

## CHAPTER 12

# COMPLIANCE ALTERNATIVES

### SECTION 1201 GENERAL

**1201.1 Scope.** The provisions of this chapter are intended to maintain or increase the current degree of public safety, health, and general welfare in existing buildings while permitting repair, alteration, addition, and change of occupancy without requiring full compliance with Chapters 4 through 10, except where compliance with other provisions of this code is specifically required in this chapter.

**1201.2 Applicability.** Existing buildings in which there is work involving structures existing prior to January 1, 2003, in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 4 through 10. The provisions of Sections 1201.2.1 through 1201.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, and S. These provisions shall not apply to buildings with occupancies in Group H or Group I.

**1201.2.1 Change in occupancy.** Where an existing building is changed to a new occupancy classification and this section is applicable, the provisions of this section for the new occupancy shall be used to determine compliance with this code.

**1201.2.2 Partial change in occupancy.** Where a portion of the building is changed to a new occupancy classification and that portion is separated from the remainder of the building with fire barrier wall assemblies having a fire-resistance rating as required by Table 302.3.3 of the *Building Code of New York State* or Section R317 of the *Residential Code of New York State* for the separate occupancies, or with approved compliance alternatives, the portion changed shall be made to conform to the provisions of this section.

Where a portion of the building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire separation assemblies having a fire-resistance rating as required by Table 302.3.3 of the *Building Code of New York State* or Section R317 of the *Residential Code of New York State* for the separate occupancies, or with approved compliance alternatives, the provisions of this section which apply to each occupancy shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.

**1201.2.3 Additions.** Additions to existing buildings shall comply with the requirements of the *Building Code of New York State*, *Residential Code of New York State*, and this code for new construction. The combined height and area of the existing building and the new addition shall not exceed the height and area allowed by Chapter 5 of the *Building*

*Code of New York State*. Where a fire wall that complies with Section 705 of the *Building Code of New York State* is provided between the addition and the existing building, the addition shall be considered a separate building.

**1201.2.4 Alterations and repairs.** An existing building or portion thereof that does not comply with the requirements of this code for new construction shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently. If, in the alteration or repair, the current level of safety or sanitation is to be reduced, the portion altered or repaired shall conform to the requirements of Chapters 2 through 12 and Chapters 14 through 33 of the *Building Code of New York State*.

**1201.2.5 Accessibility requirements.** All portions of the buildings proposed for change of occupancy shall conform to the accessibility provisions of Chapter 11 of the *Building Code of New York State*.

**1201.3 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 enforcement official.

**1201.3.1 Hazards.** When an unsafe building exists, it shall be abated in accordance with 19 NYCRR 1203.3(f).

**1201.3.2 Compliance with other codes.** Buildings that are evaluated in accordance with this section shall comply with the *Fire Code of New York State* and *Property Maintenance Code of New York State*.

**1201.3.3 Compliance with flood hazard provisions.** In flood hazard areas, buildings that are evaluated in accordance with this section shall comply with Section 1612 of the *Building Code of New York State* if the work covered by this section constitutes substantial improvement.

**1201.4 Investigation and evaluation.** For proposed work covered by this chapter, the building owner shall cause the existing building to be investigated and evaluated in accordance with the provisions of Sections 1201.4 through 1201.9.

**1201.4.1 Structural analysis.** The owner shall have a structural analysis of the existing building made to determine adequacy of structural systems for the proposed alteration, addition, or change of occupancy. The existing building shall be capable of supporting the minimum load requirements of Chapter 16 of the *Building Code of New York State*.

**1201.4.2 Submittal.** The results of the investigation and evaluation as required in Section 1201.4, along with proposed compliance alternatives, shall be submitted to the code enforcement official.

**1201.4.3 Determination of compliance.** The code enforcement official shall determine whether the existing building, with the proposed addition, alteration, or change of occupancy, complies with the provisions of this section in accordance with the evaluation process in Sections 1201.5 through 1201.9.

**1201.5 Evaluation.** The evaluation shall be comprised of three categories: fire safety, means of egress, and general safety, as described in Sections 1201.5.1 through 1201.5.3.

**1201.5.1 Fire safety.** Included within the fire safety category are the structural fire resistance, automatic fire detection, fire alarm, and fire-suppression system features of the facility.

**1201.5.2 Means of egress.** Included within the means of egress category are the configuration, characteristics, and support features for means of egress in the facility.

**1201.5.3 General safety.** Included within the general safety category are the fire safety parameters and the means-of-egress parameters.

**1201.6 Evaluation process.** The evaluation process specified herein shall be followed in its entirety to evaluate existing buildings. Table 1201.7 shall be utilized for tabulating the results of the evaluation. References to other sections of this code indicate that compliance with those sections is required in order to gain credit in the evaluation herein outlined. In applying this section to a building with mixed occupancies, where the separation between the mixed occupancies does not qualify for any category indicated in Section 1201.6.16, the score for each occupancy shall be determined, and the lower score determined for each section of the evaluation process shall apply to the entire building.

Where the separation between the mixed occupancies qualifies for any category indicated in Section 1201.6.16, the score for each occupancy shall apply to each portion of the building based on the occupancy of the space.

**1201.6.1 Building height.** The value for building height shall be the lesser value determined by the formula in Section 1201.6.1.1. Chapter 5 of the *Building Code of New York State*, including allowable increases due to automatic sprinklers as provided for in Section 504.2, shall be used to determine the allowable height of the building. Subtract the actual building height from the allowable height and divide by 12½ feet (3810 mm). Enter the height value and its sign (positive or negative) in Table 1201.7 under Safety Parameter 1201.6.1, Building Height, for fire safety, means of egress, and general safety. The maximum score for a building shall be 10.

**1201.6.1.1 Height formula.** The following formulas shall be used in computing the building height value.

$$\text{Height value, feet} = \frac{(AH) - (EBH)}{12.5} \times CF$$

$$\text{Height value, stories} = (AS - EBS) \times CF \quad \text{(Equation 12-1)}$$

where:

*AH* = Allowable height in feet (mm) from Table 503 of the *Building Code of New York State*.

*EBH* = Existing building height in feet (mm).

*AS* = Allowable height in stories from Table 503 of the *Building Code of New York State*.

*EBS* = Existing building height in stories.

*CF* = 1 if  $(AH) - (EBH)$  is positive.

*CF* = Construction type factor shown in Table 1201.6.6(2) if  $(AH) - (EBH)$  is negative.

**Note:** Where mixed occupancies are separated and individually evaluated as indicated in Section 1201.6, the values *AH*, *AS*, *EBH*, and *EBS* shall be based on the height of the fire area of the occupancy being evaluated.

**1201.6.2 Building area.** The value for building area shall be determined by the formula in Section 1201.6.2.2. Section 503 of the *Building Code of New York State* and the formula in Section 1201.6.2.1 shall be used to determine the allowable area of the building. The allowable area shall be the lesser value calculated by Equations 12-2 and 12-3. This shall include any allowable increases due to open perimeter and automatic sprinklers as provided for in Section 506 of the *Building Code of New York State*. Subtract the actual building area from the allowable area and divide by 1,200 square feet (112 m<sup>2</sup>). Enter the area value and its sign (positive or negative) in Table 1201.7 under Safety Parameter 1201.6.2, Building Area, for fire safety, means of egress, and general safety. In determining the area value, the maximum permitted positive value for area is 50 percent of the fire safety score as listed in Table 1201.8, Mandatory Safety Scores.

**1201.6.2.1 Allowable area formula.** The following formula shall be used in computing allowable area:

$$A_a = \frac{(100 + I_f + I_s) \times A_r}{100} \quad \text{(Equation 12-2)}$$

$$A_{a,max} = 3 \times A_a, \text{ as calculated in accordance with Section 503.3 of the } \textit{Building Code of New York State}. \quad \text{(Equation 12-3)}$$

Where:

$$A_{a,max} = \frac{A_{max}}{\text{Number of stories}}$$

- $A_a$  = Allowable area per floor.
- $I_s$  = Area increase due to sprinkler protection, percent as calculated in accordance with Section 506.3 of the *Building Code of New York State*.
- $I_f$  = Area increase due to frontage, percent as calculated in accordance with Section 506.2 of the *Building Code of New York State*.
- $A_t$  = Tabular area per floor in accordance with Table 503 of the *Building Code of New York State*, square feet (m<sup>2</sup>).
- $A_{max}$  = Total area of the entire building.
- $A_{a,max}$  = Allowable area per floor based on the limitations of Section 506.4 of the *Building Code of New York State*.

**1201.6.2.2 Area formula.** The following formula shall be used in computing the area value. Determine the area value for each occupancy fire area on a floor-by-floor basis. For each occupancy, choose the minimum area value of the set of values obtained for the particular occupancy.

$$\text{Area value } i = \frac{\text{Allowable area}_i}{1200 \text{ square feet}} \left[ 1 - \left( \frac{\text{Actual area}_i}{\text{Allowable area}_i} + \dots + \frac{\text{Actual area}_n}{\text{Allowable area}_n} \right) \right]$$

(Equation 12-4)

where:

- $i$  = Value for an individual separated occupancy on a floor.
- $n$  = Number of separated occupancies on a floor.

**1201.6.3 Compartmentation.** Evaluate the compartments created by fire barrier walls which comply with Sections 1201.6.3.1 and 1201.6.3.2 and which are exclusive of the wall elements considered under Sections 1201.6.4 and 1201.6.5. Conforming compartments shall be figured as the net area and do not include shafts, chases, stairways, walls,

or columns. Using Table 1201.6.3, determine the appropriate compartmentation value (CV) and enter that value into Table 1201.7 under Safety Parameter 1201.6.3, Compartmentation, for fire safety, means of egress, and general safety.

**1201.6.3.1 Wall construction.** A wall used to create separate compartments shall be a fire barrier conforming to Section 706 of the *Building Code of New York State* with a fire-resistance rating of not less than 2 hours. Where the building is not divided into more than one compartment, the compartment size shall be taken as the total floor area on all floors. Where there is more than one compartment within a story, each compartmented area on such story shall be provided with a horizontal exit conforming to Section 1021 of the *Building Code of New York State*. The fire door serving as the horizontal exit between compartments shall be so installed, fitted, and gasketed that such fire door will provide a substantial barrier to the passage of smoke.

**1201.6.3.2 Floor/ceiling construction.** A floor/ceiling assembly used to create compartments shall conform to Section 711 of the *Building Code of New York State* and shall have a fire-resistance rating of not less than 2 hours.

**1201.6.4 Tenant and dwelling unit separations.** Evaluate the fire-resistance rating of floors and walls separating tenants, including dwelling units, and not evaluated under Sections 1201.6.3 and 1201.6.5. Under the categories and occupancies in Table 1201.6.4, determine the appropriate value and enter that value in Table 1201.7 under Safety Parameter 1201.6.4, Tenant and Dwelling Unit Separation, for fire safety, means of egress, and general safety.

**1201.6.4.1 Categories.** The categories for tenant and dwelling unit separations are:

1. Category a—No fire partitions; incomplete fire partitions; no doors; doors not self-closing or automatic closing.
2. Category b—Fire partitions or floor assembly less than 1-hour fire-resistance rating or not con-

TABLE 1201.6.3  
COMPARTMENTATION VALUES

OCCUPANCY	CATEGORIES <sup>a</sup>				
	a Compartment size equal to or greater than 15,000 square feet	b Compartment size of 10,000 square feet	c Compartment size of 7,500 square feet	d Compartment size of 5,000 square feet	e Compartment size of 2,500 square feet or less
A-1, A-3	0	6	10	14	18
A-2	0	4	10	14	18
A-4, B, E, S-2	0	5	10	15	20
F, M, R, S-1	0	4	10	16	22

For SI: 1 square foot = 0.0929 m<sup>2</sup>.

a. For areas between categories, the compartmentation value shall be obtained by linear interpolation.

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structed in accordance with Sections 708 or 711 of the *Building Code of New York State*, respectively.

3. Category c—Fire partitions with 1-hour or greater fire-resistance rating constructed in accordance with Section 708 of the *Building Code of New York State* and floor assemblies with 1-hour but less than 2-hour fire-resistance rating constructed in accordance with Section 711 of the *Building Code of New York State* or with only one tenant within the fire area.
4. Category d—Fire barriers with 1-hour but less than 2-hour fire-resistance rating constructed in accordance with Section 706 of the *Building Code of New York State* and floor assemblies with 2-hour or greater fire-resistance rating constructed in accordance with Section 711 of the *Building Code of New York State*.
5. Category e—Fire barriers and floor assemblies with 2-hour or greater fire-resistance rating and constructed in accordance with Sections 706 and 711 of the *Building Code of New York State*, respectively.

**TABLE 1201.6.4  
SEPARATION VALUES**

OCCUPANCY	CATEGORIES				
	a	b	c	d	e
A-1	0	0	0	0	1
A-2	-5	-3	0	1	3
R	-4	-2	0	2	4
A-3, A-4, B, E, F, M, S-1	-4	-3	0	2	4
S-2	-5	-2	0	2	4

**1201.6.5 Corridor walls.** Evaluate the fire-resistance rating and degree of completeness of walls which create corridors serving the floor and that are constructed in accordance with Section 1013 of the *Building Code of New York State*. This evaluation shall not include the wall elements considered under Sections 1201.6.3 and 1201.6.4. Under the categories and groups in Table 1201.6.5, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.5, Corridor Walls, for fire safety, means of egress, and general safety.

**1201.6.5.1 Categories.** 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 of New York State*.
3. Category c—1-hour to less than 2-hour fire-resistance rating, with doors conforming to Section 715 of the *Building Code of New York State* or without corridors as permitted by Section 1013 of the *Building Code of New York State*.
4. Category d—2-hour or greater fire-resistance rating, with doors conforming to Section 715 of the *Building Code of New York State*.

**TABLE 1201.6.5  
CORRIDOR WALL VALUES**

OCCUPANCY	CATEGORIES			
	a	b	c <sup>a</sup>	d <sup>a</sup>
A-1	-10	-4	0	2
A-2	-30	-12	0	2
A-3, F, M, R, S-1	-7	-3	0	2
A-4, B, E, S-2	-5	-2	0	2

a. Corridors not providing at least one-half the travel distance for all occupants on a floor shall use Category b.

**1201.6.6 Vertical openings.** Evaluate the fire-resistance rating of vertical exit enclosures, hoistways, escalator openings, and other shaft enclosures within the building, and openings between two or more floors. Table 1201.6.6(1) contains the appropriate protection values. Multiply that value by the construction type factor found in Table 1201.6.6(2). Enter the vertical opening value and its sign (positive or negative) in Table 1201.7 under Safety Parameter 1201.6.6, Vertical Openings, for fire safety, means of egress, and general safety. If the structure is a one-story building, enter a value of 2. Unenclosed vertical openings that conform to the requirements of Section 707 of the *Building Code of New York State* shall not be considered in the evaluation of vertical openings.

**1201.6.6.1 Vertical opening formula.** The following formula shall be used in computing vertical opening value.

$$VO = PV \times CF \quad \text{(Equation 12-5)}$$

where:

VO = Vertical opening value.

PV = Protection value from Table 1201.6.6.(1).

**TABLE 1201.6.6(1)  
VERTICAL OPENING PROTECTION VALUE**

PROTECTION	VALUE
None (unprotected opening)	-2 times number of floors connected
Less than 1 hour	-1 times number of floors connected
1 to less than 2 hours	1
2 hours or more	2

**TABLE 1201.6.6(2)  
CONSTRUCTION-TYPE FACTOR**

F A C T O R	TYPE OF CONSTRUCTION								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
	1.2	1.5	2.2	3.5	2.5	3.5	2.3	3.3	7

*CF* = Construction type factor from Table 1201.6.6.(2).

**1201.6.7 HVAC systems.** Evaluate the ability of the HVAC system to resist the movement of smoke and fire beyond the point of origin. Under the categories in Section 1201.6.7.1, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.7, HVAC Systems, for fire safety, means of egress, and general safety.

**1201.6.7.1 Categories.** The categories for HVAC systems are:

1. Category a—Plenums not in accordance with Section 602 of the *Mechanical Code of New York State*. -10 points.
2. Category b—Air movement in egress elements not in accordance with Section 1016.4 of the *Building Code of New York State*. -5 points.
3. Category c—Both Categories a and b are applicable. -15 points.
4. Category d—Compliance of the HVAC system with Section 1016.4 of the *Building Code of New York State* and Section 602 of the *Mechanical Code of New York State*. 0 points.
5. Category e—Systems serving one story; or a central boiler/chiller system without ductwork connecting two or more stories. +5 points.

**1201.6.8 Automatic fire detection.** Evaluate the smoke detection capability based on the location and operation of automatic fire detectors in accordance with Section 907 of the *Building Code of New York State* and the *Mechanical Code of New York State*. Under the categories and occupancies in Table 1201.6.8, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.8, Automatic Fire Detection, for fire safety, means of egress, and general safety.

**1201.6.8.1 Categories.** The categories for automatic fire detection are:

1. Category a—None.
2. Category b—Existing smoke detectors in HVAC systems and maintained in accordance with the *Fire Code of New York State*.
3. Category c—Smoke detectors in HVAC systems. The detectors are installed in accordance with the requirements for new buildings in the *Mechanical Code of New York State*.
4. Category d—Smoke detectors throughout all floor areas other than individual sleeping units, tenant spaces, and dwelling units.
5. Category e—Smoke detectors installed throughout the fire area.

**TABLE 1201.6.8  
AUTOMATIC FIRE DETECTION VALUES**

OCCUPANCY	CATEGORIES				
	a	b	c	d	e
A-1, A-3, F, M, R, S-1	-10	-5	0	2	6
A-2	-25	-5	0	5	9
A-4, B, E, S-2	-4	-2	0	4	8

**1201.6.9 Fire alarm systems.** Evaluate the capability of the fire alarm system in accordance with Section 907 of the *Building Code of New York State*. Under the categories and occupancies in Table 1201.6.9, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.9, Fire Alarm System, for fire safety, means of egress, and general safety.

**1201.6.9.1 Categories.** The categories for fire alarm systems are:

1. Category a—None.
2. Category b—Fire alarm system with manual fire alarm boxes in accordance with Section 907.3 of the *Building Code of New York State* and alarm notification appliances in accordance with Section 907.9 of the *Building Code of New York State*.
3. Category c—Fire alarm system in accordance with Section 907 of the *Building Code of New York State*.
4. Category d—Category c plus a required emergency voice/alarm communications system and a fire command station that conforms to Section 403.8 of the *Building Code of New York State* and contains the emergency voice/alarm communications system controls, fire department communication system controls, and any other controls specified in Section 911 of the *Building Code of New York State* where those systems are provided.

**TABLE 1201.6.9  
FIRE ALARM SYSTEM VALUES**

OCCUPANCY	CATEGORIES			
	a	b <sup>a</sup>	c	d
A-1, A-2, A-3, A-4, B, E, R	-10	-5	0	5
F, M, S	0	5	10	15

a. For buildings equipped throughout with an automatic sprinkler system, add 2 points for activation by a sprinkler water-flow device.

**1201.6.10 Smoke control.** Evaluate the ability of a natural or mechanical venting, exhaust, or pressurization system to control the movement of smoke from a fire. Under the categories and occupancies in Table 1201.6.10, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.10, Smoke Control, for means of egress and general safety.

**1201.6.10.1 Categories.** The categories for smoke control are:

1. Category a—None.
2. Category b—The building is equipped throughout with an automatic sprinkler system. Openings are provided in exterior walls at the rate of 20 square feet (1.86 m<sup>2</sup>) per 50 linear feet (15 240 mm) of exterior wall in each story and distributed around the building perimeter at intervals not exceeding 50 feet (15 240 mm). Such openings shall be readily openable from the inside without a key or separate tool and shall be provided with ready access thereto. In lieu of operable openings, clearly and permanently marked tempered glass panels shall be used.
3. Category c—One enclosed exit stairway, with ready access thereto, from each occupied floor of the building. The stairway has operable exterior windows, and the building has openings in accordance with Category b.
4. Category d—One smokeproof enclosure and the building has openings in accordance with Category b.
5. Category e—The building is equipped throughout with an automatic sprinkler system. Each fire area is provided with a mechanical air-handling system designed to accomplish smoke containment. Return and exhaust air shall be moved directly to the outside without recirculation to other fire areas of the building under fire conditions. The system shall exhaust not less than six air changes per hour from the fire area. Supply air by mechanical means to the fire area is not required. Containment of smoke shall be considered as confining smoke to the fire area involved without migration to other fire areas. Any other tested and approved design that will adequately accomplish smoke containment is permitted.

6. Category f—Each stairway shall be one of the following: a smokeproof enclosure in accordance with Section 1019.1.8 of the *Building Code of New York State*; pressurized in accordance with Section 909.20.5 of the *Building Code of New York State*; or shall have operable exterior windows.

**TABLE 1201.6.10  
SMOKE CONTROL VALUES**

OCCUPANCY	CATEGORIES					
	a	b	c	d	e	f
A-1, A-2, A-3	0	1	2	3	6	6
A-4, E	0	0	0	1	3	5
B, M, R	0	2 <sup>a</sup>	3 <sup>a</sup>	3 <sup>a</sup>	3 <sup>a</sup>	4 <sup>a</sup>
F, S	0	2 <sup>a</sup>	2 <sup>a</sup>	3 <sup>a</sup>	3 <sup>a</sup>	3 <sup>a</sup>

a. This value shall be 0 if compliance with Category d or e in Section 1201.6.8.1 has not been obtained.

**1201.6.11 Means-of-egress capacity and number.** Evaluate the means-of-egress capacity and the number of exits available to the building occupants. In applying this section, the means of egress are required to conform to Sections 1013 of the *Building Code of New York State* (with the exception of Section 1015), 1003 of the *Building Code of New York State* (except that the minimum width required by this section shall be determined solely by the width for the required capacity in accordance with Table 1005.1 of the *Building Code of New York State*, 1017, and 1023 of the *Building Code of New York State*. The number of exits credited is the number that is available to each occupant of the area being evaluated. Existing fire escapes shall be accepted as a component in the means of egress when conforming to Section 605.3.1.2. Under the categories and occupancies in Table 1201.6.11, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.11, Means-of-Egress Capacity, for means of egress and general safety.

**1201.6.11.1 Categories.** The categories for means-of-egress capacity and number of exits are:

1. Category a—Compliance with the minimum required means-of-egress capacity or number of exits is achieved through the use of a fire escape in accordance with Section 605.3.1.2.
2. Category b—Capacity of the means of egress complies with Section 1003 of the *Building Code of New York State*, and the number of exits complies with the minimum number required by Section 1017 of the *Building Code of New York State*.
3. Category c—Capacity of the means of egress is equal to or exceeds 125 percent of the required means-of-egress capacity, the means of egress complies with the minimum required width dimensions specified in the *Building Code of New York State*, and the number of exits complies with the minimum number required by Section 1017 of the *Building Code of New York State*.

- 4. Category d—The number of exits provided exceeds the number of exits required by Section 1017 of the *Building Code of New York State*. Exits shall be located a distance apart from each other equal to not less than that specified in Section 1014.2 of the *Building Code of New York State*.
- 5. Category e—The area being evaluated meets both Categories c and d.

**TABLE 1201.6.11  
MEANS OF EGRESS VALUES**

OCCUPANCY	CATEGORIES <sup>a</sup>				
	a	b	c	d	e
A-1, A-2, A-3, A-4, E	-10	0	2	8	10
M	-3	0	1	2	4
B, F, S	-1	0	0	0	0
R	-3	0	0	0	0

a. The values indicated are for buildings six stories or less in height. For buildings over six stories in height, add an additional -10 points.

**1201.6.12 Dead ends.** In spaces required to be served by more than one means of egress, evaluate the length of the exit access travel path in which the building occupants are confined to a single path of travel. Under the categories and occupancies in Table 1201.6.12, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.12, Dead Ends, for means of egress and general safety.

**1201.6.12.1 Categories.** The categories for dead ends are:

- 1. Category a — Dead end of 35 feet (10 670 mm) in nonsprinklered buildings or 70 feet (21 340 mm) in sprinklered buildings.
- 2. Category b — Dead end of 20 feet (6096 mm); or 50 feet (15 240 mm) in Group B in accordance with Section 1016.3, Exception 2 of the *Building Code of New York State*.
- 3. Category c — No dead ends; or ratio of length to width (*l/w*) is less than 2.5:1.

**TABLE 1201.6.12  
DEAD-END VALUES**

OCCUPANCY	CATEGORIES <sup>a</sup>		
	a	b	c
A-1, A-3, A-4, B, F, M, R, S	-2	0	2
A-2, E	-2	0	2

a. For dead-end distances between categories, the dead end value shall be obtained by linear interpolation.

**1201.6.13 Maximum exit access travel distance to an exit.** Evaluate the length of exit access travel to an approved exit. Determine the appropriate points in accordance with the following equation and enter that value into Table 1201.7 under Safety Parameter 1201.6.13, Maximum Exit Access Travel Distance for means of egress and general

safety. The maximum allowable exit access travel distance shall be determined in accordance with Section 1015 of the *Building Code of New York State*.

$$\text{Points} = 20 \times \frac{\text{Maximum allowable travel distance} - \text{Maximum actual travel distance}}{\text{Maximum allowable travel distance}}$$

**(Equation 12-6)**

**1201.6.14 Elevator control.** Evaluate the passenger elevator equipment and controls that are available to the fire department to reach all occupied floors. Elevator recall controls shall be provided in accordance with the *Fire Code of New York State*. Under the categories and occupancies in Table 1201.6.14, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.14, Elevator Control, for fire safety, means of egress, and general safety. The values shall be zero for a single story building.

**1201.6.14.1 Categories.** The categories for elevator controls are:

- 1. Category a—No elevator.
- 2. Category b—Any elevator without Phase I and II recall.
- 3. Category c—All elevators with Phase I and II recall as required by the *Fire Code of New York State*.
- 4. Category d—All meet Category c; or Category b where permitted to be without recall; and at least one elevator that complies with new construction requirements serves all occupied floors.

**TABLE 1201.6.14  
ELEVATOR CONTROL VALUES**

ELEVATOR TRAVEL	CATEGORIES			
	a	b	c	d
Less than 25 feet of travel above or below the primary level of elevator access for emergency fire-fighting or rescue personnel	-2	0	0	+2
Travel of 25 feet or more above or below the primary level of elevator access for emergency fire-fighting or rescue personnel	-4	NP	0	+4

For SI: 1 foot = 304.8 mm.

NP = Not permitted.

**1201.6.15 Means-of-egress emergency lighting.** Evaluate the presence of and reliability of means-of-egress emergency lighting. Under the categories and occupancies in Table 1201.6.15, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.15, Means-of-Egress Emergency Lighting, for means of egress and general safety.

**1201.6.15.1 Categories.** The categories for means-of-egress emergency lighting are:

- 1. Category a—Means-of-egress lighting and exit signs not provided with emergency power in ac-

cordance with Section 2702 of the *Building Code of New York State*.

2. Category b—Means-of-egress lighting and exit signs provided with emergency power in accordance with Section 2702 of the *Building Code of New York State*.
3. Category c—Emergency power provided to means-of-egress lighting and exit signs, which provides protection in the event of power failure to the site or building.

**TABLE 1201.6.15  
MEANS-OF-EGRESS EMERGENCY LIGHTING VALUES**

NUMBER OF EXITS REQUIRED BY SECTIONS 1018.1 AND 1018.2 OF THE BUILDING CODE OF NEW YORK STATE	CATEGORIES		
	a	b	c
Two or more exits	NP	0	4
Minimum of one exit	0	1	1

NP = Not permitted.

**1201.6.16 Mixed occupancies.** Where a building has two or more occupancies that are not in the same occupancy classification, the separation between the mixed occupancies shall be evaluated in accordance with this section. Where there is no separation between the mixed occupancies or the separation between mixed occupancies does not qualify for any of the categories indicated in Section 1201.6.16.1, the building shall be evaluated as indicated in Section 1201.6, and the value for mixed occupancies shall be zero. Under the categories and occupancies in Table 1201.6.16, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.16, Mixed Occupancies, for fire safety and general safety. For buildings without mixed occupancies, the value shall be zero.

**1201.6.16.1 Categories.** The categories for mixed occupancies are:

1. Category a—Minimum 1-hour fire barriers between occupancies.
2. Category b—Fire barriers between occupancies in accordance with Section 302.3.2 of the *Building Code of New York State*.
3. Category c—Fire barriers between occupancies having a fire-resistance rating of not less than twice that required by Section 302.3.2 of the *Building Code of New York State*.

**TABLE 1201.6.16  
MIXED OCCUPANCY VALUES<sup>a</sup>**

OCCUPANCY	CATEGORIES		
	a	b	c
A-1, A-2, R	-10	0	10
A-3, A-4, B, E, F, M, S	-5	0	5

a. For fire-resistance ratings between categories, the value shall be obtained by linear interpolation.

**1201.6.17 Automatic sprinklers.** Evaluate the ability to suppress a fire based on the installation of an automatic sprinkler system in accordance with Section 903.3.1.1 of the *Building Code of New York State*. “Required sprinklers” shall be based on the requirements of this code. Under the categories and occupancies in Table 1201.6.17, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.17, Automatic Sprinklers, for fire safety, means of egress divided by 2, and general safety. High-rise buildings defined in Section 403.1 of the *Building Code of New York State* that undergo a change of occupancy to Group R shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2 of the *Building Code of New York State* and Chapter 9 of the *Building Code of New York State*.

**1201.6.17.1 Categories.** The categories for automatic sprinkler system protection are:

1. Category a—Sprinklers are required throughout; sprinkler protection is not provided or the sprinkler system design is not adequate for the hazard protected in accordance with Section 903 of the *Building Code of New York State*.
2. Category b—Sprinklers are required in a portion of the building; sprinkler protection is not provided or the sprinkler system design is not adequate for the hazard protected in accordance with Section 903 of the *Building Code of New York State*.
3. Category c—Sprinklers are not required; none are provided.
4. Category d—Sprinklers are required in a portion of the building; sprinklers are provided in such portion; the system is one that complied with the code at the time of installation and is maintained and supervised in accordance with Section 903 of the *Building Code of New York State*.
5. Category e—Sprinklers are required throughout; sprinklers are provided throughout in accordance with Chapter 9 of the *Building Code of New York State*.
6. Category f—Sprinklers are not required throughout; sprinklers are provided throughout in accordance with Chapter 9 of the *Building Code of New York State*.

**TABLE 1201.6.17  
SPRINKLER SYSTEM VALUES**

OCCUPANCY	CATEGORIES					
	a <sup>a</sup>	b <sup>a</sup>	c	d	e	f
A-1, A-3, F, M, R, S-1	-6	-3	0	2	4	6
A-2	-4	-2	0	1	2	4
A-4, B, E, S-2	-12	-6	0	3	6	12

a. These options cannot be taken if Category a in Section 1201.6.18 is used.

**1201.6.18 Standpipes.** Evaluate the ability to initiate attack on a fire by making supply of water available readily through the installation of standpipes in accordance with Section 905 of the *Building Code of New York State*. “Required Standpipes” shall be based on the requirements of the *Building Code of New York State*. Under the categories and occupancies in Table 1201.6.18, determine the appropriate value and enter that value into Table 1201.7 under Safety Parameter 1201.6.18, Standpipes, for fire safety, means of egress, and general safety.

**1201.6.18.1 Standpipe.** The categories for standpipe systems are:

1. Category a—Standpipes are required; standpipe is not provided or the standpipe system design is not in compliance with Section 905.3 of the *Building Code of New York State*.
2. Category b—Standpipes are not required; none are provided.
3. Category c—Standpipes are required; standpipes are provided in accordance with Section 905 of the *Building Code of New York State*.
4. Category d—Standpipes are not required; standpipes are provided in accordance with Section 905 of the *Building Code of New York State*.

**TABLE 1201.6.18  
STANDPIPE SYSTEM VALUES**

OCCUPANCY	CATEGORIES			
	a <sup>a</sup>	b	c	d
A-1, A-3, F, M, R, S-1	-6	0	4	6
A-2	-4	0	2	4
A-4, B, E, S-2	-12	0	6	12

a. This option cannot be taken if Category a or Category b in Section 1201.6.17 is used.

**1201.6.19 Incidental use.** Evaluate the protection of incidental use areas in accordance with Section 302.1.1 of the *Building Code of New York State*. Do not include those where this code requires suppression throughout the building, including covered mall buildings, high-rise buildings, public garages, and unlimited area buildings. Assign the lowest score from Table 1201.6.19 for the building or fire area being evaluated. If there are no specific occupancy areas in the building or fire area being evaluated, the value shall be zero.

**1201.7 Building score.** After determining the appropriate data from Section 1201.6, enter those data in Table 1201.7 and total the building score.

**1201.8 Safety scores.** The values in Table 1201.8 are the required mandatory safety scores for the evaluation process listed in Section 1201.6.

**1201.9 Evaluation of building safety.** The mandatory safety score in Table 1201.8 shall be subtracted from the building score in Table 1201.7 for each category. Where the final score for any category equals zero or more, the building is in compliance with the requirements of this section for that category. Where the final score for any category is less than zero, the building is not in compliance with the requirements of this section.

**1201.9.1 Mixed occupancies.** For mixed occupancies, the following provisions shall apply:

1. Where the separation between mixed occupancies does not qualify for any category indicated in Section 1201.6.16, the mandatory safety scores for the occupancy with the lowest general safety score in Table 1201.8 shall be utilized. (See Section 1201.6.)
2. Where the separation between mixed occupancies qualifies for any category indicated in Section 1201.6.16, the mandatory safety scores for each occupancy shall be placed against the evaluation scores for the appropriate occupancy.

**TABLE 1201.6.19  
INCIDENTAL USE AREA VALUES<sup>a</sup>**

PROTECTION REQUIRED BY TABLE 302.1.1 OF THE BUILDING CODE OF NEW YORK STATE	PROTECTION PROVIDED						
	None	1 hour	AFSS	AFSS with SP	1 hour and AFSS	2 hours	2 hours and AFSS
2 hours and AFSS	-4	-3	-2	-2	-1	-2	0
2 hours, or 1 hour and AFSS	-3	-2	-1	-1	0	0	0
1 hour and AFSS	-3	-2	-1	-1	0	-1	0
1 hour	-1	0	-1	-1	0	0	0
1 hour, or AFSS with SP	-1	0	-1	-1	0	0	0
AFSS with SP	-1	-1	-1	-1	0	-1	0
1 hour or AFSS	-1	0	0	0	0	0	0

a. AFSS = Automatic fire suppression system; SP = Smoke partitions (See BC of NYS Section 302.1.1.1).

Note: For Table 1201.7, see page 62.

**COMPLIANCE ALTERNATIVES**

**TABLE 1201.7  
SUMMARY SHEET—BUILDING CODE**

Existing occupancy _____	Proposed occupancy _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per Floor _____
Percentage of frontage increase _____ %	Percentage of height reduction _____ %
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fire-resistance rating of vertical opening enclosures _____	
Type of HVAC system _____	Serving number of floors _____
Automatic fire detection: Yes _____ No _____	Type of location _____
Fire alarm system: Yes _____ No _____	Type _____
Smoke control: Yes _____ No _____	Type _____
Adequate exit routes: Yes _____ No _____	Dead ends: Yes _____ No _____
Maximum exit access travel distance _____	Elevator controls: Yes _____ No _____
Means-of-egress emergency lighting: Yes _____ No _____	Mixed occupancies: Yes _____ No _____

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1201.6.1 Building Height 1201.6.2 Building Area 1201.6.3 Compartmentation			
1201.6.4 Tenant and Dwelling Unit Separations 1201.6.5 Corridor Walls 1201.6.6 Vertical Openings			
1201.6.7 HVAC Systems 1201.6.8 Automatic Fire Detection 1201.6.9 Fire Alarm System			
1201.6.10 Smoke Control 1201.6.11 Means-of-Egress Capacity 1201.6.12 Dead Ends	**** **** ****		
1201.6.13 Maximum Exit Access Travel Distance 1201.6.14 Elevator Control 1201.6.15 Means-of-Egress Emergency Lighting	**** **** ****		
1201.6.16 Mixed Occupancies 1201.6.17 Automatic Sprinklers 1201.6.18 Standpipes 1201.6.19 Incidental Use Area Protection		**** Divide by 2	
Building Score—Total Value			

\*\*\*No applicable value to be inserted

**TABLE 1201.8  
MANDATORY SAFETY SCORES<sup>a</sup>**

OCCUPANCY	FIRE SAFETY (MFS)	MEANS OF EGRESS (MME)	GENERAL SAFETY (MGS)
A-1	20	31	31
A-2	21	32	32
A-3	22	33	33
A-4, E	29	40	40
B	30	40	40
F	24	34	34
M	23	40	40
R	21	38	38
S-1	19	29	29
S-2	29	39	39

- a. MFS = Mandatory Fire Safety  
 MME = Mandatory Means of Egress  
 MGS = Mandatory General Safety

**TABLE 1201.9  
EVALUATION FORMULAS<sup>a</sup>**

FORMULA	T1201.7		T1201.8		SCORE	PASS	FAIL
FS - MFS $\geq$ 0	_____ (FS)	-	_____ (MFS)	=	_____	_____	_____
ME - MME $\geq$ 0	_____ (ME)	-	_____ (MME)	=	_____	_____	_____
GS - MGS $\geq$ 0	_____ (GS)	-	_____ (MGS)	=	_____	_____	_____

- a. FS = Fire Safety      MFS = Mandatory Fire Safety  
 ME = Means of Egress      MME = Mandatory Means of Egress  
 GS = General Safety      MGS = Mandatory General Safety

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