

ARTICLE 7. MEANS OF EGRESS

Sub-Article 1. General Egress Requirements

(6.1.1). §C26-272.0. Application of Means of Egress Requirements.-

a. Unless specifically stated, the provisions of this article shall apply to all structures erected after January first, nineteen hundred thirty-eight; except factories coming under the provisions of the labor law, provided such factories comply with the requirements for exit lights and lighting of stairs and exit passages as specified in subdivision f of section C26-279.0, residence structures three stories or less above any basement in height and occupied by two families or less, and structures included under Section C26-715.0, except vertical extension to any structure erected before January first, nineteen hundred thirty-eight; provided: first, that such structure is capable of sustaining the live and dead loads of the additional stories; second, that such structure was approved as conforming to such laws governing exits as were in effect at the time such structure was erected; third, that such structure, after the addition of the vertical extension, will conform to such laws as were in effect at the time of the erection of such original structure; and fourth, that such auxiliary fire protection as the superintendent may deem necessary is provided. Also the provisions of this article shall not apply to the exits from those parts of class A multiple dwellings which are used or occupied, or which are arranged, intended or designed to be occupied for residence purposes, when the exits from such parts come under the provisions of the multiple dwelling law; but where the exits serve parts of the building used for other than residence purposes, the provisions of the multiple dwelling law and of this article whichever are most restrictive shall apply. The exits from cellars of multiple dwellings shall comply with this article. Notwithstanding the foregoing provisions of this section, nothing herein contained shall impose any additional requirements or any occupancy or use in an existing class A dwelling where such occupancy or use conforms with present law on October first, nineteen hundred fifty-six, unless such occupancy or use is changed or extended thereafter.

b. Notwithstanding the provisions of subdivision (a) of this section, the provisions of subdivision (a) and (b) of section C26-279.0 shall apply to all buildings, existing or hereafter erected, with the exception of exits from the residential portions of class A multiple dwellings, private dwellings and mixed occupancy structures occupied on the first floor for commercial purposes and by one or two families above the first floor.

Except where otherwise permitted by the provisions of any law, the lettering of exit signs shall be of letters of at least 8-inches high.

In those buildings which maintain one or more auxiliary systems for emergency exit lighting in the event of a public utility failure, in those buildings for which the installation of one or more such auxiliary systems is commenced within sixty days after the effective date of this law, and in all new buildings hereafter constructed incorporating one or more such auxiliary systems, the signs need not be phosphorescent but shall otherwise conform to the requirements of law.

(6.1.2.1). §C26-273.0 Required Exits.-

a. Kinds of required exits.-

1. Every structure erected after January first, nineteen hundred thirty-eight, shall have such means of egress, consisting of interior stairways, fire towers, horizontal exits, ramps, escalators or party wall balconies, including the necessary hallways and doorways, as may be otherwise required.

2. Structures exceeding three stories above any basement in height, occupied as dwellings by one or two families, shall be provided with one stairway at least three feet in width. Such stairway shall be enclosed in fire-retarding partitions with a fire resistive rating of at least one hour, and all openings shall be protected by fireproof self-closing doors or stationary sash with a fire resistive rating of at least three quarters of an hour. Such stairway shall lead directly to the street and to the roof. In lieu of an enclosed stairway as described herein, a regulation fire escape may be erected on the front or rear of the structure, provided such fire escape meets the requirements of this article for fire escapes.
3. Ramps may be used in place of stairways provided such ramps are constructed with level platforms or landings where a ramp changes direction, and also provided that such ramps conform to section C26-290.0 as to the width and to subdivision h of section C26-292.0 as to enclosure. When the entrance doors are electrically operated or are provided with a wicket door, ramps in lieu of required stairways may also be used in two-story structures used exclusively for garage purposes, provided that such ramps are separated by fireproof partitions from the floor space through which such ramps pass, and provided that such ramps are located in conformity with subdivision d of section C26-273.0.
4. All ramps shall have a maximum pitch of one foot in eight and shall be provided with non-slip surfaces.
5. A stairway escalator moving only in the direction of egress from the structure may be considered as a means of egress provided that the following requirements are met:
 - (a). Enclosed stairways or fire towers complying with the provisions of this article shall be so located that every point in any floor area above the grade or one story below the grade shall be within a distance of one hundred feet from such a stairway or fire tower;
 - (b). The width of the stairway escalator shall be at least forty-eight inches between balustrades and the moving tread shall be at least forty inches in width;
 - (c). The stairway escalator shall be enclosed in accordance with the provisions of this article applying to interior stairways or fire towers;
 - (d). The stairway escalator shall comply with the provisions of section C26-291.0;
 - (e). The materials entering into the construction of the stairway escalator shall be incombustible except;
 - (1). Wheels, which may be of slow burning material,
 - (2). The hand-rail, which may be of flexible material, including rubber,
 - (3). A veneer of one-tenth inch of wood when attached directly to and backed up by metal or other incombustible material;
 - (f). Any mechanical or electrical equipment required for the operation of the stairway escalator and located within its enclosure shall be arranged and protected to the satisfaction of the superintendent to prevent the escape of fire or smoke into the stairway enclosure;
 - (g). The capacity of a stairway escalator shall be computed in accordance with subdivision a of section C26-292;
 - (h). An electric switch, which will arrest the movement of the escalator, shall be provided at each such escalator.
- (6.1.2.2.1). b. Number of Exits Required.-1. Required exits from rooms.

(a). Every room having an occupancy of more than seventy five persons shall have at least two doorways. Such doorways shall be remote from each other, and shall lead to an exit or exits.

(6.1.2.2.2). 2. Required Exits from the Ground Floor.-Unless otherwise provided, every ground floor area having direct exit by doorways to a street and having an aggregate area exceeding twenty-five hundred square feet or an occupancy of more than seventy-five persons shall have at least two means of egress. Every point in such area shall be within one hundred fifty feet of a means of egress, but one of such means of egress from stores may be by way of a basement passageway connecting with the main hallway of the structure. In structures used exclusively for school purposes and in which regular supervised fire drills are held, the maximum distance of any point in a ground floor area from a means of egress shall be one hundred eighty feet.

(6.1.2.2.3). 3. Required Exits from Floor Areas.-

(a). Every floor area above or below the ground floor shall have at least two required means of egress available to all the occupants of such area, except as provided in paragraph four of subdivision b of this section, and except:

(1). That in structures over seventy-five feet high and with a floor area of twenty-five hundred square feet or less, at least one fire tower shall be provided;

(2). That in structures with a floor area of twenty-five hundred square feet or less and seventy-five feet or less in height, only one required stairway need be provided when the occupancy on any floor above grade is one person for each fifty square feet or more of floor area and the egress facilities conform to the provisions of section C26-292.0.

(3). That in structures two stories in height with four thousand square feet or less of floor area in the second story, only one exit shall be required, when the maximum distance of travel to such exit is one hundred feet and the second floor level is seventeen feet or less above the sidewalk level and the egress facilities conform to the provisions of section C26-292.0, and the occupancy of the second floor does not exceed fifty persons.

(b). One of the required stairways shall be an interior stairway. A fire tower may be substituted for one of the required stairways where more than one such stairway is required.

(c). When a floor area receives the discharge from an intermediate or mezzanine floor, such floor area shall have sufficient means of egress to provide for the total occupancy of such floor area and the mezzanine area.

(d). Where floor levels are occupied by more than one tenant, each tenant shall have direct access to at least two means of egress properly located and adequate for the occupancy served.

(6.1.2.2.4). 4. Required Exits from Intermediate or Mezzanine Floors.-

(a). When the area of an intermediate or mezzanine floor exceeds twenty-five hundred square feet or fifty percent of the area of the floor immediately below; and such floor below is utilized in conjunction with and connects with such intermediate or mezzanine floor, such intermediate or mezzanine floor shall be treated as a separate floor area.

(b). When the area of an intermediate or mezzanine floor is less than twenty-five hundred square feet or less than fifty percent of the area of the floor immediately below, and such floor below is utilized in conjunction with and connects with such intermediate or

mezzanine floor, the means of egress shall either comply with subdivision d of section C26-273.0, or be such that any point on such floor shall be within fifty feet of a stairway.

(6.1.2.2.5). 5. Required Exits from Mixed Occupancy Structures.-

(a). In structures two or three stories in height, occupied on the first floor for commercial purposes and by one or two families above the first floor, which structures do not require a combustible occupancy permit from the fire department, the required means of egress may be a single stairway enclosed in the first story in partitions having a fire resistive rating of at least one hour and without any opening to the commercial occupancy on the first floor. Where a combustible occupancy permit is required, a single stairway, similarly enclosed, shall be permitted, provided that the commercial occupancy is also separated from the residence occupancy by ceilings having a fire resistive rating of at least one hour.

(b). In case of failure to meet such conditions, a second means of egress shall be required. Such means may be a fire escape, and in the discretion of the superintendent such a fire escape may be located on the rear of the structure.

(c). When any part of a building occupied as a dwelling is used for garage purposes, the means of egress shall comply with the foregoing requirements and the building shall conform in all other respects with the provisions of section C19-67.0 of the code.

(6.1.2.3). c. Number of Occupants.-

1. The minimum number of persons to be provided for in any floor area shall be the number which can be accommodated within the net floor area at the rate of one person:

(a) For every ten square feet in dance halls, restaurants, lodge rooms and places of assembly, and floor area used for restaurant purposes in a club provided forty percent or less of the net floor area of such club is used for such purposes;

(b) For every ten square feet in rooms used for dining purposes, three hundred square feet in area or less, comprising twenty-five percent or less of the net area of any floor in hotels or clubs;

(c) For every fifteen square feet in court rooms, classrooms and lecture rooms in schools and colleges;

(d) For every twenty-five square feet in reading rooms, markets, first floor and basement sales areas in stores and laboratories and studios, in schools and colleges;

(e) For every fifty square feet in billiard rooms, bowling alleys, golf schools, archery ranges and rooms put to similar uses;

(f) For every sixty square feet in work rooms, and in store sales areas above the first story;

(g) For everyone hundred square feet in show rooms, office buildings, hospitals and preparation rooms of laboratories in schools and colleges;

(h) For uses specifically provided for and also for uses other than those specifically provided for in this section, the number of occupants on any floor shall be within the capacity of the minimum requirements for the means of egress. The exits from each floor shall be adequate in all cases for the maximum number of persons occupying a floor.

2. The net floor area for the purposes of this article shall be determined in accordance with section C26-73.0.

3. The requirements for means of egress from any floor area more than one story below the grade level, except areas used exclusively for mechanical equipment, shall be double the requirements based on the above occupancy factors for areas above grade.

4. Prior to the occupation of any structure erected or altered after January first, nineteen hundred thirty-eight, the authorized occupancy for each floor of such structure, as stated in the certificate of occupancy, shall be permanently posted under glass and maintained in the main entrance hall of such structure.

(6.1.2.4). d. Location of Required Means of Egress.-

1. The required means of egress shall be so located that every point in any floor area above the grade shall be within a distance of one hundred twenty-five feet of an exit door opening on an enclosed stairway or fire tower, except as otherwise provided for in this subdivision. When approved by the superintendent, floors in which at least ninety-five percent of the floor area lies within the areas described by radii of one hundred twenty-five feet from the stair or fire tower doors serving such floors, shall be exempted from this limitation, except that the travel distance and radii of one hundred twenty-five feet noted in this subdivision may be increased to one hundred fifty feet in buildings fully equipped with an approved automatic sprinkler system.

2. The required means of egress shall be so located that every point on any floor which is one or more stories below grade shall be within a distance of one hundred feet of an enclosed stairway.

3. In any floor area, whether subdivided or not, the maximum distance from any point along the natural and unobstructed line of travel to an enclosed stairway or fire tower shall be one hundred fifty feet. When approved by the superintendent, gymnasium, locker rooms, cafeterias, swimming pools, and libraries, in structures used exclusively for school purposes in which regular supervised fire drills are held, shall be exempted from this limitation. Corridors, hallways or aisles shall be provided to give reasonably direct and unobstructed travel to the exit doorways opening on the enclosed stairway and fire tower.

It shall be unlawful to pass through more than one adjoining room to reach such a corridor, passageway, or aisle.

4. Exits shall be remote from one another.

5. The means of egress serving any floor shall be located in such a manner as to further the rapid exit of the occupants.

6. Places of public assembly and dance halls, located in structures coming under the classification of section C26-237.0 shall have means of egress separate from any other parts of such structures.

7. It shall be unlawful to erect a fire escape on the rear of any structure as a required means of egress, unless there shall be access from the lower termination of such fire escape to the street through a fireproof passage or to the yard or court of an adjoining building from whence there is egress through such building to the street. Access to such yard or court of such adjoining building may be by a gate or door through an intervening fence, or if this is impracticable the superintendent may accept access by a ladder to the top of such fence or by such other means as he may deem adequate. Egress to an adjoining property by means of a gate or door through a fence shall be unacceptable unless the written consent of the owner of such property is obtained and filed with the superintendent. Where any fire escape is over the roof of a structure or any portion of a

structure, or where such roof is used as a means of egress from a fire escape, such roof shall be of fireproof construction except that in the case of a roof constructed before January first, nineteen hundred thirty-eight, the under side of such roof need only be fire retarded with metal lath and three-quarter inch cement plaster.

8. Storage garages and other spaces having a gasoline pump, shall have a minimum of two exits remote from each other. These exits shall be so arranged that one exit is located at the street wall, and the second exit is located not less than two-thirds the depth of such storage garage or space away from the street wall. The second exit shall lead directly to the street, or to the street by either a fire passage having a four hour fire rating with one and one-half fireproof self-closing doors at all interior openings, or open yard or court not less than ten feet wide with all openings at passage level protected by a fireproof, self-closing assembly.

(6.1.2.5). e. Boiler Room Ladders Required.-

1. Every structure, except private residences, in which steam boilers or apparatus using or producing steam, gas or vapor are placed below the curb level in addition to the primary interior stairway readily available from the areas containing such equipment, shall have stationary iron ladders or stairs from such areas leading directly to a manhole through the sidewalk or other outside exit, unless a second separate and available exit is provided by an enclosed stair or horizontal exit. Such manhole shall be arranged in such manner as to be readily opened from the inside.

2. A primary stairway shall be unnecessary when the room containing such boiler and mechanical equipment is less than three hundred square feet in area and such room is completely separated from the structure by unpierced fire walls, fire partitions or fireproof partitions, provided that such boiler is a low pressure boiler.

3. Required exit doors from high pressure boiler rooms shall open outwardly.

(6.1.3). §C26-274.0 Width and Arrangement of Aisles.-

a. Where more than three hundred chairs are temporarily employed in a place of assembly, such chairs shall be secured together as units of at least five chairs so as to maintain at all times minimum aisle widths of three feet where the aisle begins and increasing in width toward the exits in a ratio of one and one-half inches to five running feet. There shall be fourteen or less seats in any row between aisles, and seven or less seats in any row between all aisle and the wall, partition or railing. Where exits, corridors, passages and crossover aisles are provided at both ends of any aisle, such aisle shall be uniform in width; such uniform width shall be at least three feet plus three-quarters of an inch for each five running feet in such aisle.

b. Where an exit opens directly from a floor area without an intervening enclosed hallway, there shall be provided an aisle, adjacent to such exit, at least twice the required width of the exit doorway and extending to the nearest cross-aisles with a minimum length of ten feet from such doorway in each direction.

(6.1.4). §C26-275.0 Minimum Head Room In Required Stairways and Crossover Passages.-

The minimum head room in stairways and crossover passages shall be eighty-three inches in the clear between the floor, landing or tread, and any projection below the general ceiling level.

(6.1.5). §C26-276.0 Inadequate Exits For Existing Structures.-Except as otherwise provided in Article 19 of this title, every structure erected before January first, nineteen hundred thirty-eight, which is unprovided with exit facilities as prescribed in section C26-273.0, and in which the exit facilities are, in the opinion of the superintendent, inadequate for the safety of the

occupants, shall be provided with such means of egress consisting of fire-escapes or such other means of egress or fire protection, as such superintendent shall direct. If the owner or agent of any structure affected by an order issued under this section shall, after service has been made upon him, and within seven days, Sundays and holidays excluded, file a written appeal with such superintendent, such superintendent shall appoint a board of survey as provided for in section C26-196.0, upon whose findings a new order shall be based and issued.

(6.1.6). §C26-277.0 Reduction of Required Means of Egress by Alterations Forbidden.-It shall be unlawful to alter any structure, whenever erected, in such a manner as to reduce the means of egress to less than is required under the provisions of section C26-273.0. Additional means of egress installed in any structure erected before January first, nineteen hundred thirty-eight, shall conform to the requirements of section C26-273.0, unless such means of egress are installed in conformity with the requirements of section C26-276.0 or sections C26-302.0 through C26-304.0.

(6.1.7). §C26-278.0 Effect of Change in Occupancy or Use Upon Means of Egress.-Structures changed from one class of use or occupancy to another shall comply with the requirements for means of egress, which apply to the new use or occupancy. When strict compliance with the provisions of this article is impractical, the superintendent may, in his discretion, approve such other means of egress as in his judgment will accomplish the same purpose.

(6.1.8). §C26-279.0 Designation of required means of egress.-

a. The location of each required means of egress on every floor of every structure shall be clearly indicated by exit signs. Such signs shall be placed at an angle with the exit doorway if such placement shall be required for such signs to serve their purpose adequately. These signs shall be of a phosphorescent material, approval by the Board of Standards and Appeals, which after exposure to normal lighting conditions shall be capable of remaining visible in total darkness for a period of at least eight hours. They shall also be washable, non-toxic, non-radioactive, and if subjected to fire must be self-extinguishing when the flame is removed. Except for illuminated signs, these signs shall have a phosphorescent background and opaque text.

Where means of egress are required to be indicated by an illuminated sign, there shall be either (1) an illuminated exit sign with the lettering thereon made of the aforesaid phosphorescent material, or (2) a supplemental exit sign made of the aforesaid phosphorescent material with an opaque text, and placed adjacent to or as possible to such illuminated sign.

b. In long corridors, in open floor areas and in all other situations where the location of the means of egress may not be readily discernible or understood by the occupants, directional signs shall be provided and maintained to serve as guides from all portions of the floor or corridor. These signs shall be of a phosphorescent material, approved by the Board of Standards and Appeals, which after exposure to normal lighting conditions shall be capable of remaining visible in total darkness for a period of at least eight hours. They shall also be washable, non-toxic, non-radioactive, and if subjected to fire must be self-extinguishing when the flame is removed. Except for illuminated signs these signs shall have a phosphorescent background and opaque text.

Where a directional sign is required to be illuminated there shall be either (1) an illuminated directional sign with the lettering, indicator, symbol or other device thereon made of the aforesaid phosphorescent material, or (2) a supplemental directional sign with the same lettering, indicator, symbol or device as appears on the illuminated sign, but opaque, on a

background made of the aforesaid phosphorescent material and placed adjacent to or as close as possible to such illuminated sign.

c. When more than four lights are required, exit and directional signs shall be illuminated through circuits separated from the general lighting and power service and such circuits shall be taken off ahead of the main switchboard.

d. The location, type, size and general character of such exit and directional signs shall be uniform and as approved by the superintendent.

e. Nothing herein contained shall be construed as requiring exit signs or lights over doorways of the main entrance or entrances to structures or parts of structures used exclusively for religious services.

f. The red exit lights required by the provisions of section 272 of the labor law, and lights for stairways and exit passages shall be kept lighted at all times when the building is occupied. Exit lights shall be not less than 75 watt bulbs, if incandescent, or made up of two bulbs each of 40 watts incandescent, or 20 watts in fluorescent lighting, or the equivalent in electro-luminescent panel lighting. Such lights shall be powered from an electric circuit separated from all other circuits and shall be taken off on the power supply side of the main switchboard ahead of all other circuits. The provisions of this subdivision f shall apply to all existing buildings or parts of buildings which are required to conform to the exit requirements of the labor law.

(6.1.9). §C26-280.0 Lighting of Required Means of Egress.-All stairways, fire towers, hallways, passageways and other required means of egress, together with all areas to which the public has access, shall be equipped with adequate artificial lighting facilities. Such lighting facilities shall be used when adequate natural light is unavailable. Emergency lighting facilities shall be provided subject to the approval of the superintendent. When more than four lights are required, the emergency lighting shall be provided through circuits separated from the general lighting and power service and such circuits shall be taken off ahead of the main switchboard.

(6.1.10). §C26-281.0 Repealed December 8, 1955 by L.L.111/55.

(6.1.11). §C26-282.0 Exits to be kept clear.-It shall be unlawful to obstruct or to reduce the clear width in any manner of any doorway, hallway, passageway, stairway or other means of egress required by this article except as may be otherwise specifically herein provided for.

Sub-Article 2. Exit Doors

(6.2.1). §C26-283.0 Width of Doorways From Required Means of Egress.-

a. The minimum aggregate width of exit doorways from any room or floor area to a hallway, stair or other required means of egress and the minimum width of an exit doorway, leading from a floor to a stair shall be six inches for each twenty-five persons or fraction thereof accommodated thereby, except that where only one exit is provided the minimum width of the exit doorway shall be thirty-six inches for fifty persons or less and forty-four inches for more than fifty persons but not less than six inches for each twenty-five persons, and except that in structures used exclusively for school purposes in which regular supervised fire drills are held, one doorway thirty-nine inches in width shall be permitted for each forty-four inches of required width of stairway, hallway or passageway on which such door opens.

b. The maximum clear width of a single exit doorway shall be forty-four inches, and the minimum thirty-six inches, except that exit doorways in structures used exclusively for school purposes in which regular supervised fire drills are held and from rooms or spaces occupied by not more than twenty persons shall be not less than twenty-eight inches in width.

Also doors on the street floor, serving as exits from a stairway, hallway or passageway may be not less than twenty-eight inches in width. The minimum width of an exit doorway leading from a floor to a required stair shall be not less than the width determined by the stair capacity. The required width of doorways shall be divided into substantially equal units.

c. The minimum aggregate width of exit doorways from any stairway, hallway or passageway shall be the required width for such stairway, hallway or passageway, except as otherwise specifically stated in this section.

d. The width of the doorway shall be the clear width between stops.

(6.2.2). §C26-284.0 Hanging of Doors From Required Means of Egress.-

a. Doors to stairs and fire tower enclosures, and doors from rooms and areas occupied by more than fifty persons, shall open in the direction of egress for the full width of such door.

b. Doors serving as required means of egress, except as may otherwise be provided for in this title, shall open outwardly and shall be so hung and arranged that when opening or opened such doors shall not reduce the widths of the hallways or passageways or the required widths of stairs or stair landings or other means of egress. In structures used exclusively for school purposes, doors of rooms for instruction may swing in either direction. The maximum projection beyond the building line for doors opening directly on the street shall be eighteen inches.

c. It shall be unlawful to allow the swing of a door opening on a stairway to overlap the top step.

(6.2.3). §C26-285.0 Door Fastenings on Required Means of Egress.-The fastenings on doors serving as required means of egress shall be such that the doors may be readily opened from the inside without the use of keys, except that it shall be unlawful to use draw bolts in places of assembly. Where draw bolts are used on required exit doors, the bolts shall be kept opened at all times when the building is occupied. The doors of rooms where persons are under legal restraint and the doors of rooms or floor areas unoccupied by human beings shall be exempted from the requirements of this provision.

(6.2.4). §C26-286.0 Operating Devices of Doors and Windows in Required Means of Egress.-

a. Self-closing and automatic doors and windows on required means of egress shall be equipped with such devices as may be required under the conditions of operating to close, and maintain in a closed condition, the doors and windows to which such devices are attached, except that easily released door holders may be used elsewhere than in basement passageways located in structures used exclusively for school purposes, provided that regular supervised fire drills are held.

b. Self-closing and automatic doors and windows and their operating devices shall at all times be maintained in working order. It shall be unlawful to so obstruct, hold, or block open any such door or window as to interfere with or prevent its operating as a self-closing or automatic fire or smoke cut-off.

(6.2.5.1). §C26-287.0 Revolving Doors.-

a. Classification of Revolving Doors. Revolving doors shall be classified as follows:

1. Type A revolving doors are those in which the individual wings are maintained in the normal revolving position, and which are so designed and constructed that each wing is independently supported and such wing is provided with a safety release incorporated in such support, which safety release is so designed that simultaneous outward forces exerted by persons of ordinary strength on both sides of the door pivot will cause such

wings instantly to fold back on themselves, like the leaves of a book, in the direction of egress and will provide two outside passageways, thereby permitting easy egress through the vestibule.

2. Type B revolving doors are those in which the individual wings are maintained in the normal revolving position by braces, or similar devices, and which doors are so designed and constructed that the braces which hold the wings in their normal position support two or more interconnected wings and may be released by simple mechanical means, thereby permitting the individual wings to be collapsed so as to permit free egress through the vestibule.

b. General Requirements for Revolving Doors.-

(6.2.5.2.1). 1. Construction of Revolving Doors.-The requirements for the construction of revolving doors and their enclosure shall be at least equal in fire resisting qualities to the requirements applying to all other doors and frames similarly located. At least one push bar shall be provided on each wing of a revolving door.

(6.2.5.2.2). 2. Glazing of Revolving Doors.-Any glass installed in the wings or the enclosures of revolving doors shall be at least one-quarter inch thick plate glass.

(6.2.5.2.3). 3. Speed Regulation of Revolving Doors.-Every revolving door on a required means of egress shall be so constructed and maintained that the rate of its revolving speed during actual use shall be fifteen revolutions or less per minute. Any means for so regulating such speed shall not interfere with the normal operation and use of such doors, and the failure of such regulatory means shall not interfere with the normal operation and use of such doors.

(6.2.5.2.4). 4. Floor Covering Within Enclosures of Revolving Doors.-It shall be unlawful to place mats or other floor covering within the enclosure of revolving doors, unless such mat or other floor covering is permanently secured to the flooring, and unless such mat or other floor covering is at least one-half inch thick and is placed in the sinkage.

(6.2.5.3). c. Use of Revolving Doors Permitted.-Type A revolving doors may be used, except as provided in subdivision d of this section, as a required means of egress, in accordance with the following provisions:

1. Doors with a diameter of five feet six inches may be used to the total required width of exits serving a ground floor area only, when such area is twenty-five hundred square feet or less and when the occupancy is one hundred persons or less.

2. Doors with a diameter of six feet may be used to the total required width of exits when such doors serve a ground floor area only, and when the occupancy is two hundred persons or less.

3. Except as otherwise provided in paragraphs one and two of this section, doors with a diameter of six feet six inches or more, shall be used.

4. Seventy-five percent or less of the total required width of street exit doors may consist of revolving doors, except as otherwise provided in paragraphs one and two of this section; and except that where there are practical difficulties, the superintendent may approve in office building occupancy structures of Class 1, fireproof structures, or Class 2, fire-protected structures, such greater percentage of revolving door exits to total required exits as in his opinion will result in a safe condition without increasing interference with free egress from the structure.

5. Fifty percent or less of the total required width of street exit doors may consist of revolving doors where anyone or more of such doors is not in accordance with the

description of type A revolving doors under subdivision a of this section, and is not in accordance with the provisions of subdivision b of this section.

6. Revolving doors shall be credited as a required means of egress only to an extent equal to the minimum clear unobstructed width of the passageway through the vestibule when the leaves are in a collapsed position.

(6.2.5.4). d. Use of Revolving Doors Forbidden.-It shall be unlawful to use revolving doors as required means of egress from assembly halls, asylums, auditoriums, churches, dance halls, motion picture theatres, schools, theatres, hospitals, or from any room or space within a building where more than three hundred persons congregate for purposes of amusement or worship.

(6.2.5.5). e. Existing Revolving Doors.

1. Type A revolving doors, installed before January first, nineteen hundred thirty-eight, in accordance with the requirements of the then existing laws, may be retained as required means of egress, except where otherwise prohibited.

2. Type B revolving doors installed before January first, nineteen hundred thirty-eight, may be retained as required means of egress, except where otherwise prohibited, when, in the opinion of the superintendent, no dangerous exit condition exists. If such a dangerous exit condition is deemed by the superintendent to exist, Type B doors shall either be replaced by Type A revolving doors, or be supplemented by one or more swinging doors at least two feet four inches wide located adjacent to the Type B revolving door, as such superintendent may direct.

(6.2.6). §C26-288.0 Special Locking of Exit Doors.-Nothing in this title shall prevent the superintendent, where conditions in his judgment warrant, from approving the installation on exit doors, from a bank trust company, jewelry store or any other store devoted to a single similar use where articles of unusual value or monies in large quantities are kept, of a locking device which may be operated electrically from the interior of the building and which shall be used only in an emergency.

Sub-Article 3. Passageways and Hallways

(6.3.1). §C26-289.0 Passageways in Required Means of Egress.-

a. The minimum width of a passageway serving a single required stairway shall be equal to the minimum width of the stairway emptying into such passageway.

b. The minimum width of a passageway serving two or more required stairways, except as provided in subdivision b of section C26-292.0 shall be sixty-nine percent of the aggregate width of the stairways emptying into such passageway.

c. A maximum of five elevators may discharge into a passageway five feet one inch or more wide, but when the number of elevators exceeds five, the width of the passageway shall be increased in accordance with the following table:

Number of elevators.	Width of passageway in feet.
6 to 10 inclusive	7½
11 to 15 inclusive	9½
16 to 20 inclusive	10¾
21 to 25 inclusive	12
26 to 30 inclusive	13

Where the number of elevators exceeds thirty, the width of the passageway shall be increased one foot for each additional five elevators or fraction thereof.

d. Passageways shall be maintained the full width throughout without projections or obstructions of any kind.

e. It shall be unlawful to place show windows or openings to any store, office, subway or similar space, except show windows or doors entirely beyond any passageway doorway and extending at most eight feet in from the building line, in the enclosure walls surrounding corridors and passageways leading from any required stairs, fire tower or elevators to the street. Provided, however, except for passageways from fire towers that stores, showrooms, or storage spaces adjoining such corridors or passageways when protected by an automatic wet sprinkler system and where the use of such spaces does not require a fire department combustible permit, and, provided further that offices, banks, spaces not used for storage and such other space incidental to the main use of the building, including toilet rooms, whether or not protected by sprinklers, may open on such corridors or passageways with such openings as follows:

(1) Door openings three feet eight inches or less in width, when protected by fireproof self-closing doors having a fire resistive rating of at least one hour with glazing permitted as specified for doors in stair enclosures, except that door openings five feet six inches or less in width may be provided with self-closing doors of structural glass or other incombustible material when protected by automatic or self-closing fire door assemblies having a fire resistive rating of at least one and one-half hours and approved automatic sprinkler protection on the room side of such door openings, in front of and adjacent to the automatic door.

(2) Show windows three feet or less in depth when protected by automatic sprinklers, glazed with polished plate or wired glass one-quarter of an inch thick, and backed with fire partitions in which all door openings are three feet eight inches or less in width and are provided with and protected by fireproof self-closing doors having a fire resistive rating of at least one and one-half hours with glazing of such doors permitted as specified for doors in stair enclosures, except that openings eight feet or less in width and height may be provided in such partitions when protected by automatic fire protective assemblies having a fire resistive rating of three hours and approved automatic sprinkler protection in front thereof and adjacent thereto on the room side of such openings.

Any one length of show window shall not exceed eight feet and shall be separated from adjoining show windows or door openings by fire partitions. The minimum distance between any openings, except stairhall and elevator door openings, shall be three feet. Show windows and door openings, except stairhall and elevator door openings, in any one section of wall shall not exceed in total width fifty percent of the length of such wall except where such length of wall does not exceed eight feet.

f. It shall be unlawful to use ground floor lobbies, corridors and passageways serving as required means of egress for the storage, display or sale of combustible merchandise, except that an area twenty-five square feet or less may be used for the sale of newspapers and magazines, and an area fifty square feet or less may be used for the sale of tobacco and candy, provided that the required clear width of such lobby, corridor or passageway is not in any way reduced.

g. A permanent information booth or desk constructed of incombustible material and which is incidental to the main use of a building may be provided in the lobby, corridor or passageway leading from any required stairs or elevators to the street but shall in no way obstruct or interfere with the required clear width of such lobby, corridor or passageway and shall not exceed thirty-six feet in area.

(6.3.2). §C26-290.0 Hallways in Required Means of Egress.-

- a. The minimum clear width of a hallway leading to an exit shall be forty-four inches for the first fifty persons to be accommodated, except as otherwise permitted in this section, and such width shall be increased six inches for each additional fifty persons or fractions thereof to be accommodated.
- b. Where the occupancy is less than fifty persons, the required minimum clear width may be reduced two inches for each ten persons less than fifty.
- c. Public hallways shall be enclosed with fireproof partitions unless otherwise specifically provided in this chapter.

(6.3.3). §C26-291.0 Outlets from Passageways and Exits on Required Means of Egress.-

- a. Outlets from exits at grade which do not open upon public streets shall lead to a street through a passageway or open court enclosed in accordance with paragraph one of subdivision h of section C26-292.0.
- b. The lowest level of a passageway leading to the street shall be three feet or less below the level of the sidewalk at the termination of such passageway, except that for occupancies of one hundred fifty or less, the lowest level of such passageways may be eight feet.
- c. Exit passageways in school structures may be provided from open courts to the streets, if the level of such passageways is six inches or less below the level of the general floor immediately below the curb level, and if the side walls and roof of the passageway are of fire resistive construction having a four-hour rating, and if the openings from the passageway into the structure are limited to two exits with a maximum aggregate of ten feet of openings on each side measured between stops, and such exits are equipped with self-closing protective assemblies having a fire resistive rating of at least one hour, and if such exits are so arranged that the doors cannot swing into the clear area of the passageway. The difference in level between such passageways and the sidewalk shall be adjusted by stairways or ramps.

Sub-Article 4. Required Stairways

(6.4.1.1). §C26-292.0 Interior Required Stairs.-

- a. Width of interior required stairs.
 1. Every required stairway shall have a minimum clear width of forty-four inches throughout its length, including hallways, landings and platforms within the stair enclosure, except that hand-rails may project a maximum of three and one-half inches, and strings may project on one or both sides a maximum of one inch to a height of six inches or less above the nosing, and except as provided in subdivision a of section C26-273.0, respecting escalators, and subdivision b of section C26-292.0.
 2. The aggregate width of required stairs serving as exits from any story shall be sufficient to accommodate at one time the total number of persons occupying or permitted to occupy the story served by such stairs in accordance with the following limitations:
 - (a) Dance halls, ballrooms, banquet halls, cabarets, restaurants, exhibition halls, museums, meeting halls, assembly halls, bowling alleys, funeral parlors, passenger depots, court rooms, bath houses, auditoriums used for religious purposes as provided in section C26-719.0, auditoriums in school structures and in public museums conforming to section C26-720.0, gymnasiums in school structures, places of assembly as defined in section C26-116.0, except those included in subdivision b, television studios with audiences as defined in Section C26-770.1 provided the floors

used for such occupancies are thirty-two feet or less above the curb, or twenty feet or less below the curb-80 persons per unit of stair width. The unit of stair width for such uses or occupancies shall be 24 inches, except that an allowance of 40 persons may be made for twenty inches of stair width added to one or more 24-inch units of stair width. Where there are more than 720 occupants on any floor, at least three stairs shall be provided and where there are more than 1,280 occupants on any floor, at least four stairs shall be provided. The aggregate width of exits and stairs shall be divided into substantially equal units. Where there are two exits or stairways, they shall be on opposite sides of the space or floor. Where there are three exits or stairways, the third shall be remote from the other two.

(b) Hospitals, asylums, jails, libraries, class rooms and lecture rooms in schools, fire houses, police stations, offices, showrooms, stores, markets, warehouses or storage spaces, garages, laboratories, power stations, billiard rooms, swimming pools, studios, libraries, dwellings other than private dwellings, or multiple dwellings, or any other use not specified in item (a) hereof immediately preceding-30 persons per unit of stair width. The unit of stair width for such uses or occupancies shall be 22 inches, except that an allowance of 15 persons may be made for 12 inches of stair width added to two or more 22-inch units of stair width.

(c) The provisions of this section shall not apply to special occupancy structures or parts of such structures coming under the provisions of article 13 of this title unless so provided in article 13. Where a story is occupied in part for uses or occupancies listed under subdivision a and in part for uses or occupancies listed under subdivision b, the width of stairs shall be computed separately for the uses not under the same subdivision but any excess stair capacity remaining from the use or occupancy specified in item (a), may be used for the use or occupancy coming under item (b). The width of a stair shall not be diminished between the floor served by such stair and the outlet of the stair at the street or grade level.

(d) When a horizontal exit, complying with the requirements of section C26-296.0, is provided, the stairs may be proportioned on the basis of one-half of the total number of persons to be accommodated; when the building is fully equipped with an approved automatic sprinkler system, the stairs may be proportioned on the basis of two-thirds of the total number of persons to be accommodated; and if both a horizontal exit and an approved sprinkler system are provided, the stairs may be proportioned on the basis of four-tenths of the total number of persons to be accommodated. The doors of horizontal exits shall have an adequate width as required by section C26-283.0 to accommodate the number of persons permitted in the area served by a horizontal exit, less those persons accommodated by the capacity of the stairs area. In school structures four stories or less in height, the stairs may be proportioned on the basis of one-third the total number of persons to be accommodated, provided that the floor areas are divided into at least three fire areas and are provided with two horizontal exits.

3. In computing the capacity of required stairways, the maximum depth of landings and platforms shall be deemed to be the width of a single run of the stairway which is attached to such landings or platforms.

4. Where the occupancy of a mezzanine floor, as determined in accordance with subdivision c of section C26-273.0, is twenty-five persons or less, the stairways serving

such mezzanine, except stairways which also serve the floors of the structure generally, may be thirty inches in width.

(6.4.1.2). b. Width of required stairways in structures of limited area.

1. Where the gross ground area of a structure is four thousand square feet or less and the occupancy above the first floor in accordance with subdivision c of section C26-273.0, is fifty persons or less, the minimum width of required stairways shall be three feet, except as provided with respect to escalators in subdivision a of section C26-273.0.

2. If, in such structures, two stairways exit into a common passageway at the street level, and if the passageway between the stairway nearest the street and the sidewalk is without steps, the width of the corridor may be three feet eight inches.

(6.4.1.3). c. Limitation on stair passageway and landing dimensions.-The minimum width of stair passageways and stair dimensions shall be equal to the width of the required stair. The maximum width of any stair passageway shall be the width of the required stairs plus twelve inches; the maximum length of any landing at any floor level shall be the sum of the width of the required stair plus the width of the widest door opening on such landing plus twelve inches for each unit of stair width and the maximum length of any intermediate landing shall be the width of the required stair plus twelve inches for each unit of stair width. Where a stair of greater width than that required by subdivision a of this section is provided the minimum and maximum widths of the stair passageways shall be as though the provided width of stair were the required width. It shall be unlawful to increase the area enclosed by partitions surrounding required stairs so that any of the maximum dimensions of stair passageways or landings herein specified is exceeded.

(6.4.1.4). d. Dimensions of Treads and Risers for Required Means of Egress. The treads and risers of required stairs shall be so proportioned that the product of the number of inches in the tread, exclusive of nosing, and the number of inches in the riser, shall be between seventy and seventy-five, but the maximum height of any riser shall be seven and three-quarter inches, and any tread, exclusive of nosing, shall be at least nine and one-half inches wide; provided that in schools the proportions and dimensions of treads and risers may, in the discretion of the superintendent, be adjusted to suit the age of the persons for whom the school is intended. Risers and treads, other than winding treads, shall be of uniform width and height in any one flight. It shall be unlawful to use winders, except that in the discretion of the superintendent, winders may be used for stairs of an ornamental character which have a minimum width of five feet, and are not required as a means of egress. The treads of winders, when permitted, exclusive of the nosings, shall have a minimum width of seven inches at any point and a maximum average width of ten inches. Steps or stairs in lines of travel shall have at least two risers in any change of level.

(6.4.1.5). e. Spiral Stairs.-It shall be unlawful to use spiral stairs as required means of egress, except when such spiral stairs serve an intermediate or mezzanine floor having an area of two hundred square feet or less.

(6.4.1.6). f. Landings and Vertical Rise on Required Means of Egress.-

(1) The vertical rise of any flight of stairs serving as a required means of egress between floors, landings or platforms, shall be twelve feet or less, except that in places of public assembly such rise shall be eight feet.

(2) The distance between risers on landings, or platforms, in straight runs of stairs, shall be forty-eight inches or more, except that when stairs are permitted to be three feet wide

in accordance with subdivision b of section C26-292.0, such distance shall be forty-two inches or more.

(6.4.1.7.1). g. Construction of Required Stairways.-

1. Materials for Required Stairways.-Stairs and stairways serving an exit shall be constructed of incombustible material or assemblies throughout, except in frame and non-fireproof structures forty feet or less in height and occupied by fifty or less persons above the first story. The treads and landings shall be constructed and maintained in such manner as to prevent persons from slipping thereon.

(6.4.1.7.2). 2. Strength of Required Stairways.-Stairs, platforms, landings and stair halls shall be of sufficient strength to sustain safely a live load of at least one hundred pounds per square foot.

(6.4.1.7.3). 3. Support for Treads, Landings and Platforms in Required Stairways.-When treads, landings or platforms in required stairways are of slate, marble, stone or composition, such treads, landings and platforms shall be supported for their entire length and width by a solid steel plate of suitable thickness, securely fastened.

(6.4.1.8.1). h. Enclosure of Required Stairways.-

1. Fire Resistive Ratings for Enclosures of Required Stairways.-

(a) Required stairways in public buildings, in structures used for film studios, in structures containing occupancies requiring fire department combustible occupancy permits, and in all Class 1, fireproof structures, except school structures, shall be enclosed with partitions or walls having a fire resistive rating of at least three hours.

(b) Required stairways in all Class 2, fire-protected structures, all Class 3, non-fireproof structures and all Class 6, heavy timber construction structures, except residence buildings three stories or less above any basement in height and in other structures at most four stories or forty feet in height, shall be enclosed with walls or partitions having a fire-resistive rating of at least two hours, except as otherwise prescribed in this section.

(c) Interior required stairways which are not required to be enclosed in walls having a minimum fire resistive rating of at least two hours, shall be enclosed with fire resistive partitions having a rating of at least one hour.

(d) All doors opening on required stairways shall have a fire resistive rating of at least three-quarters of an hour. Such doors shall be self-closing and shall be normally closed. It shall be unlawful to fasten open any such door.

(6.4.1.8.2). 2. Opening in Enclosures of Required Means of Egress.-

(a) It shall be unlawful to open any pipe, elevator or other shafts, chases, panel boards, toilet rooms, slop sinks, closets, or openings other than exit doorways with fireproof self-closing doors, into the enclosures of required stairways or crossovers used in connection with such stairways, except as provided in subdivisions e and g of section C26-289.0 and except that, where approved, automatic fire windows may be installed in the exterior walls of such enclosures. Elevator shafts on the ground floor are exempted from this provision.

(b) Unless otherwise prescribed in this title, in structures having a maximum height of five stories or sixty-five feet, exterior window openings or exterior door openings in required stairways may be provided with non-fireproof windows or doors, provided that such stairways are located thirty feet or more from the nearest lot line.

(c) Nothing in this section shall be construed to prohibit other openings on stairhalls in multiple dwellings where such openings are permitted under the multiple dwelling law in structures six stories or less in height.

(d) Where a required stairway serving the upper floors of a structure is continued in the same enclosure to one or more floors below grade, the portion of such stairway above grade shall be separated from the portion below grade by a fireproof partition. Such partition shall have a fireproof self-closing door swinging in the direction of egress from the floors below grade, and such partition shall be so arranged as not to interfere with the platform serving the upper floors. Structures used exclusively as schools, in which the uses of the basement require frequent circulation, regular fire drills are held under supervision, and exit signs are provided, are exempted from the requirements of this provision.

(6.4.1.9). i. Service or Ornamental Stairways.-Unenclosed service or ornamental stairways may be constructed under the following conditions:

1. Such stairways shall be so placed as not to obstruct or interfere with the functions or use of the required means of egress nor to be a part of such means of egress.
2. Not more than two adjoining stories in any structure may be connected by all open well, unenclosed stairway or escalator.

(6.4.1.10). j. Exterior Stairways as Required Means of Egress.-

1. Exterior stairways, where permitted as required means of egress under section C26-276.0, shall be constructed of incombustible materials and shall conform in all other respects, except as to enclosures, to the requirements for interior stairs.
2. Such exterior stairs shall be connected to each story which they serve by means of self-closing fire doors or automatic fire windows with a clear minimum exit opening of three feet in height and thirty inches in width. The window and door openings on the course of, below or within ten feet horizontally of such exterior stairways, shall be equipped with self-closing fire doors or automatic fire windows. Such stairways shall be protected throughout to a height of five feet either with netting made of wire at least 0.135 inches in diameter, No. 10 U. S. steel wire gauge, such netting having a maximum mesh of one and one-quarter inches, or with other rigid guards.

(6.4.1.11). k. Termination of Required Stairways at Grade and Roof.-Every required stairway shall lead in a continuous enclosure to street level. Such stairways serving the uppermost floor of a structure shall continue to the roof, except as hereinafter provided, as follows:

1. Every required stairway terminating at the level of a setback roof shall be extended to such setback roof through a bulkhead or fireproof passageway, or such stairway shall be carried to a required hallway or stairway provided with fire doors unequipped with locks, and such fire doors shall be arranged to open from either side.
2. When the roof of a structure has a slope exceeding one foot in ten, the required stairways shall be connected in the top story by a fireproof passageway enclosed in construction having a fire resistive rating at least equal to the fire resistive rating of the required stairway enclosures connected by such construction, except that in schools three stories or less in height with such roof slopes, such connection of stairways may be omitted.
3. All required stairways shall continue to the roof, except that in structures two stories or less in height, the stairways from the second floor to the roof may be omitted, provided that partitions enclosing stairhall are fire resistive and all openings from the stairhall to

the interior of the structure are protected with one-hour self-closing fireproof doors, and a ladder from the head of each required stairway to a scuttle opening in the roof is furnished. Such ladders shall be of metal, with solid treads and hand-rails on each side and such ladders shall be set at an angle of seventy degrees or less.

4. In structures used exclusively for school purposes where pupils are trained in rapid dismissal by means of regular supervised fire drills, the number of stairways to the roof may be one-half of the above requirements, provided that such stairways to the roof are so distributed as to furnish access to the roof from different sections of the structure and are accessible from each side of a horizontal exit. Stairways leading to the roof may, in the discretion of the school authorities, be provided with locked wire mesh gates.

5. It shall be unlawful to terminate more than two required stairways in a common corridor or lobby on the ground floor, except as provided in section C26-294.0, and except that in structures used exclusively for school purposes where pupils are trained in rapid dismissal by means of regular supervised fire drills and in which eight or more stairways otherwise complying with the provisions of section C26-292.0, are provided, a maximum of four such stairways may terminate in a common corridor or lobby directly at an entrance on the ground floor, but the width of such common corridor or lobby shall be equal to the combined width of the stairways leading to such exits.

(6.4.1.12). 1. Hand-Rails in Required Stairways.-

1. Required exit stairs shall have walls or well secured balustrades or guards on both sides with hand-rails on both sides. Required hand-rails on the rake of stairs shall be between thirty and thirty-four inches high from the tread to the top of the rail, measured in line with the riser. Balustrades on the level shall be at least thirty-four inches from the floor or landing level to the top of the rail.

2. A minimum unobstructed finger clearance of one inch shall be maintained at all points. When the width of a flight of stairs serving as a means of egress is eighty-eight inches or more, an intermediate hand-rail shall be provided. Such hand-rail shall be continuous between landings. Such hand-rail shall be substantially supported and shall terminate at the upper end in a newel or standard at least six feet high. The ends of hand-rails shall be turned back against the walls or newels and such ends shall be finished without any projections which would act as obstructions.

(6.4.1.13). m. Space Under Required Stairs.-

1. Where the space between the soffit and the floor is less than five feet high, such space shall be enclosed without openings for the full width of the stairs.

2. Where stairs are built in whole or in part of combustible materials, it shall be unlawful to use any space under such stairs.

Sub-Article 5. Fire Towers

(6.5.1). §C26-293.0 Fire Towers Required.-At least one required means of egress in every public and business building seventy-five feet or more in height, shall be a fire tower, except in schools five stories or less in height where regular supervised fire drills are held and except in such schools more than five stories in height where a special fire department access stair is provided, as prescribed in Section C26-295.0.

The requirements of this section shall not apply to mixed occupancy buildings where not more than fifty percent of the building is used for public or business uses, and all such uses are located below the seventy-five foot level.

(6.5.2). §C26-294.0 Construction and Arrangement of Fire Towers.-

- a. The enclosing walls of fire towers shall be of incombustible materials or assemblies having a fire resistive rating of at least four hours. Such walls shall be without openings, except for doors serving as means of egress.
- b. At each story served by a fire tower, access to, the stairways of such fire tower shall be provided through outside balconies or fireproof vestibules. Such balconies or vestibules shall be at least three feet eight inches in width and shall have unpierced floors of incombustible materials and shall be provided with substantial guard railings at least four feet high, without any openings greater than eight inches in width.
- c. Such balconies or vestibules of fire towers shall be level with the floors of the structure and the platforms of the stairs connected by such balconies. Such balconies or vestibules shall be separated from the structure and the stairs by self-closing fire doors capable of being opened from both sides without the use of a key.
- d. Balconies or vestibules of fire towers shall open on a street or yard, or on a court open vertically to the sky for its full height, having a minimum net area of one hundred five square feet and a minimum dimension of seven feet. The opening from the vestibule to the street, yard or court shall have a minimum area of eighteen square feet and a minimum dimension of two feet six inches. It shall be unlawful to leave openings in the court walls surrounding an interior fire tower, other than the openings from the vestibules, within fifteen feet of the balcony, except that self-closing fire windows may be used if such windows are at least ten feet from the balcony provided that the area of the court is at least twelve feet by twenty-four feet.
- e. Fire towers shall terminate at the grade level and shall exit directly to the street independently of corridors serving other stairways, except when the fire tower terminates in the ground floor corridor outside of the inner vestibule and within ten feet of the building line.
- f. Doors opening into fire towers may be constructed with observation panels made of polished plate or wire glass, one quarter of an inch thick, if such glass is set with a three-quarter inch rabbet. Such glass shall have a maximum area of sixteen square inches. Doors shall be capable of being opened from the occupied side without the use of a key. The following sign shall be posted on each such door on the side facing the occupied area, in letters at least two inches in height: "EXIT ONLY - NO ACCESS TO OTHER FLOORS."
- g. Fire tower stairs shall comply in all other respects with the requirements of section C26-292.0.

(6.5.3). §C26-295.0 Special Fire Department Access Stair.-Where an omission of fire towers in school buildings of more than five stories in height is permitted under section C26-293.0, a special stairway shall be erected as follows: Such stairway shall be of incombustible material. Such stairway shall extend from the ground to the top story and roof, and such stairway shall have an opening to each floor, to the roof and to the street or open yard through a fireproof passageway, if such fireproof passageway is necessary. The stairway shall be thirty-six inches or more in width and shall be arranged to provide a continuous wellhole twelve inches wide through its entire height. The stair enclosure construction shall be as required for exit stairways in similar buildings. The door assemblies at each floor and roof shall be of one hour rating and such assemblies shall be equipped with fireproof self-closing doors having dead locks operated by knobs on the stair side, and by a standard fire department key on the corridor side. A skylight, as required over stair enclosures extending to the roof, shall be provided and such skylight shall

be equipped with ventilating louvres of a clear ventilating area of twenty-four square feet or more. An adequate lighting system on a separate circuit controlled by a switch immediately inside the entrance door at the ground level, shall be provided for the illumination of the entire stairway.

Sub-Article 6. Horizontal Exits

(6.6.1). §C26-296.0 General Requirements for Horizontal Exits.-A horizontal exit shall comply with the following requirements:

1. The spaces connected by a horizontal exit shall be either public spaces or spaces occupied by the same tenant.
2. The clear floor space on either side of the horizontal exit shall be sufficient to contain the total number of occupants of both of the connected spaces, allowing at least three and one-half square feet of floor space per occupant.
3. There shall be at least one interior enclosed stairway or fire tower on each side of the horizontal exit.
4. Every horizontal exit shall be equipped on one side with a fireproof self-closing door capable of being opened from either side without a key, and in addition an opening in a fire wall must be equipped on the opposite side, with an automatic fire door. Such automatic fire door shall be without a lock and shall be so arranged as to be held open with a fusible link device. In a public school structure, however, where regular supervised fire drills are conducted, the automatic fire door may be omitted and the fireproof self-closing door may be double-acting.

The proportioning of stairs in accordance with paragraph two of subdivision a of section C26-292.0 shall be permitted only when the self-closing door of the opening protective assembly opens in the direction of travel from the floor area which it serves, and an "EXIT" sign is placed only on the side served by such horizontal exit. Nothing in this subdivision shall be construed as prohibiting exits from areas on both sides of a fire wall or fire partition through separate horizontal exits, each serving only one side.

5. Vestibules or open air balconies, when used, shall conform to the requirements for vestibules and open air balconies of fire towers.
6. Bridges shall be constructed of incombustible material, shall have solid floors and shall have substantial railings at least four feet high.
7. Doorways or windows opening on vestibules, balconies or bridges and door or window openings on the course of, below or within ten feet horizontally of such bridges, shall be equipped with fireproof self-closing doors or automatic fire windows.
8. The maximum gradient to take up the difference in levels between connected floor areas shall be one foot in ten.

(6.6.2). §C26-297.0 Horizontal Exits on Floors Sixteen or More Stories Above the Ground.-

- a. When horizontal exits are provided on floors sixteen or more stories above the ground, at least one passenger elevator shall be provided on each side of the horizontal exit in addition to the required stairway or fire tower.
- b. Required elevators shall be kept manned and ready for use at all times during the normal occupancy of the building.

Sub-Article 7. Fire Escapes

(6.7.1). §C26-298.0 Construction of Fire Escapes.-When fire escapes are used as a means of egress under the provisions of section C26-276.0, such fire escapes shall be constructed of incombustible materials and shall be of sufficient strength to sustain safely a superimposed load of one hundred pounds per square foot. Fire escapes used as a means of egress shall have balconies at each story. Such balconies shall be at least thirty-six inches wide in the clear and at least fifty-four inches long, and shall be provided with staircases extending to the ground level with a maximum riser of eight inches and a minimum width of treads of eight inches exclusive of nosings. Fire escape staircases shall be at least twenty-two inches in width. If fire escapes are located on a street front of a structure, the superintendent may permit the use of a drop ladder or a counterbalanced stair from the lowest balcony, provided that the height of such balcony above the sidewalk is sixteen feet or less.

(6.7.2). §C26-298.1 Fire Escapes; Certain Requirements.-Drop ladders where permitted shall be provided with guides and hooks of a type satisfactory to the department. All fire escapes unless of non-corrodible metal shall be painted and shall be maintained in good condition and free from rust and corrosion. Notice shall be given to the superintendent by the owner prior to the painting of fire escapes whether or not such painting is done to remove a violation.

(6.7.2). §C26-299.0 Party Wall Balconies.-Party wall balconies may be used as an auxiliary means of egress on structures erected before January first, nineteen hundred thirty-eight, if the property on both sides of such party and fire wall is under the same ownership and the type of occupancy of both buildings is the same and such balcony is extending to pass a plain glass glazed opening accessible as an emergency exit on either side of such party and fire wall.

(6.7.3). §C26-300.0 Removal and Obstruction of Party Wall Balconies.-

a. Each of the owners of adjoining structures, commonly served by party wall balconies serving as a required means of egress, shall maintain that portion of each such balcony which is on his property, and each such owner shall maintain egress normally unobstructed and unimpeded from each such balcony to and through his structure, except as otherwise provided for in this section.

b. It shall be unlawful for the owner of a structure on which there is a party wall balcony serving as a required means of egress from an adjoining structure, to remove such party wall balcony or any portion thereof or to prevent, eliminate or obstruct egress from such party wall balcony to and through his structure, unless and until such owner has had erected or has obligated himself to erect on the structure deprived of such required means of egress, a legal fire escape or other means of egress approved by the superintendent.

Sub-Article 8. Obstruction of Means of Egress

(6.8). §C26-301.0 Obstruction of Means of Egress.-It shall be unlawful to place any obstruction in front of, in or on any required means of egress.

§C26-301.1 Obstruction of Certain Means of Egress.-Fire escapes, exterior stairways, their drop ladders and counterbalanced stairs shall be kept entirely clear of flower boxes, flower pots, chairs, pails and other obstructions. No projecting sign or other projection shall be so placed as to interfere with the free operation or use of any fire-escape drop ladder or any counterbalanced stair, nor shall any projecting sign or other projection be placed within three feet of such drop ladder or counterbalanced stair. No duct shall terminate within ten feet of the course of a fire escape or outside iron stairway.

Sub-Article 9. Special Egress Requirements for Structures of a Public Character

(6.9.1). §C26-302.0 Provision for Public Safety Under Unusual Conditions Respecting Means of Egress.-

a. Where unusual conditions occur in structures of a public character such as hotels, restaurants, railroad depots, public halls, club houses with more than eight sleeping rooms, churches, ball parks, stadia, opera houses, concert halls, theatres and other similar structures, used or intended to be used for public assembly, amusement or instruction, and business structures, including department stores, where large numbers of people congregate and where such conditions are not covered by the provisions of either article seven or article thirteen of this title, or where in theatres or opera houses or, concert halls the auditorium including the balconies are separated from all public portions of the building by walls having a three hour fire resistive rating with openings protected by one and one half hour fireproof self-closing doors and where the public space provided is not less than four times that required by section C26-739.0 and so arranged as to provide for greater ease of exit, and where the capacity of the emergency stairs and passageway exceed that required in section C26-731.0 by twenty percent, the passageway leading to the emergency stairs and the public space leading to the normal exits are separated by a partition constructed of wired glass and/or other incombustible materials so as to provide an effective smoke barrier and this partition is protected by two lines of sprinkler heads on the public space side, the commissioner shall have the power to require the provision of such halls, doors, stairways, seats, passageways, ventilation, lighting and heating as he shall deem necessary to facilitate egress in case of accident or fire and furnish adequate protection for the public in such cases.

b. In all places of public assembly for which a license is required, the fire commissioner shall enforce all provisions of law relating to protection against fire and panic, obstruction of aisles, passageways and means of egress, standees, fire prevention and fire extinguishing appliances, and fire prevention.

(6.9.2). §C26-303.0 Obstruction of Aisles and Passageways Unlawful.-Aisles, halls, foyers, promenades, vestibules and passageways and other parts of such structures of a public character which are used as means of egress, shall be kept free from camp stools, chairs, sofas and miscellaneous furniture or other obstructions. It shall be unlawful to allow any person to stand in or occupy any portion of such spaces during any performances, service, exhibition, lecture, concert, banquet, dance or other public assembly, except when the number of such standees has been included in the number of persons for whom means of egress has been provided from such tiers, and when the space occupied by such standees is enclosed with tape or cord so erected and of such material that it can be easily broken by persons passing in a direct line of egress.

(6.9.3). §C26-304.0 Enforcement of Special Egress Requirements for Structures of a Public Character.-When unusual conditions exist, the superintendent may, at any time, serve a written or printed notice upon the owner, lessee or manager of any such structure of a public character, directing any act or thing to be done or provided in or about such structures and their appliances and facilities, such as halls, doors, stairs, passageways, windows, seats, aisles, fire walls, fire apparatus and fire escapes, as he may deem necessary to carry out the purposes of sections C26-302.0 and C26-303.0.

Sub-Article 10. Egress Requirements for Fireproof Multiple Dwellings Converted to Business Use

(6.10.1). §C26-304.1 Egress Requirements for Fireproof Multiple Dwellings Converted to Business Use.-

a. Existing fireproof multiple dwellings as defined in the multiple dwelling law converted to business use in whole or in part, shall comply with all of the egress requirements of sections C26-272.0 through C26-304.0, where applicable for such business use, except that an interior enclosed stair, extending from the roof to the street, not less than thirty-six inches in width, may be substituted for a fire tower and except that the minimum width of a stair used as required means of egress shall not be less than twenty-eight inches. Access to at least two means of egress shall be provided from all parts of each floor above the street floor, by means of a public hallway. The number of occupants of any floor shall be limited to the capacity of the stairs to which such floor area has access. For each stair less than thirty-six inches in width not more than twenty-six persons shall be permitted to occupy a floor served by such a stair and for each stair thirty-six inches or more in width, but less than forty-four inches in width, not more than thirty-six persons shall be permitted to occupy a floor served by such a stair. The number of persons permitted on a floor served by a stair forty-four inches or more in width shall be determined as provided in section C26-292.0. Exterior fire-escapes shall not constitute required means of egress. Existing wood doors, wood flooring and wood trim may be retained in hallways leading to exits provided that the partition enclosing the hallways are constructed of incombustible material having a one hour fire resistive rating and all doors are made self-closing. Where wood is used in a hallway leading to an exit, the hallway shall be provided with a sprinkler system complying with the rules of the department.

b. Where only part of a fireproof multiple dwelling is converted to business use the egress from such business portions shall comply with the requirements set forth in this section. Any floor area used in part for business shall be considered as used entirely for business in determining the egress requirements under this section, unless the business area is separated from the residence portion of the floor by fireproof partitions with all openings in such partitions protected by fireproof self-closing doors. Where a stair is used jointly by both the business and residence parts of a floor and such parts are separated by fireproof partitions, the number of persons permitted on the business portion of a floor served by such a stair shall be one-half the number permitted for stairs serving an area used entirely for business.

c. In fireproof multiple dwellings converted to business use, only one handrail shall be required when the width of the stair is less than forty-four inches. Treads, risers and platforms that were lawful at the time of erection of such multiple dwellings may be retained without change.

d. The lighting of hallways leading to exits, and of stairs, shall be on an independent circuit taken off the main line ahead of the general lighting and power circuits.

e. Additional exit and directional signs shall be provided as required by the superintendent.

f. There shall be provided in the bulkhead roof over each stair extending into the uppermost story of the building and serving as required means of egress, a skylight complying with the requirements of section C26-641.0. Windows in the side of the bulkhead may be provided instead of a skylight as provided in such section.

g. Where the partitions, doors, use of combustible material, exits, and all other construction on any floor, except the stairs and fire towers comply with the requirements of this code for

buildings occupied for business purposes, public hallways leading to exits shall be required only where a floor is occupied by more than one tenant.

h. In those fireproof hotels and other fireproof multiple dwellings coming under the provisions of section 67 of the multiple dwelling law, where part of the building is converted to business use, the sprinklers that may be required by the provisions of this section may be omitted, provided the building complies with the applicable provisions of section 67 of the multiple dwelling law. The number of occupants permitted in the business portions of such buildings shall be limited as provided in subdivisions a and b of this section. Access to at least two means of egress, remote from each other, shall be provided from those parts of a floor used for business, where the floor is above the street floor as well as where otherwise required by the exit provisions of this code. Such means of egress above the street floor, shall be interior enclosed stairs, fire towers, or exterior stairs complying with subdivision j of section C26-292.0 where permitted by the superintendent, or a horizontal exit complying with sections C26-296.0 and C26-297.0. An interior enclosed stair conforming to the requirements of section 67 of the multiple dwelling law may be substituted for an interior enclosed stair that would be required by the provisions of this code, provided the stair, lobby and passage from stair to street are used exclusively for egress or entrance purposes, except that spaces for uses accessory to the multiple dwelling use, such as registration, information and mail desks and similar accessory uses may be provided at the street floor level in the passage from the stair to the street. Spaces used for restaurant, florists, and similar purposes, shall not be permitted in or to open on lobbies or stair enclosures serving as required means of egress unless conforming to the requirements of section C26-289.0. An interior enclosed stair may be substituted for a fire tower as provided in subdivision a of this section. Exterior fire-escapes shall not constitute required means of egress from the business portions of such buildings and the occupants of the business parts shall not be required to pass through one means of egress to reach another means of egress.

i. The provisions of this section shall not apply to those fireproof multiple dwellings where the business use and occupancy were approved prior to the enactment of this law, provided no such use or occupancy is changed to another use, altered or extended. No such business use or occupancy shall be changed to another use, altered or extended unless the floor or floors on which such changes are made, comply with the provisions of this section.

j. Business as used in this section means any use which would make a structure or part of a structure a commercial building as defined in subdivision c of section C26-235.0.