

CHAPTER 6

ALTERATIONS—LEVEL 2

SECTION 601 GENERAL

601.1 Scope. Level 2 alterations as described in Section 304 shall comply with the requirements of this chapter.

Exception: Buildings in which the reconfiguration is exclusively the result of compliance with the accessibility requirements of Section 506.2 shall be permitted to comply with Chapter 5.

601.2 Alteration Level 1 compliance. In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 5.

601.3 Compliance. All new construction elements, components, systems, and spaces shall comply with the requirements of the *Building Code of New York State*.

Exceptions:

1. Windows may be added without requiring compliance with the light and ventilation requirements of the *Building Code of New York State*.
2. Newly installed electrical equipment shall comply with the requirements of Section 608.
3. The length of dead-end corridors in newly constructed spaces shall only be required to comply with the provisions of Section 605.6.
4. The minimum ceiling height of the newly created habitable and occupiable spaces and corridors shall be 6 feet 8 inches (2032 mm). Basement spaces of Type R, M, B and S can have a ceiling height of not less than 6 feet 4 inches (1930.4 mm) of clear height under beams, girders, ducts and similar obstructions, provided no more than 30 percent of the floor area is below 6 feet 8 inches (2302 mm) and the basement is limited to one story below grade.

SECTION 602 SPECIAL USE AND OCCUPANCY

602.1 General. Alteration of buildings classified as special use and occupancy as described in the *Building Code of New York State* shall comply with the requirements of Section 601.1 and the scoping provisions of Chapter 1 where applicable.

SECTION 603 BUILDING ELEMENTS AND MATERIALS

603.1 Scope. The requirements of this section are limited to work areas in which Level 2 alterations are being performed, and shall apply beyond the work area where specified.

603.2 Vertical openings. Existing vertical openings shall comply with the provisions of Sections 603.2.1, 603.2.2, and 603.2.3.

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

Exceptions:

1. Where vertical opening enclosure is not required by the *Building Code of New York State* or the *Fire Code of New York State*.
2. Interior vertical openings other than stairways may be blocked at the floor and ceiling of the work area by installation of not less than 2 inches (51 mm) of solid wood or equivalent construction.
3. The enclosure shall not be required where:
 - 3.1. Connecting the main floor and mezzanines; or
 - 3.2. All of the following conditions are met:
 - 3.2.1. The communicating area has a low hazard occupancy or has a moderate hazard occupancy that is protected throughout by an automatic sprinkler system.
 - 3.2.2. The lowest or next to the lowest level is a street floor.
 - 3.2.3. The entire area is open and unobstructed in a manner such that it may be assumed that a fire in any part of the interconnected spaces will be readily obvious to all of the occupants.
 - 3.2.4. Exit capacity is sufficient to provide egress simultaneously for all the occupants of all levels by considering all areas to be a single floor area for the determination of required exit capacity.
 - 3.2.5. Each floor level, considered separately, has at least one half of its individual required exit capacity provided by an exit or exits leading directly out of that level without having to traverse another communicating floor level or be exposed to the smoke or fire spreading from another communicating floor level.

4. In Group A occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories.
5. In Group B occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 603.2.1, shall not be required in the following locations:
 - 5.1. Buildings not exceeding 3,000 square feet (279 m²) per floor.
 - 5.2. Buildings protected throughout by an approved automatic fire sprinkler system.
6. In Group E occupancies, the enclosure shall not be required for vertical openings not exceeding three stories when the building is protected throughout by an approved automatic fire sprinkler system.
7. In Group F occupancies, the enclosure shall not be required in the following locations:
 - 7.1. Vertical openings not exceeding three stories.
 - 7.2. Special purpose occupancies where necessary for manufacturing operations and direct access is provided to at least one protected stairway.
 - 7.3. Buildings protected throughout by an approved automatic sprinkler system.
8. In Group H occupancies, the enclosure shall not be required for vertical openings not exceeding three stories where necessary for manufacturing operations and every floor level has direct access to at least two remote enclosed stairways or other approved exits.
9. In Group M occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 603.2.1, shall not be required in the following locations:
 - 9.1. Openings connecting only two floor levels.
 - 9.2. Occupancies protected throughout by an approved automatic sprinkler system.
10. In Group R-1 occupancies, the enclosure shall not be required for vertical openings not exceeding three stories in the following locations:
 - 10.1. Buildings protected throughout by an approved automatic sprinkler system.
 - 10.2. Buildings with less than 25 dwelling units or sleeping units where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window

having a sill height of not greater than 44 inches (1118 mm) and where:

- 10.2.1 Any exit access corridor exceeding 8 feet (2438 mm) in length that serves two means of egress, one of which is an unprotected vertical opening, shall have at least one of the means of egress separated from the vertical opening by a 1-hour fire barrier; and
 - 10.2.2 The building is protected throughout by an automatic fire alarm system, installed and supervised in accordance with the *Building Code of New York State*.
11. In Group R-2 occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories. This enclosure, or the enclosure specified in Section 603.2.1, shall not be required in the following locations:
 - 11.1. Vertical openings not exceeding two stories with not more than four dwelling units per floor.
 - 11.2. Buildings protected throughout by an approved automatic sprinkler system.
 - 11.3. Buildings with not more than four dwelling units per floor where every sleeping room above the second floor is provided with direct access to a fire escape or other approved second exit by means of an approved exterior door or window having a sill height of not greater than 44 inches (1118 mm) and the building is protected throughout by an automatic fire alarm system complying with Section 604.4.
 12. One- and two-family dwellings.
 13. Group S occupancies where connecting not more than two floor levels or where connecting not more than three floor levels and the structure is equipped throughout with an approved automatic sprinkler system.
 14. Group S occupancies where vertical opening protection is not required for open parking garages and ramps.

603.2.2 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 603.2 shall apply to vertical openings other than stairways throughout the floor.

Exception: Vertical openings located in tenant spaces that are entirely outside the work area.

603.2.3 Supplemental stairway enclosure requirements. Where the work area on any floor exceeds 50 percent of that floor area, 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 *Building Code of New York State* or the *Fire Code of New York State*.

603.3 Smoke barriers. Smoke barriers in Group I-2 occupancies shall be installed where required by Sections 603.3.1 and 603.3.2.

603.3.1 Compartmentation. Where the work area is on a story used for sleeping rooms for more than 30 patients, the story shall be divided into not less than two compartments by smoke barrier walls complying with Section 603.3.2 such that each compartment does not exceed 22,500 square feet (2093 m²), and the travel distance from any point to reach a door in the required smoke barrier shall not exceed 200 feet (60 960 mm).

Exception: Where neither the length nor the width of the smoke compartment exceeds 150 feet (45 720 mm), the travel distance to reach the smoke barrier door shall not be limited.

603.3.2 Fire-resistance rating. The smoke barriers shall be fire-resistance rated for 30 minutes and constructed in accordance with the *Building Code of New York State*.

603.4 Interior finish. The interior finish of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the *Building Code of New York State*.

Exception: Existing interior finish materials that do not comply with the interior finish requirements of the *Building Code of New York State* shall be permitted to be treated with an approved fire-retardant coating in accordance with the manufacturer's instructions to achieve the required rating.

603.4.1 Supplemental interior finish requirements. Where the work area on any floor exceeds 50 percent of the floor area, Section 603.4 shall also apply to the interior finish in exits and corridors serving the work area throughout the floor.

Exception: Interior finish within tenant spaces that are entirely outside the work area.

603.5 Guards. The requirements of Sections 603.5.1 and 603.5.2 shall apply in all work areas.

603.5.1 Minimum requirement. Every portion of a floor, such as a balcony or a loading dock, that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

603.5.2 Design. Where there are no guards or where existing guards must be replaced, the guards shall be designed and installed in accordance with the *Building Code of New York State*.

SECTION 604 FIRE PROTECTION

604.1 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.

604.2 Automatic sprinkler systems. Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 604.2.1 through 604.2.5. Installation requirements shall be in accordance with the *Building Code of New York State*.

604.2.1 High-rise buildings. In high-rise buildings, work areas shall be provided with automatic sprinkler protection where the work area is located on a floor that has a sufficient sprinkler water supply system from an existing standpipe or a sprinkler riser serving that floor.

604.2.1.1 Supplemental automatic sprinkler system requirements. Where the work area on any floor exceeds 50 percent of that floor area, Section 604.2.1 shall apply to the entire floor on which the work area is located.

Exception: Tenant spaces that are entirely outside the work area and separated by fire barriers having a minimum 2-hour rating for Group H and a minimum 1-hour rating for all occupancy groups.

604.2.2 All groups. In buildings with occupancies required by Chapter 9 of the *Building Code of New York State* to be provided with sprinkler protection, work areas shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the *Building Code of New York State* as applicable to new construction;
2. The work area exceeds 50 percent of the floor area; and
3. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

Exception: Work areas in Group R occupancies three stories or less in height.

604.2.2.1 Mixed uses. In work areas containing mixed uses, one or more of which requires automatic sprinkler protection in accordance with Section 604.2.2, such protection shall not be required throughout the work area provided that the uses requiring such protection are separated from those not requiring protection by fire-resistance-rated construction having a minimum 2-hour rating for Group H and a minimum 1-hour rating for all other occupancy groups.

604.2.3 Windowless stories. Work located in a windowless story, as determined in accordance with the *Building Code of New York State*, shall be sprinklered where the work area is required to be sprinklered under the provisions of the

Building Code of New York State for newly constructed buildings and the building has a sufficient municipal water supply available to the floor without installation of a new fire pump.

604.2.4 Other required suppression systems. In buildings and areas listed in Table 903.2.13 of the *Building Code of New York State*, work areas that include exits or corridors shared by more than one tenant or serving an occupant load greater than 30 shall be provided with sprinkler protection under the following conditions:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the *Building Code of New York State* applicable to new construction; and
2. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

604.2.5 Supervision. Fire sprinkler systems required by this section shall be supervised by one of the following methods:

1. Approved central station system in accordance with NFPA 72;
2. Approved proprietary system in accordance with NFPA 72;
3. Approved remote station system of the jurisdiction in accordance with NFPA 72; or
4. Approved local alarm service that will cause the sounding of an alarm in accordance with NFPA 72.

Exception: Supervision is not required for the following:

1. Underground gate valve with roadway boxes.
2. Halogenated extinguishing systems.
3. Carbon dioxide extinguishing systems.
4. Dry and wet chemical extinguishing systems.
5. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for the automatic sprinkler system is not provided.

604.3 Standpipes. Where the aggregate work area exceeds 50 percent of any single floor area and any work area is located more than 30 feet (15 240 mm) above or below the lowest level of fire department access, a standpipe system shall be provided. Standpipes shall have an approved fire department connection with hose connections at each floor level above or below the lowest level of fire department access. Standpipe systems shall be installed in accordance with the *Building Code of New York State*.

Exceptions:

1. Manual filled standpipes are permitted provided that the standpipes are capable of accepting delivery by fire department apparatus of a minimum of 250 gallons per minute (gpm) at 65 pounds per square inch

(psi) (946 L/m at 448KPa) to the topmost floor in buildings equipped throughout with an automatic sprinkler system or a minimum of 500 gpm at 65 psi (1892 L/m at 448KPa) to the topmost floor in all other buildings. Where the standpipe terminates below the topmost floor, the standpipe shall be designed to meet (gpm/psi) (L/m/KPa) requirements of this exception for possible future extension of the standpipe.

2. The interconnection of multiple standpipe risers shall not be required.

604.4 Fire alarm and detection. An approved fire alarm system shall be installed in accordance with Sections 604.4.1 through 604.4.3. Where automatic sprinkler protection is provided in accordance with Section 604.2 and is connected to the building fire alarm system, automatic heat detection shall not be required.

An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances, and equipment shall be approved. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms, where products of combustion are present during normal operation in sufficient quantity to actuate a smoke detector.

604.4.1 Occupancy requirements. A fire alarm system shall be installed in accordance with Sections 604.4.1.1 through 604.4.1.7. Existing alarm-notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm-notification appliances within the work area shall be provided and automatically activated.

Exceptions:

1. Occupancies with an existing, previously approved fire alarm system.
2. Where selective notification is permitted, alarm-notification appliances shall be automatically activated in the areas selected.

604.4.1.1 Group E. A fire alarm system shall be installed in work areas of Group E occupancies as required by the *Fire Code of New York State* for existing Group E occupancies.

604.4.1.2 Group I-1. A fire alarm system shall be installed in work areas of Group I-1 residential care/assisted living facilities as required by the *Fire Code of New York State* for existing Group I-1 occupancies.

604.4.1.3 Group I-2. A fire alarm system shall be installed in work areas of Group I-2 occupancies as required by the *Fire Code of New York State* for existing Group I-2 occupancies.

604.4.1.4 Group I-3. A fire alarm system shall be installed in work areas of Group I-3 occupancies as required by the *Fire Code of New York State* for existing Group I-3 occupancies.

604.4.1.5 Group R-1. A fire alarm system shall be installed in Group R-1 occupancies as required by the

Fire Code of New York State for existing Group R-1 occupancies.

604.4.1.6 Group R-2. A fire alarm system shall be installed in work areas of Group R-2 apartment buildings as required by the *Fire Code of New York State* for existing Group R-2 occupancies.

604.4.1.7 Group R-4. A fire alarm system shall be installed in work areas of Group R-4 residential care/assisted living facilities as required by the *Fire Code of New York State* for existing Group R-4 occupancies.

604.4.2 Supplemental fire alarm system requirements. Where the work area on any floor exceeds 50 percent of that floor area, Section 604.4.1 shall apply throughout the floor.

Exception: Alarm-initiating and notification appliances shall not be required to be installed in tenant spaces outside of the work area.

604.4.3 Smoke alarms. Individual sleeping units and individual dwelling units in any work area in Group R-1, R-2, R-3, R-4, and I-1 occupancies shall be provided with smoke alarms in accordance with the *Fire Code of New York State*.

Exception: Interconnection of smoke alarms outside of the rehabilitation work area shall not be required.

SECTION 605 MEANS OF EGRESS

605.1 Scope. The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the work area 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.

605.2 General. The means of egress shall comply with the requirements of this section.

Exceptions:

1. Where the work area and the means of egress serving it complies with NFPA 101.
2. Buildings constructed in conformance with the *Uniform Fire Prevention and Building Code, State Building Construction Code* or other building codes in force before the effective date of this code shall have exits maintained in compliance with the code in effect at the date of substantial completion.

605.3 Number of exits. The number of exits shall be in accordance with Sections 605.3.1 through 605.3.3.

605.3.1 Minimum number. Every story utilized for human occupancy on which there is a work area that includes exits or corridors shared by more than one tenant within the work area shall be provided with the minimum number of exits

based on the occupancy and the occupant load in accordance with the *Building Code of New York State*. In addition, the exits shall comply with Sections 605.3.1.1 and 605.3.1.2.

605.3.1.1 Single-exit buildings. Only one exit is required from buildings and spaces of the following occupancies:

1. In Group A, B, E, F, M, U, and S occupancies, a single exit is permitted in the story at the level of exit discharge when the occupant load of the story does not exceed 50 and the exit access travel distance does not exceed 75 feet (22 860 mm).
2. Group B, F-2, and S-2 occupancies not more than two stories in height that are not greater than 3,000 square feet per floor (279 m²), when the exit access travel distance does not exceed 75 feet (22 860 mm). The minimum fire-resistance rating of the exit enclosure and of the opening protection shall be 1 hour.
3. Open parking structures where vehicles are mechanically parked.
4. In buildings containing Group B, S2, or M occupancies, the required building features in Table 605.3.1(1) shall be provided based upon the highest story occupied by the specific use group.
5. In buildings containing Group R2 apartment or boarding houses or R3 occupancies, the required building features in Table 605.3.1.1 (2) shall be provided based upon the highest story occupied by the specific use group.
6. In Group R-2, H-4, H-5, and I occupancies and in rooming houses and childcare centers, a single exit is permitted in a one-story building with a maximum occupant load of 10 and the exit access travel distance does not exceed 75 feet (22 860 mm).
7. In buildings of Group R-2 occupancy that are equipped throughout with an automatic fire sprinkler system, a single exit shall be permitted from a basement or story below grade if every dwelling unit on that floor is equipped with an approved window providing a clear opening of at least 4 square feet (0.37 m²) in area, a minimum dimension of 18 inches (457 mm) in height with bottom of opening no higher than 4 feet 6 inches (1372 mm) in a basement.
8. In buildings of Group R-3 occupancy equipped throughout with an automatic fire sprinkler system, only one exit shall be required from basements or stories below grade.

TABLE 605.3.1.1(1)

REQUIRED BUILDING FEATURES	MAXIMUM NUMBER OF STORIES ABOVE GRADE ^a				
	1 or 2 story		3 Story		4 and 5 story
	No Sprinklers	Sprinklers	No Sprinklers	Sprinklers	Sprinklers
Permitted occupancy	B, S2, or M	B, S2, or M	B or S2	B, S2 or M	B or S2
Content restriction limited to storage or retail display of hazardous materials within the building not exceeding 10% of maximum allowable quantities in Table B307.7.(1)	Yes	Yes	Yes	Yes	Yes
Maximum gross floor area per story (square feet)	3,500	3,500	3,500	3,500	3,500
Exit access travel distance (feet)	50	75	50	75	75
One emergency escape & rescue opening per ^(d) on each floor and accessible to each tenant	Yes	No	Yes	Yes	Yes
Shaft & vertical exit enclosures fire-resistance rating (hours)	1	1/2	1	1/2	2
Corridor fire resistance rating (hours) ^(b)	1/2	0	1	1/2	1
Corridor opening protective fire protection rating (hours)	0.33	Self-closing	3/4	0.33	3/4
Vertical exit & hoistway venting at 3.5% of shaft area per F910 and activated by a smoke detector or pressurization per F909	No	No	No	No	Yes
Corridor & exit interior finish per F806	Yes	Yes	Yes	Yes	Yes
Horizontal assemblies between use groups (hours) ^(b)	1/2	0	1/2	0	1
Fire partitions between tenants (hours) ^(b)	1/2	0	1/2	0	1
Table 302.1.1 Incidental Use Areas Fire-Resistance-Rating Enclosures (hours)	1	1/2	2	1/2	2
Fire dampers per B715 for duct and air transfer openings in horizontal assemblies and shaft enclosures which require a fire-resistance rating	Yes	No	Yes	No	Yes
Electrical branch circuits meet NFPA 70 requirements	Yes	Yes	Yes	Yes	Yes
Manual fire alarm system per F907 with supervisory service per B901.6	Yes	Yes	Yes	Yes	Yes
Automatic heat detection system per F907 throughout building in spaces which would otherwise be provided with fire sprinklers per NFPA 13	Yes	No	Yes	No	No
Automatic smoke detection per F907 in shared exit access corridors	No	No	No	No	No
Electrically supervised quick response wet pipe sprinkler system throughout building per B903.3. ^(c)	No	Yes	No	Yes	Yes
Class I manual wet fire standpipe system per F905.3	No	No	No	No	Yes

- a. Provided the building has not more than one level below the first story and this is not applicable for Type V Construction greater than three stories in height.
- b. Zero (0) fire resistance rating means wall is required to resist the passage of smoke.
- c. Dry pipe sprinkler protection with standard response sprinklers is only permitted in unheated spaces subject to freezing temperatures.
- d. Where required, an emergency escape and rescue opening shall have the following characteristics: it shall have a minimum net clear opening of 4 square feet with a minimum dimension of 18 inches (457mm) with bottom of opening no higher than 3 feet 6 inches (1067mm) nor lower than 18 inches (457 mm) above finished floor in all above grade stories and no higher than 4 feet 6 inches (1372 mm) in a basement.

TABLE 605.3.1.1(2)

REQUIRED BUILDING FEATURES	MAXIMUM NUMBER OF STORIES ABOVE GRADE ^a				
	1 or 2 story		3 Story		4 and 5 story
	No Sprinklers	Sprinklers	No Sprinklers	Sprinklers	Sprinklers
Permitted occupancy	R2 apartment or boarding houses & R3	R2 apartment or boarding houses & R3	R2 apartment or boarding houses & R3	R2 apartment or boarding houses & R3	R2 apartment or boarding houses & R3
Content restriction limited to storage or retail display of hazardous materials within the building not exceeding 10% of maximum allowable quantities in Table B307.7.(1)	Yes	Yes	Yes	Yes	Yes
Maximum number of dwelling units per story and maximum gross floor area per story (square feet)	4 dwelling units and 3,500 GSF	4 dwelling units and 3,500 GSF	4 dwelling units and 3,500 GSF	4 dwelling units and 3,500 GSF	4 dwelling units and 3,500 GSF
Exit access travel distance (feet)	50	75	50	75	75
One emergency escape & rescue opening per ^(d) within each dwelling unit or on each floor accessible to each sleeping room where dwelling units are not present	Yes	No	Yes	Yes	Yes
Shaft & vertical exit enclosures fire-resistance rating (hours)	1	1/2	1	1/2	2
Corridor fire-resistance rating (hours) ^(b)	1/2	0	1	1/2	1
Corridor opening protective fire protection rating (hours)	0.33	Self-closing	3/4	0.33	3/4
Vertical exit & hoistway venting at 3.5% of shaft area per F910 and activated by a smoke detector or pressurization per F909	No	No	No	No	Yes
Corridor & exit interior finish per F806	Yes	Yes	Yes	Yes	Yes
Horizontal assemblies between use groups (hours) ^(b)	1/2	0	1/2	0	1
Fire partitions between tenants (hours) ^(b)	1/2	0	1/2	0	1
Table 302.1.1 Incidental Use Areas Fire-Resistance-Rating Enclosures (hours)	1	1/2	2	1/2	2
Fire dampers per B715 for duct and air transfer openings in horizontal assemblies and shaft enclosures which require a fire resistance rating	Yes	No	Yes	No	Yes
Electrical branch circuits meet NFPA 70 requirements	Yes	Yes	Yes	Yes	Yes
Manual fire alarm system per F907 with supervisory service per B901.6	Yes	Yes	Yes	Yes	Yes
Automatic heat detection system per F907 throughout building in spaces which would otherwise be provided with fire sprinklers per NFPA 13	Yes	No	Yes	No	No
Single & multiple station smoke alarms within dwelling units per F907.2.10.2 and F907.2.10.3	Yes	Yes	Yes	Yes	Yes
Automatic smoke detection per F907 in shared exit access corridors	Yes	No	Yes	No	No
Electrically supervised quick response or residential (as applicable) wet pipe sprinkler system throughout building per B903.3. ^(c)	No	Yes	Not required except in Type V construction	Yes	Yes
Class I manual wet fire standpipe system per F905.3	No	No	No	No	Yes

- a. Provided the building has not more than one level below the first story and this is not applicable for Type V Construction greater than three stories in height.
- b. Zero (0) fire resistance rating means wall is required to resist the passage of smoke.
- c. Quick Response Sprinkler protection is required in all nonresidential occupancies located below Group R, and for all three-story Type V buildings. Dry pipe sprinkler protection with standard response sprinklers is only permitted in unheated spaces subject to freezing temperatures.
- d. Where required an emergency escape and rescue opening shall have the following characteristics: it shall have a minimum net clear opening of 4 square feet with a minimum dimension of 18 inches (457mm) with bottom of opening no higher than 3 feet 6 inches (1067mm) nor lower than 18 inches (457 mm) above finished floor in all above grade stories and no higher than 4 feet 6 inches (1372 mm) in a basement.

605.3.1.2 Fire escapes required. When more than one exit is required, an existing or newly constructed fire escape complying with Section 605.3.1.2.1 shall be accepted as providing one of the required means of egress.

605.3.1.2.1 Fire escape access and details. Fire escapes shall comply with all of the following requirements:

1. Occupants shall have unobstructed access to the fire escape without having to pass through a room subject to locking.
2. Access to a new fire escape shall be through a door, except that windows shall be permitted to provide access from single dwelling units or sleeping units in Group R-1, R-2, and I-1 occupancies or to provide access from spaces having a maximum occupant load of 10 in other occupancy classifications. These shall be no higher than the floor or window sill level and no lower than 8 inches (203 mm) below the floor level or 18 inches (457 mm) below the window sill.
3. Newly constructed fire escapes shall be permitted only where exterior stairs cannot be utilized because of lot lines limiting the stair size or because of the sidewalks, alleys, or roads at grade level.
4. Openings within 10 feet (3048 mm) of fire escape stairs shall be protected by fire assemblies having minimum $\frac{3}{4}$ -hour fire-resistance ratings.

Exception: Opening protection shall not be required in buildings equipped throughout with an approved automatic sprinkler system.

5. In all buildings of Group E occupancy, up to and including the 12th grade, buildings of Group I occupancy, rooming houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

605.3.1.2.2 Construction. The fire escape shall be designed to support a live load of 100 pounds per square foot (4788 Pa) and shall be constructed of steel or other approved noncombustible materials. Fire escapes constructed of wood not less than nominal 2 inches (51 mm) thick are permitted on buildings of Type V construction. Walkways and railings located over or supported by combustible roofs in buildings of Types III and IV construction are permitted to be of wood not less than nominal 2 inches (51 mm) thick.

605.3.1.2.3 Dimensions. Stairs shall be at least 22 inches (559 mm) wide with risers not more than, and treads not less than, 8 inches (203 mm). Landings at the foot of stairs shall not be less than 40 inches (1016 mm) wide by 36 inches (914 mm) long and located not more than 8 inches (203 mm) below the door.

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

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

605.3.2 Mezzanines. Mezzanines in the work area and with an occupant load of more than 50 or in which the travel distance to an exit exceeds 75 feet (22 860 mm) shall have access to at least two independent means of egress.

Exception: Two independent means of egress are not required where the travel distance to an exit does not exceed 100 feet (30 480 mm) and the building is protected throughout with an automatic sprinkler system.

605.3.3 Main entrance—Group A. All buildings of Group A with an occupant load of 100 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity of at least one half of the total occupant load. The remaining exits shall be capable of providing one half of the total required exit capacity.

Exception: Where there is no well-defined main exit or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width.

605.4 Egress doorways. Egress doorways in any work area shall comply with Sections 605.4.1 through 605.4.5.

605.4.1 Two egress doorways required. Work areas shall be provided with two egress doorways in accordance with the requirements of Sections 605.4.1.1 and 605.4.1.2.

605.4.1.1 Occupant load and travel distance. In any work area, all rooms and spaces having an occupant load greater than 50 or in which the travel distance to an exit exceeds 75 feet (22 860 mm) shall have a minimum of two egress doorways.

Exceptions:

1. Storage rooms having a maximum occupant load of 10.
2. Where the work area is served by a single exit in accordance with Section 605.3.1.1.

605.4.1.2 Group I-2. In buildings of Group I-2 occupancy, any patient sleeping room or suite of patient rooms greater than 1,000 square feet (93 m²) within the work area shall have a minimum of two egress doorways.

605.4.2 Door swing. In the work area and in the egress path from any work area to the exit discharge, all egress doors serving an occupant load greater than 50 shall swing in the direction of exit travel.

605.4.2.1 Supplemental requirements for door swing. Where the work area exceeds 50 percent of the floor area, door swing shall comply with Section 605.4.2 throughout the floor.

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

605.4.3 Door closing. In any work area, all doors opening onto an exit passageway at grade or an exit stair shall be self-closing or automatically closing by listed closing devices.

Exceptions:

1. Where exit enclosure is not required by the *Building Code of New York State*.
2. Means of egress within or serving only a tenant space that is entirely outside the work area.

605.4.3.1 Supplemental requirements for door closing. Where the work area exceeds 50 percent of the floor area, doors shall comply with Section 605.4.3 throughout the exit stair from the work area to the level of exit discharge.

605.4.4 Panic hardware. In any work area, and in the egress path from any work area to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic hardware.

605.4.4.1 Supplemental requirements for panic hardware. Where the work area exceeds 50 percent of the floor area, panic hardware shall comply with Section 605.4.4 throughout the floor.

Exception: Means of egress within a tenant space that is entirely outside the work area.

605.4.5 Emergency power source in Group I-3. Work areas in buildings of Group I-3 occupancy having remote power unlocking capability for more than 10 locks shall be provided with an emergency power source for such locks. Power shall be arranged to operate automatically upon failure of normal power within 10 seconds and for a duration of not less than 1 hour.

605.5 Openings in corridor walls. Openings in corridor walls in any work area shall comply with Sections 605.5.1 through 605.5.4.

Exception: Openings in corridors where such corridors are not required to be rated in accordance with the *Building Code of New York State*.

605.5.1 Corridor doors. Corridor doors in the work area shall not be constructed of hollow core wood and shall not contain louvers. All dwelling unit or sleeping unit corridor doors in work areas in buildings of Groups R-1, R-2, and I-1 shall be at least 1³/₈-inch (35 mm) solid core wood or approved equivalent and shall not have any glass panels, other than approved wired glass or other approved glazing material in metal frames. All dwelling unit or sleeping unit corridor doors in work areas in buildings of Groups R-1, R-2, and I-1 shall be equipped with approved door closers. All replacement doors shall be 1³/₄-inch (45 mm) solid bonded

wood core or approved equivalent, unless the existing frame will accommodate only a 1³/₈-inch (35 mm) door.

Exceptions:

1. Corridor doors within a dwelling unit or sleeping unit.
2. Existing doors meeting the requirements of *HUD Guideline on Fire Ratings of Archaic Materials and Assemblies* (EBC of NYS Resource A) for a rating of 15 minutes or more shall be accepted as meeting the provisions of this requirement.
3. Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required only to resist smoke, be reasonably tight fitting, and shall not contain louvers.
4. In group homes with a maximum of 15 occupants and that are protected with an approved automatic detection system, closing devices may be omitted.
5. Door assemblies having a fire-protection rating of at least 20 minutes.

605.5.2 Transoms. In all buildings of Group I-1, R-1, and R-2 occupancy, all transoms in corridor walls in work areas shall either be glazed with 1/4-inch (6.4 mm) wired glass set in metal frames or other glazing assemblies having a fire-protection rating as required for the door and permanently secured in the closed position or sealed with materials consistent with the corridor construction.

605.5.3 Other corridor openings. In any work area, any other sash, grille, or opening in a corridor and any window in a corridor not opening to the outside air shall be sealed with materials consistent with the corridor construction.

605.5.3.1 Supplemental requirements for other corridor opening. Where the work area exceeds 50 percent of the floor area, Section 605.5.3 shall be applicable to all corridor windows, grills, sashes, and other openings on the floor.

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

605.5.4 Supplemental requirements for corridor openings. Where the work area on any floor exceeds 50 percent of the floor area, the requirements of Sections 605.5.1 through 605.5.3 shall apply throughout the floor.

605.6 Dead-end corridors. Dead-end corridors in any work area shall not exceed 35 feet (10 670 mm).

Exceptions:

1. Where dead-end corridors of greater length are permitted by the *Building Code of New York State*.
2. In other than Group A and H occupancies, the maximum length of an existing dead-end corridor shall be 50 feet (15 240 mm) in buildings equipped throughout with an automatic fire alarm system installed in accordance with the *Building Code of New York State*.

3. In other than Group A and H occupancies, the maximum length of an existing dead-end corridor shall be 70 feet (21 356 mm) in buildings equipped throughout with an automatic sprinkler system installed in accordance with the *Building Code of New York State*.
4. In other than Group A and H occupancies, the maximum length of an existing, newly constructed, or extended dead-end corridor shall not exceed 50 feet (15 240 mm) on floors equipped with an automatic sprinkler system installed in accordance with the *Building Code of New York State*.

605.7 Means-of-egress lighting. Means-of-egress lighting shall be in accordance with this section, as applicable.

605.7.1 Artificial lighting required. Means of egress in all work areas shall be provided with artificial lighting in accordance with the requirements of the *Building Code of New York State*.

605.7.2 Emergency illumination. Means of egress in all work areas shall be provided with emergency lighting. In the event of a power supply failure, illumination shall be automatically provided from an emergency power system for the following occupancies where such occupancies require two or more means of egress:

1. Group A.
Exception: Group A 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 occupants above or below the level of exit discharge or buildings with 1,000 or more total occupants.
3. Group E in interior stairs, corridors, windowless areas with student occupancy, shops and laboratories.
4. Group f having more than 100 occupants.
5. Group I.
6. Group M.
Exception: Buildings less than 3,000 square feet (279 m²) in gross sales area on one story only, excluding mezzanines.
7. Group R-1, R-2 and R-4.

Exception: Where each dwelling or sleeping unit has direct access to the outside at ground level.

The emergency power system shall provide power for not less than 60 minutes and consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 604 of the *Fire Code of New York State*.

605.7.3 Supplemental requirements for means-of-egress lighting. Where the work area on any floor exceeds 50 percent of that floor area, means of egress throughout the floor and the exits therefrom shall comply with Section 605.7.1 and 605.7.2.

Exception: Means of egress within or serving only a tenant space that is entirely outside the work area.

605.8 Exit signs. Exit signs shall be in accordance with this section, as applicable.

605.8.1 Work areas. Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the *Building Code of New York State*.

605.8.2 Supplemental requirements for exit signs. Where the work area on any floor exceeds 50 percent of that floor area, means of egress throughout the floor shall comply with Section 605.8.1.

Exception: Means of egress within a tenant space that is entirely outside the work area.

605.9 Handrails. The requirements of Section 605.9.1 and 605.9.2 shall apply to handrails from the work area floor to the level of exit discharge.

605.9.1 Minimum requirement. Every required exit stairway that is part of the means of egress for any work area and that has three or more risers and is not provided with at least one handrail, or in which the existing handrails are judged to be in danger of collapsing, shall be provided with handrails for the full length of the run of steps on at least one side. All exit stairways with a required egress width of more than 66 inches (1676 mm) shall have handrails on both sides.

605.9.2 Design. Handrails required in accordance with Section 605.9.1 shall be designed and installed in accordance with the provisions of the *Building Code of New York State*.

605.10 Guards. The requirements of Sections 605.10.1 and 605.10.2 shall apply to guards from the work area floor to the level of exit discharge but shall be confined to the egress path of any work area.

605.10.1 Minimum requirement. Every open portion of a stair, landing, or balcony that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those portions in which existing guards are judged to be in danger of collapsing, shall be provided with guards.

605.10.2 Design. Guards required in accordance with Section 605.10.1 shall be designed and installed in accordance with the *Building Code of New York State*.

605.11 Elevators, escalators and moving walks. Elevators, escalators and moving walks shall not be used as a component of a required means of egress.

Exceptions:

1. Elevators used as an accessible means of egress, where allowed by Section 1007.4 of the *Building Code of New York State*.
2. Previously approved escalators and moving walks in existing buildings.

SECTION 606 ACCESSIBILITY

606.1 General. A building, facility, or element that is altered shall comply with Section 506.

606.2 Stairs and escalators in existing buildings. In alterations where an escalator or stair is added where none existed previously, an accessible route shall be provided in accordance with Sections 1104.4 and 1104.5 of the *Building Code of New York State*.

606.3 Dwelling units and sleeping units. Where Group I-1, I-2, I-3, R-1, R-2, or R-4 dwelling units or sleeping units are being added, the requirements of Section 1107 of the *Building Code of New York State* for accessible units or Type B units and Chapter 9 of the *Building Code of New York State* for accessible alarms apply only to the quantity of spaces being added.

SECTION 607 STRUCTURAL

607.1 General. Where alteration work includes installation of additional equipment that is structurally supported by the building or reconfiguration of space such that portions of the building become subjected to higher gravity loads as required by Tables 1607.1 and 1607.6 of the *Building Code of New York State*, the provisions of this section shall apply. Seismic provisions of this chapter shall apply only to buildings built after January 1, 2003.

607.2 Reduction of strength. Alterations shall not reduce the structural strength or stability of the building, structure, or any individual member thereof.

Exception: Such reduction shall be allowed as long as the strength and the stability of the building are not reduced to below the *Building Code of New York State* levels.

607.3 New structural members. New structural members in alterations, including connections and anchorage, shall comply with the *Building Code of New York State*.

607.4 Existing structural members. Existing structural components supporting additional equipment or subjected to additional loads based on *Building Code of New York State* Tables 1607.1 and 1607.6 as a result of a reconfiguration of spaces shall comply with Sections 607.4.1 through 607.4.3.

607.4.1 Gravity loads. Existing structural elements supporting any additional gravity loads as a result of additional equipment or space reconfiguration shall comply with the *Building Code of New York State*.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with not more than five dwelling units or sleeping units used solely for residential purposes where the existing building and its alteration comply with the conventional light-frame construction methods of the *Building Code of New York State* or the provisions of the *Residential Code of New York State*.

607.4.2 Lateral loads. Buildings in which Level 2 alterations increase the seismic base shear by more than 5 percent shall comply with the structural requirements specified in Section 707.

607.4.3 Snow drift loads. Any structural element of an existing building subjected to additional loads from the effects of snow drift as a result of additional equipment shall comply with the *Building Code of New York State*.

Exceptions:

1. Structural elements whose stress is not increased by more than 5 percent.
2. Buildings of Group R occupancy with no more than five dwelling units or sleeping units used solely for residential purposes where the existing building and its alteration comply with the conventional light-frame construction methods of the *Building Code of New York State* or the provisions of the *Residential Code of New York State*.

SECTION 608 ELECTRICAL

608.1 New installations. All newly installed electrical equipment and wiring relating to work done in any work area shall comply with the materials and methods requirements of Chapter 5.

Exception: Electrical equipment and wiring in newly installed partitions and ceilings shall comply with all applicable requirements of NFPA 70.

608.2 Existing installations. Existing wiring in all work areas in Group A-1, A-2, A-5, H, and I occupancies shall be upgraded to meet the materials and methods requirements of Chapter 5.

608.3 Residential occupancies. In Group R-2, R-3, and R-4 occupancies and buildings regulated by the *Residential Code of New York State*, the requirements of Sections 608.3.1 through 608.3.7 shall be applicable only to work areas located within a dwelling unit.

608.3.1 Enclosed areas. All enclosed areas, other than closets, kitchens, basements, garages, hallways, laundry areas, utility areas, storage areas, and bathrooms shall have a minimum of two duplex receptacle outlets or one duplex receptacle outlet and one ceiling or wall-type lighting outlet.

608.3.2 Kitchens. Kitchen areas shall have a minimum of two duplex receptacle outlets.

608.3.3 Laundry areas. Laundry areas shall have a minimum of one duplex receptacle outlet located near the laundry equipment and installed on an independent circuit.

608.3.4 Ground fault circuit interruption. Newly installed receptacle outlets shall be provided with ground fault circuit interruption as required by NFPA 70.

608.3.5 Minimum lighting outlets. At least one lighting outlet shall be provided in every bathroom, hallway, stairway, attached garage, and detached garage with electric power, and to illuminate outdoor entrances and exits.

608.3.6 Utility rooms and basements. At least one lighting outlet shall be provided in utility rooms and basements

where such spaces are used for storage or contain equipment requiring service.

608.3.7 Clearance for equipment. Clearance for electrical service equipment shall be provided in accordance with NFPA 70.

SECTION 609 MECHANICAL

609.1 Reconfigured or converted spaces. All reconfigured spaces intended for occupancy and all spaces converted to habitable or occupiable space in any work area shall be provided with natural or mechanical ventilation in accordance with the *Mechanical Code of New York State*.

Exception: Existing mechanical ventilation systems shall comply with the requirements of Section 609.2.

609.2 Altered existing systems. In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured, or extended shall provide not less than 5 cubic feet per minute (cfm) (0.0024 m³/s) per person of outdoor air and not less than 15 cfm (0.0071 m³/s) of ventilation air per person; or not less than the amount of ventilation air determined by the Indoor Air Quality Procedure of ASHRAE 62.

609.3 Local exhaust. All newly introduced devices, equipment, or operations that produce airborne particulate matter, odors, fumes, vapor, combustion products, gaseous contaminants, pathogenic and allergenic organisms, and microbial contaminants in such quantities as to affect adversely or impair health or cause discomfort to occupants shall be provided with local exhaust.

SECTION 610 PLUMBING

610.1 Minimum fixtures. Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the *Plumbing Code of New York State* based on the increased occupant load.