



DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, N.Y. 10013

RUDOLPH J. RINALDI, COMMISSIONER

312-8100

November 21, 1991

Honorable Felice Michetti
Commissioner
Department of Housing Preservation
and Development
150 William Street
New York, New York 10038

RE: Electromagnetic Door Locks

Dear Commissioner Michetti:

In a recent meeting at your office it was agreed that the Department of Buildings would clarify its position on the use of electromagnetic door locks that are independent from fire alarm systems and located at the entrances to multiple dwellings. Locks meeting the following criteria comply with egress requirements of the Administrative Code.

- (1) Door locks must disengage without a key during a single action process of opening the door from the side which egress is to be made. For the purposes of this letter, single action process means turning the door handle, pressing the panic bar, etc. The door must be openable regardless of any electrical current supplied to the electromagnetic portion of the lock system.
- (2) Any antivandal device installed to prevent improper lock manipulation such as an internal clutch system must not interfere with the proper functioning of the lock system

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Additionally, such doors shall comply with the applicable security requirements of Section 27-371 (j)(2).

We understand your concern about the use of electromagnetic locks and their potential for violating the egress requirements of law. This clarification is provided to address these concerns and assist building owners and the security lock industry.

This supersedes my July 31, 1990 letter.

Very truly yours

RR:GCS:RDC:ap


Rudolph J. Rinaldi
Commissioner

cc: Deputy Commissioner Robert Davis, HPD
Deputy Commissioner George C. Sakona
General Counsel Carole Slater
Executive Engineer Irving Polsky
File