

Proposed Stairwells Text Amendment

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

NYC[™]
Buildings



Who: Joint effort of the Department of Buildings and the Department of City Planning with the support of FDNY

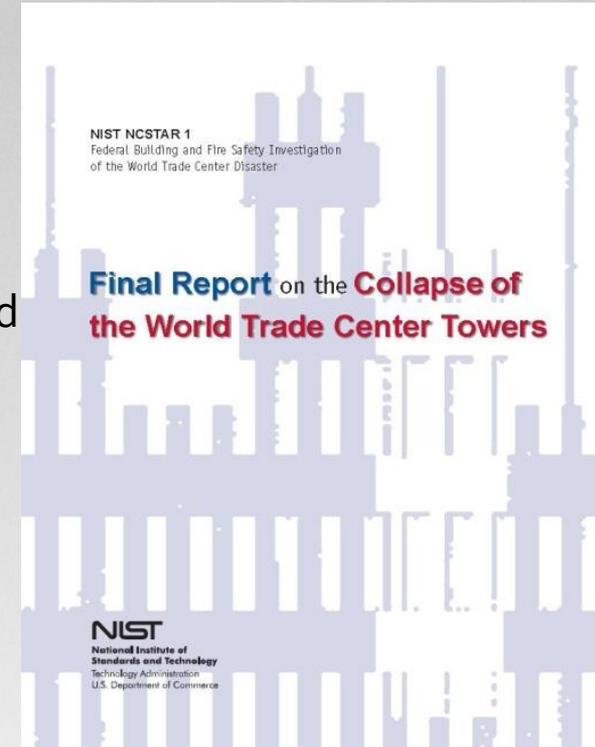
What: Fire Safety – enhanced full building evacuation

Why: World Trade Center Disaster investigation recommended

- Exit capacity of tall buildings should be increased
- Redundancy of exit pathways is needed

When: City Council adopted Local law 141 at end of 2013:

- After an extensive mediation process
- Requires a zoning text amendment to exempt additional floor area needed for the safety measures
- Implementation of the safety provisions are dependent on the text amendment



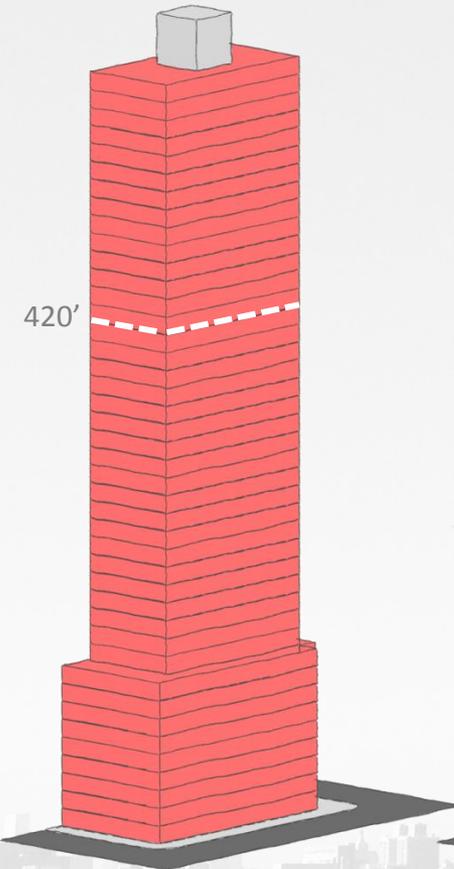
THE BUILDING CODE PROVISION

Where:

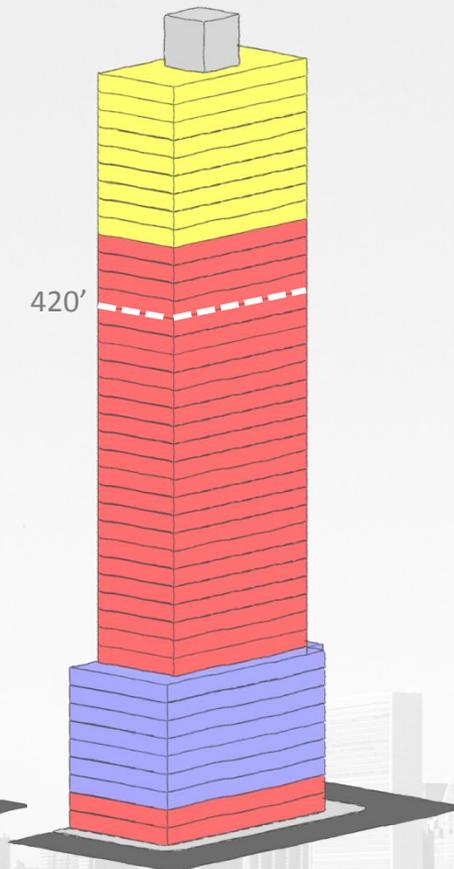
New development containing **non-residential** uses at or above a height of 420 feet

Examples: Offices, Hotels, Mixed-use

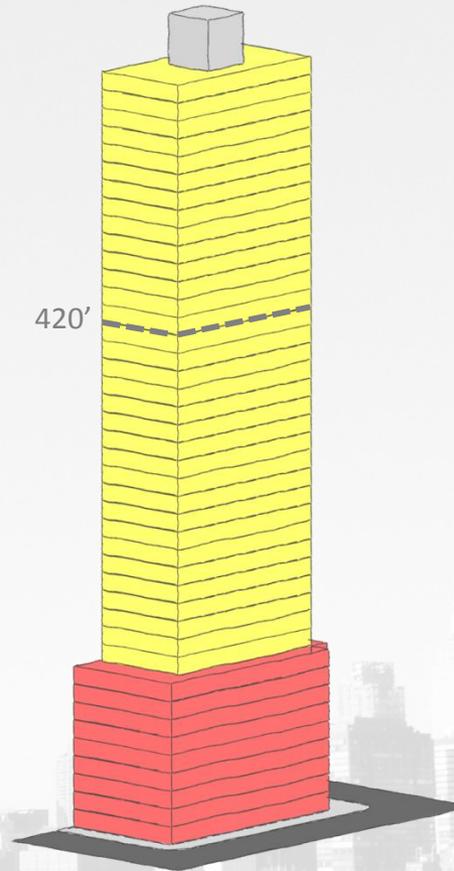
✓ Commercial



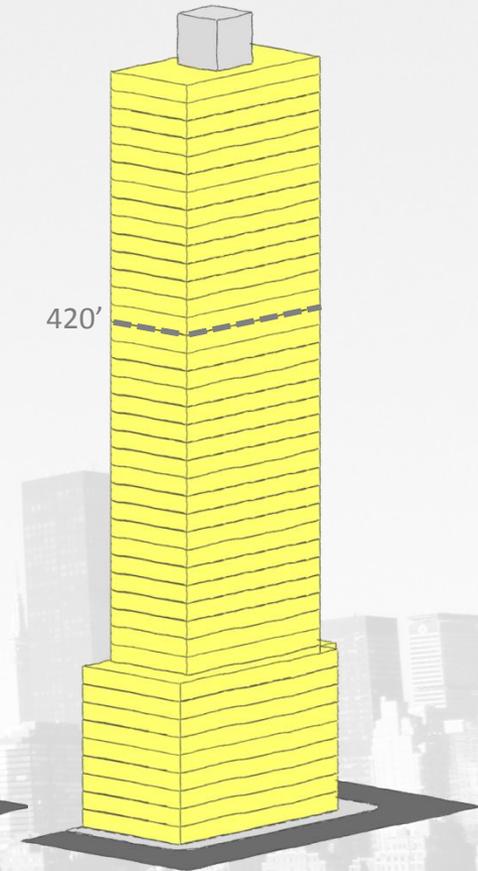
✓ Mixed-Use



✗ Mixed-Use



✗ Residential



AREAS WHERE BUILDINGS ARE LIKELY TO EXCEED 420 FEET

From 1997-2012, **only 27 non-residential buildings** exceeding 420 feet were constructed in New York City; **About 2 buildings per year.**

Zoning Districts:

10 FAR: C4-7, C5-2, C5-4, C6-4, C6-5, C6-8, M1-6

15 FAR: C5-3, C5-5, C6-6 C6-7, C6-9

Community Districts:

Manhattan

CD1 – Lower Manhattan

CD2 – Hudson Square, Subdistrict A

CD3 – Scattered C6-4 Sites

CD4 – Hudson Yards, West Midtown

CD5 – Midtown

CD6 – East Midtown

CD7 – Columbus Circle / Lincoln Center area

CD8 – Midtown

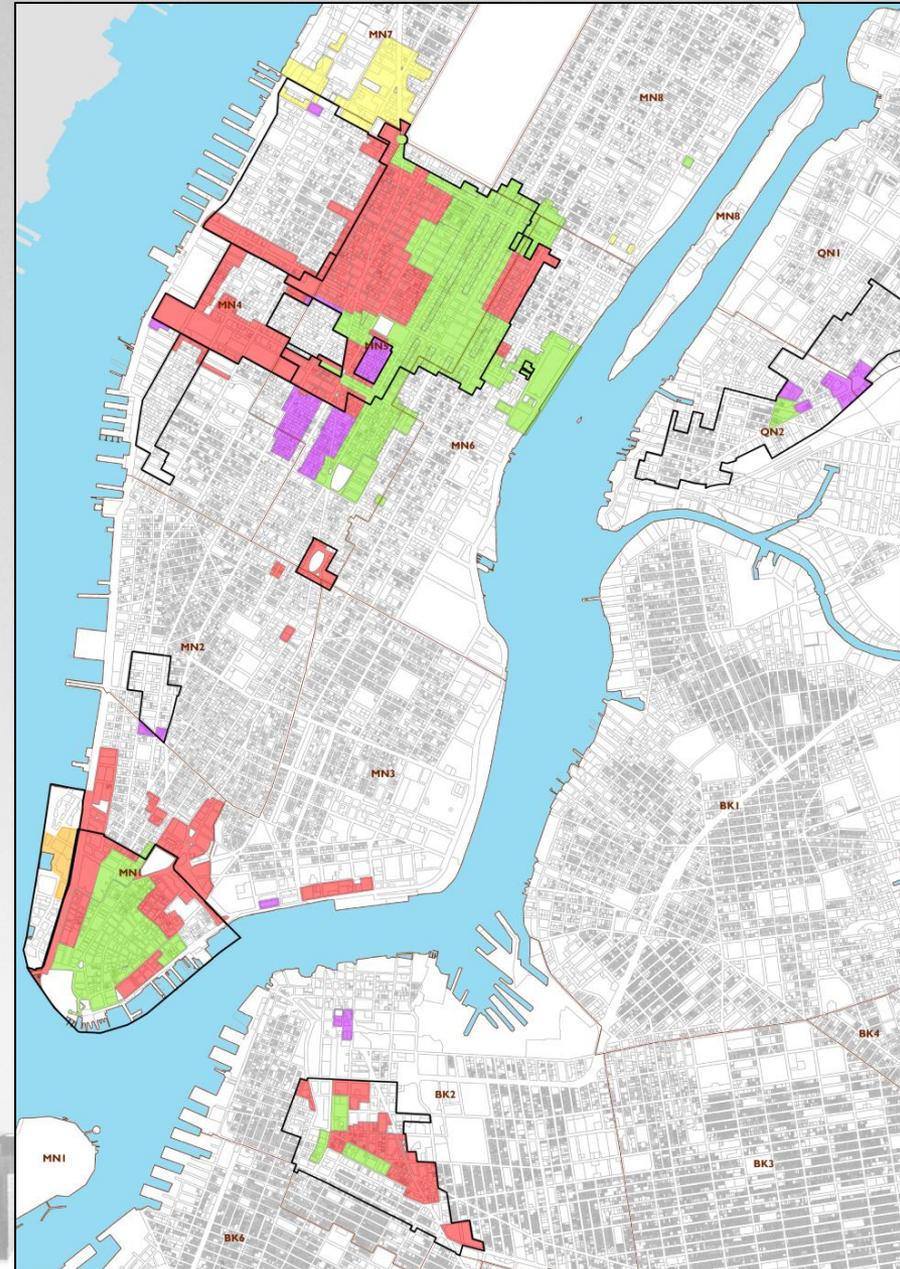
Queens

CD2 – Long Island City

CD2 – Long Island City

Brooklyn

CD2 – Downtown Brooklyn



Requirements:

New development may select one of these three options:

1. **Occupant Evacuation Elevators**

Designate ALL passenger elevators as “Occupant Self-Evacuation Elevators” with emergency generators capable of running all of them simultaneously; or

2. **Increased Fire Stair Width**

Increase required fire exit stairway width by 25% and provide “Occupant Self-Evacuation Elevators” with emergency generators capable of running a portion of them based on an approved egress plan; or

3. **Additional Fire Stair**

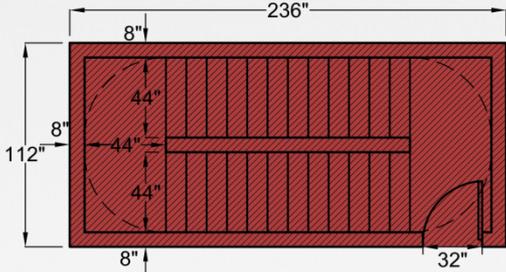
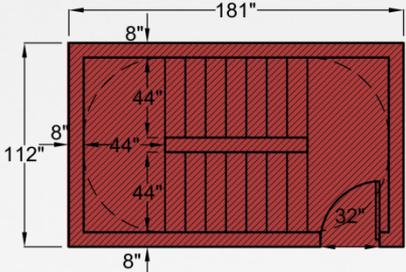
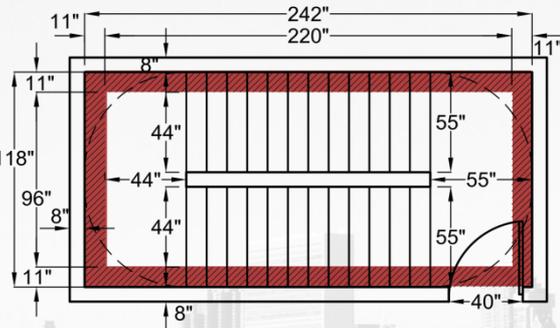
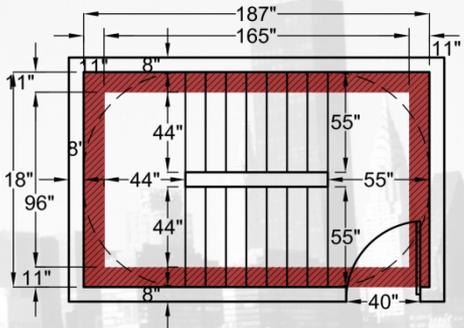
Provide an additional “emergency” exit stairway than is normally required based on the number of building occupants.



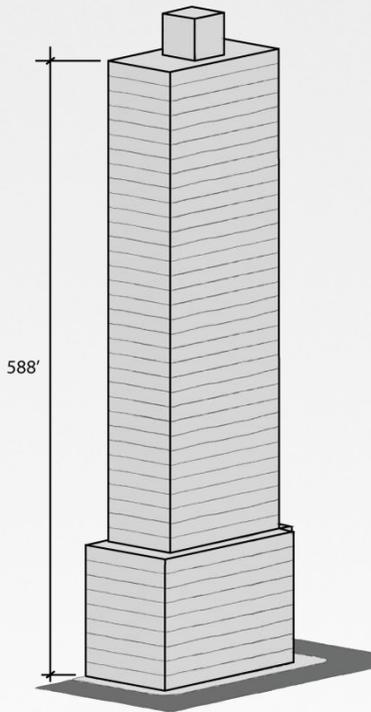
Proposal: Modify the definition of Floor Area to exempt the additional stairwell or stairway width from counting towards Zoning Floor Area

Example:

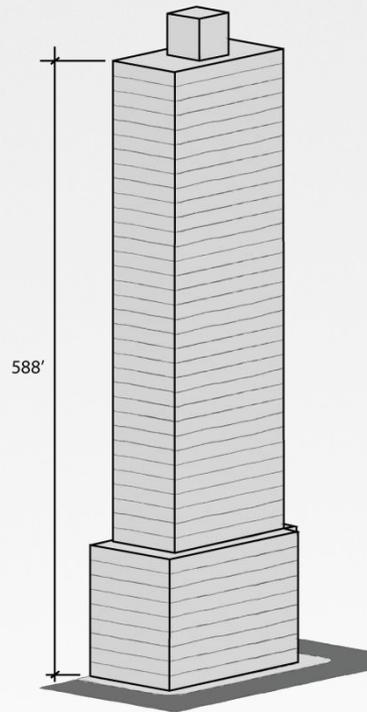
Floor Space Used by Fire Safety Requirement

	OFFICE (14'-0" floor-to-floor, 8" thick enclosing walls)	HOTEL (9'-0" floor-to-floor, 8" thick enclosing walls)
Additional fire safety exit stair (44" stair width)	 <p>floor space = 184 sf</p>	 <p>floor space = 141 sf</p>
25% fire safety exit stair width increase (55" stair width)	 <p>floor space = 52 sf</p>	 <p>floor space = 43 sf</p>

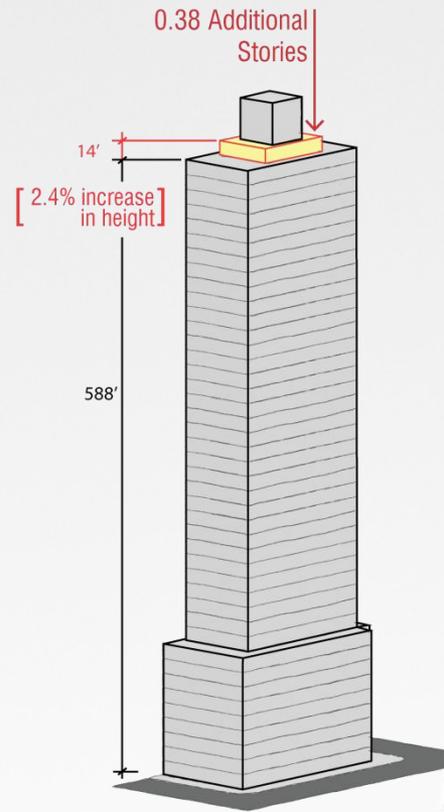
Building Type: Small Floor Plate



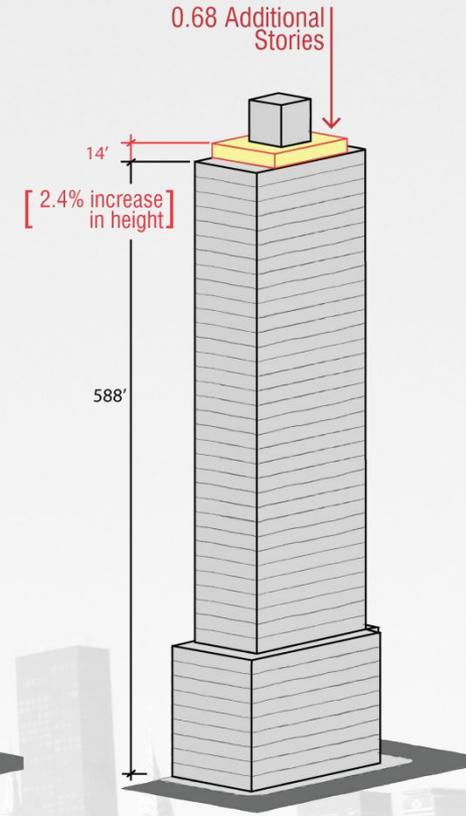
No ACTION SCENARIO
no additional fire safety measures



WITH ACTION SCENARIO #1
All Occupant Evacuation Elevators



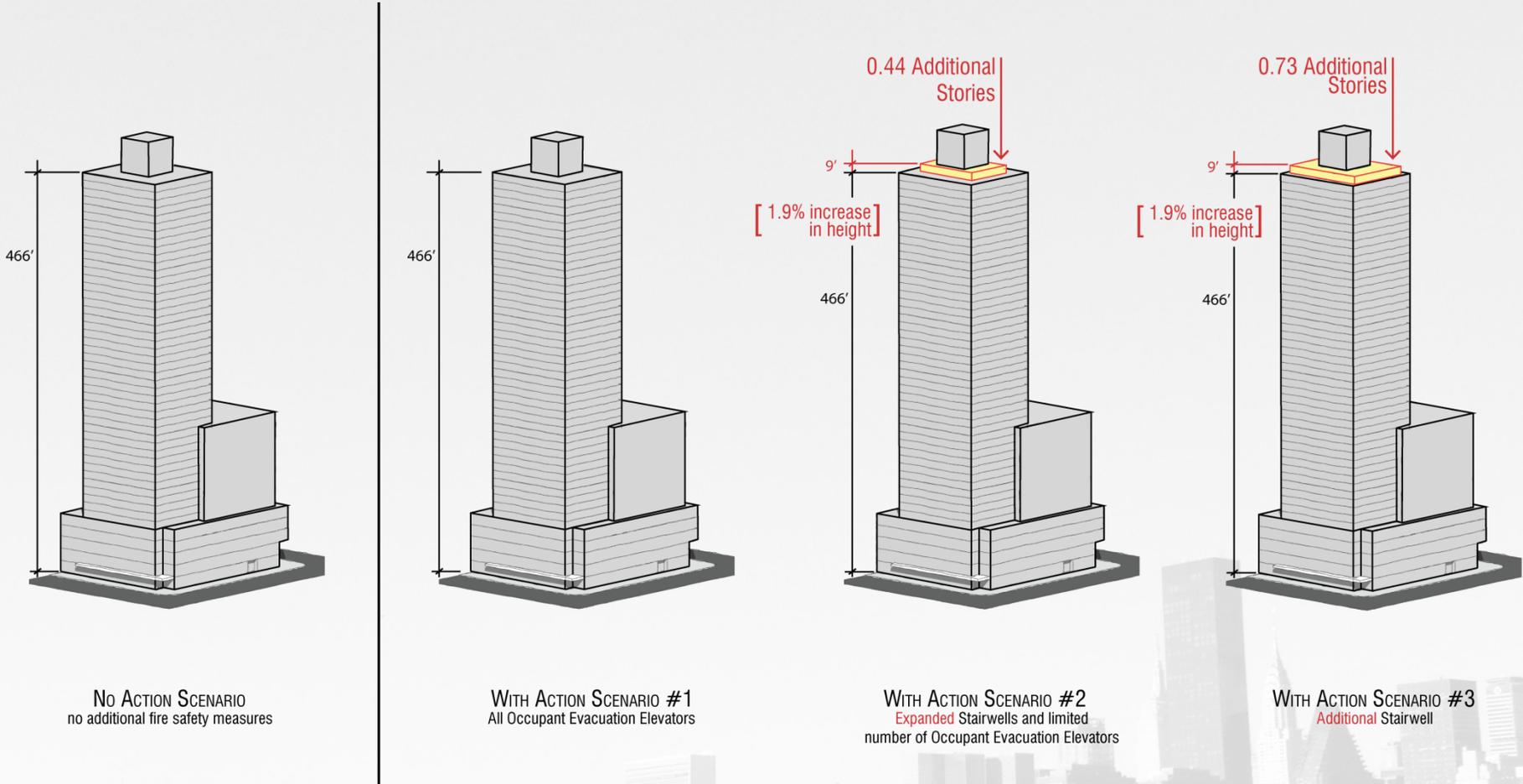
WITH ACTION SCENARIO #2
Expanded Stairwells and limited
number of Occupant Evacuation Elevators



WITH ACTION SCENARIO #3
Additional Stairwell

Calculations: Expanded Stairwells: $52 \text{ sf} \times 2 \text{ stairwells} \times 43 \text{ stories} = 4,472 \text{ sf} = 0.38 \text{ additional stories}$
Additional Stairwell: $184 \text{ sf} \times 43 \text{ stories} = 7,912 \text{ sf} = 0.68 \text{ additional stories}$

Building Type: Medium Floor Plate

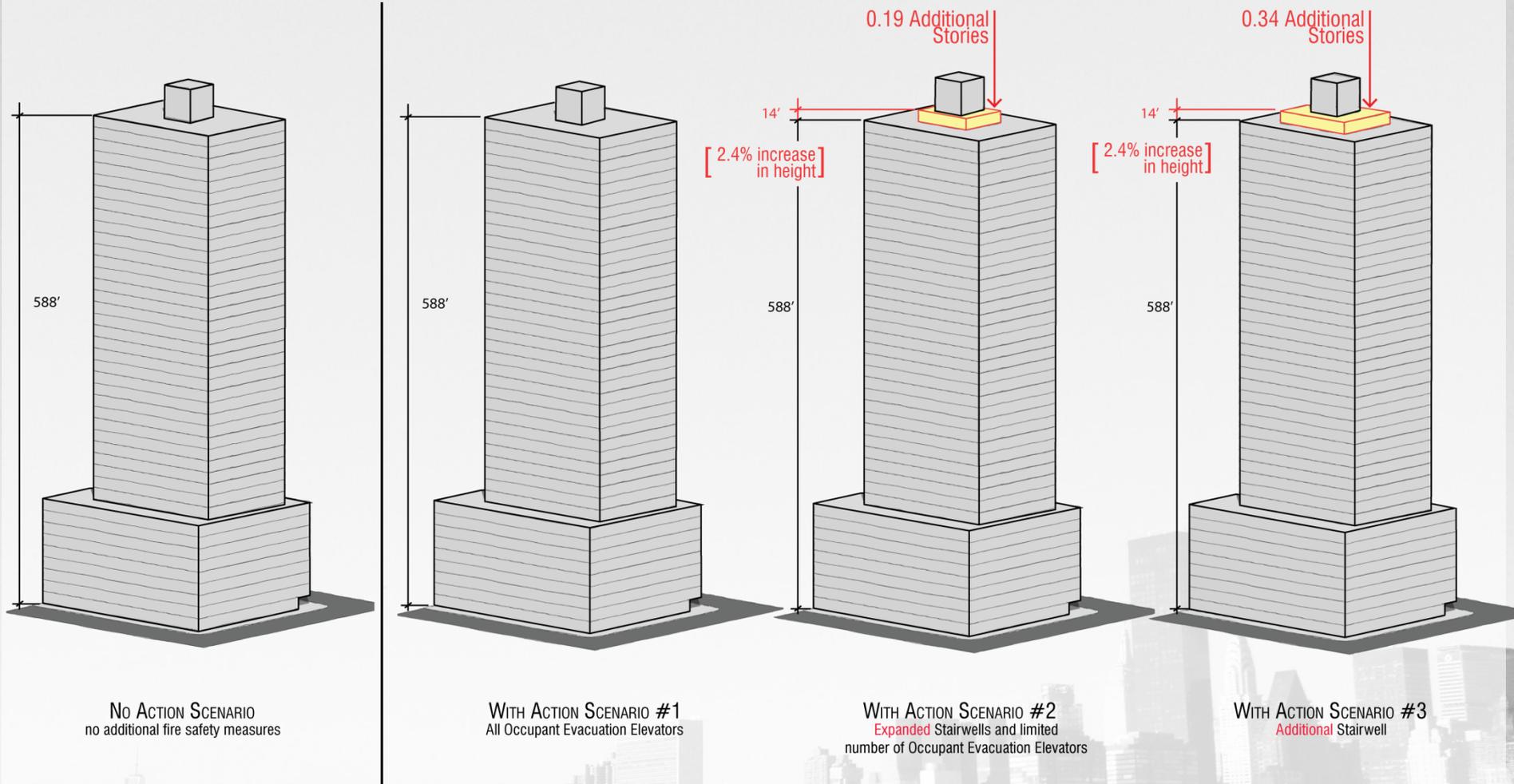


Example:

Additional Stair width: $43 \text{ sf} \times 2 \text{ stairwells} \times 50 \text{ stories} = 4,390 \text{ sf} = \mathbf{0.44 \text{ additional stories}}$
Additional Stairwell: $141 \text{ sf} \times 50 \text{ stories} = 7,265 \text{ sf} = \mathbf{0.73 \text{ additional stories}}$

PROPOSED FLOOR AREA EXEMPTION: Height Analysis

Building Type: Large Floor Plate



Calculations: Expanded Stairwells: $52 \text{ sf} \times 2 \text{ stairwells} \times 43 \text{ stories} = 44,772 \text{ sf} = 0.19 \text{ additional stories}$
Additional Stairwell: $184 \text{ sf} \times 43 \text{ stories} = 7,912 \text{ sf} = 0.34 \text{ additional stories}$

Schedule

Review
Session
November
17th

Public
Hearing
January 21st

City Council
Review
March,
2015



60 Day
Referral
11 CB's, 3
BP's, 2 BB's

Vote by CPC
February
17th, 2015

