GCTF Proposal
Encourage Stairway Use by Holding Doors Open

Implemented
Local Law 17 of 2014

Summary

One means of encouraging stair use is to hold doors open by magnets that release the doors when smoke is detected. This law permits the use of these magnetic devices.

New Requirements or Changes

Effective: October 1, 2014. These changes do not apply retroactively; they are only triggered when construction activity requires a permit for work covered by this section of the code.

Amendments to the New York City Building Code:

- Section 708.7:
  - Allows for the automatic closing of doors, once smoke is detected, in no more than one vertical exit enclosure in the following buildings:
    - Buildings with no Group H spaces (high hazard spaces that must be separated from other occupancies)
    - Buildings three stories or less that are equipped with a fire alarm system,
    - Buildings, regardless of height, that are equipped with fire alarm systems and automatic sprinkler systems, and
    - High-rise office buildings 100 feet or more in height that are equipped with fire alarm systems and are subdivided into compartments.
  - Requires automatic closing doors be subject to certain conditions, such as making sure the doors do not impede egress, ensuring connections to fire alarm systems, and specifying methods for manual release.

- Section 907.3.5:
  - Requires hold-open devices to be electrically supervised to monitor the integrity of the writing connections among the fire alarm system, the smoke detection system, and the hold-open device.

- Section 1022:
  - Ensures that travel between floors will not interfere with function of the hold-open devices and requires that signage is posted if doors serving vertical exit enclosures are locked on the stair side.

Amendments to the New York City Fire Code:

- Section 703.2.2:
  - Requires that automatic door closers for self-closing fire doors be inspected, tested, and otherwise properly maintained.
• Section 907.20:
  o Sets requirements for the inspection and testing of fire alarm system connections for hold-open devices installed on fire doors.

**Enforcement**

These new and revised provisions are standard parts of the Building Code and Fire Code. They will be enforced by the Department of Buildings in the same manner as any other element of the code.

**Implementation**

There are no known implementation issues for this proposal.