museums less than 3,000 square feet:
- The code official may determine that the occupancy is Group B
- Means of egress in such buildings, may include maintaining doors in an open position or limit occupancy
- Exiting supervision

1203.3 Existing door openings and corridor and stairway widths less than those specified and
The front or main exit doors need not swing in the direction of the path of exit travel.
When approved by the code enforcement official,
Chapter 12 Historic Buildings

1204.2 Building area.
The allowable floor area for historic buildings undergoing a change of occupancy permitted to exceed by 20 percent the allowable areas specified in Chapter 5 of the Building Code.

A historical building converted into an A-2 in a type IIIB building. A-2 in a IIIB would only allow 9,500 square feet. 20% factor, the building can be 11,500 square feet.

Chapter 13 Performance Compliance

This is an evaluation system that looks at the safety aspects of a building.
If the evaluation is successful, the building is considered code compliant.
However, if additional work is done, then the work must comply with the code.
Chapter 13 Performance Compliance

1301.1 Scope
Shall apply to the alteration, repair, addition and change of occupancy of existing structures, including historic and moved structures,
Is intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings
Without requiring full compliance with Chapters 6 through 12, unless specifically required.

Chapter 13 Performance Compliance

1301.2 Applicability
Sections 1301.2.1 through 1301.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S.
These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.

Chapter 13 Performance Compliance

1301.2.1 Change in occupancy.
This section is applicable

1301.2.3 Additions
Shall comply with the Building Code for new construction

1301.2.4 Alterations.
An existing building or portion shall not result in the building being less safe or sanitary than such building is currently.
Chapter 13 Performance Compliance

1301.3 Acceptance.
For repairs, alterations, additions, and changes of occupancy to existing buildings that are evaluated in accordance with this section, compliance with this section shall be accepted by the code official.

1301.3.1 Hazards.
Where the code official determines that an unsafe condition exists, such unsafe condition shall be abated.

1301.4 Investigation and evaluation.
The building owner shall cause the existing building to be investigated and evaluated.

1301.4.1 Structural analysis.
The analysis shall demonstrate the work completed is capable of resisting the loads specified in Chapter 16 of the Building Code.

1301.4.2 Submittal.
The results along with proposed compliance alternatives, shall be submitted to the code official.

1301.4.3 Determination of compliance.
Code official shall determine compliance with the provisions of this section.
Chapter 13 Performance Compliance

1301.5 Evaluation.
comprised of three categories

1301.5.1 Fire safety.
1301.5.2 Means of egress.
1301.5.3 General safety.

Chapter 13 Performance Compliance

1301.6.1 Building Height
1301.6.2 Building Area
1301.6.3 Compartmentation
1301.6.4 Tenant and Dwelling Separation
1301.6.5 Corridor Walls
1301.6.6 Vertical Openings
1301.6.7 HVAC Systems
1301.6.8 Automatic Fire Detection
1301.6.9 Fire Alarm Systems
1301.6.10 Smoke Control
1301.6.11 Means of Egress Capacity and Number
1301.6.12 Dead Ends

1301.6.13 Maximum Exit Access Travel Distance to an Exit
1301.6.14 Elevator Control
1301.6.15 Means of Egress Emergency Lighting
1301.6.16 Mixed Occupancies
1301.6.17 Sprinklers
1301.6.18 Standpipes
1301.6.19 Incidental Use
1301.6.20 Smoke Compartmentation
1301.6.21.1 Patient Ability /Self Preservation
1301.6.21.2 Patient Concentration
1301.6.21.3 Attendant to Patient Ratio

Chapter 13 Performance Compliance

1301.8 Safety scores.
The values in Table 1301.8 are the required mandatory safety scores
Chapter 13 Performance Compliance

The engineer has reviewed the corridor walls of this building which is being converted to an office building. Their findings indicate the corridor walls have a 1 hour fire resistance rating and the doors, self close and latch and are the correct rating of 45 minutes for a 1 hour fire rated assembly.

Go to Section 1301.6.5

Chapter 13 Performance Compliance

The categories for corridor walls are:
1. Category a—No fire partitions; incomplete fire partitions; no doors; or doors not self-closing.
2. Category b—Less than 1-hour fire-resistance rating or not constructed in accordance with Section 708.4 of the Building Code.
3. Category c—1-hour to less than 2-hour fire-resistance rating, with doors conforming to Section 716 of the Building Code or without corridors as permitted by Section 1020 of the Building Code.
4. Category d—2-hour or greater fire-resistance rating, with doors conforming to Section 716 of the Building Code.

Chapter 14 Performance Compliance

<table>
<thead>
<tr>
<th>OCCUPANCY</th>
<th>Categories</th>
<th>a</th>
<th>b</th>
<th>c</th>
<th>d</th>
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<tbody>
<tr>
<td>A-1</td>
<td>-10</td>
<td>-8</td>
<td>2</td>
<td></td>
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<tr>
<td>A-2</td>
<td>-30</td>
<td>-12</td>
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<td>A-3 F, M, R, S-1</td>
<td>-7</td>
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<td>A-4 E</td>
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</table>
Chapter 13 Performance Compliance

Our Scores
Fire Safety 44.83
Means of Egress 55.63
General Safety 62.23
Table 1301.9 Evaluation Formula

<table>
<thead>
<tr>
<th>Formula</th>
<th>T1401.7</th>
<th>T1401.8</th>
<th>= SCORE</th>
<th>PASS</th>
<th>FAIL</th>
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</thead>
<tbody>
<tr>
<td>FS – MFS ≥ 0</td>
<td>44.83</td>
<td>(FS) – 30</td>
<td>(MFS)</td>
<td>14.83</td>
<td>X</td>
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<tr>
<td>ME – MME ≥ 0</td>
<td>55.63</td>
<td>(ME) – 40</td>
<td>(MME)</td>
<td>15.63</td>
<td>X</td>
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<tr>
<td>0GS – MGS≥ 0</td>
<td>62.23</td>
<td>(GS) – 40</td>
<td>(MGS)</td>
<td>22.23</td>
<td>X</td>
</tr>
</tbody>
</table>

1301.9 Evaluation of building safety.
Where the final score for any category equals zero or more, the building is in compliance.

Chapter 13 Performance Compliance

1301.9 Evaluation of building safety. The mandatory safety score in Table 1301.8 shall be subtracted from the building score in Table 1301.7 for each category.
Where the final score for any category is less than zero, the building is not in compliance with the requirements of this section.

Chapter 14 Relocated Buildings
Chapter 14 Relocated Buildings

1401.2 Conformance. The building shall be safe for human occupancy as determined by the Fire Code and the Property Maintenance Code. Any repair, alteration, or change of occupancy undertaken within the moved structure shall comply with the requirements of this code applicable to the work being performed.

Chapter 14 Relocated Buildings

1402.1 Location on the lot. 1402.2 Foundation

In accordance with the requirements of the Building Code or the Residential Code as applicable.

Chapter 14 Relocated Buildings

1402.7 Required inspection and repairs.

The code official shall be authorized to inspect, or require approved professionals to inspect at the expense of the owner, to verify that structural components and connections have not sustained structural damage. Any repairs required by the code official as a result of such inspection shall be made prior to the final approval.
Chapter 15
Safety During Construction

1501.1 Scope
Safety during construction
- Protect individuals
- Protect neighboring properties

1501.3 Alterations, repairs, and additions.
Maintain the following during alterations, repairs and additions
- Exits
- Structural elements
- Fire protection devices
- Sanitary safeguards
Chapter 15 - Construction Safeguards

1501.6.4 Barriers.
Minimum of 8 feet in height
Placed on the side of the walkway nearest the construction.
Barriers shall extend the entire length of the construction site.

1501.7 Facilities required.
Sanitary facilities shall be provided during construction or demolition activities in accordance with the Plumbing Code.

1502.1 Protection required
- Adjoining public and private property
- Protected from damage during construction and demolition be provided
- Provide written notice to the owners of adjoining buildings
- That the adjoining buildings should be protected, delivered not less than 10 days prior to the scheduled starting date
Chapter 15 - Construction Safeguards

1504.1 Where required. Fire Extinguishers
All structures under construction, alteration, or demolition shall be provided
1. each stairway on all floor levels
2. every storage and construction shed
3. where special hazards exist

1505.1 Stairways required.
Where an existing building exceeding 50 feet in building height is altered, at least one temporary lighted stairway shall be provided

1505.2 Maintenance of means of egress.
Required means of egress shall be maintained at all times during construction, demolition, remodeling or alterations and additions to any building.
SECTION 1507
AUTOMATIC SPRINKLER SYSTEM

1507.2 Operation of valves.
Operation of sprinkler control valves shall be permitted only by properly authorized personnel. When the sprinkler protection is being regularly turned off and on to facilitate connection of newly completed segments, the sprinkler control valves shall be checked at the end of each work period to ascertain that protection is in service.

1509.1 When required.
An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.