



DEPARTMENT OF BUILDINGS
EXECUTIVE OFFICES
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Andrew Leder, Esq.
Stangler, Edelman & Binder
One Old Country Road
Carle Place, New York 11514

Re: Revolving Doors in a 1920 building

Dear Mr. Leder:

This letter responds to your request for information regarding revolving exit doors in a building which was constructed circa 1920.

Provided no significant alteration work has been done at the premises pursuant to Administrative Code ("A.C.") §§27-115 and 27-116, and provided there has been no change in the use or occupancy of the building pursuant to A.C. §27-112, the building code which existed at the time of the initial construction is the controlling law. If, however, there was an alteration involving the change in occupancy or use of any space in the building, pursuant to A.C. §27-118 the owner may have been required to comply with the current code with respect to the entire building as was necessary to protect the safety and welfare of the occupants.

Given the above provisos, the following addresses your specific questions assuming no changes have been made since the initial construction:

1. A revolving door constructed in 1920 would not have to be renovated to comply with the floor level requirements of A.C. §27-371(h) (formerly §C26-604.4(h)), since the building code in effect in 1920 did not address floor level.

2. Rules adopted by the Board of Standards and Appeals ("BSA") which became effective on March 10, 1919 address both existing and new revolving doors. If the doors existed prior to the adoption of these rules and were the type of revolving doors that automatically collapsed when excessive pressure was exerted on them ("Type A") then these doors could be retained as a required means of egress. If the existing doors had a rigid brace ("Type B")

then an administrative official having jurisdiction who deems that a dangerous condition exists could require the owner to replace such door with the Type A door or could require him to supplement the revolving doors with at least one swinging door not less than three (3) feet wide located adjacent to the revolving door. (Exit Rules, rule 4) If, however, the revolving doors were erected after the adoption of the BSA rules then either type of door would be acceptable but only if such revolving doors did not exceed three in a unit and had an outwardly swinging door at least three (3) feet wide located immediately adjacent thereto. (Exit Rules, rule 5)

3. There is no minimum size requirement for a stoop outside a revolving door. However, the maximum projection allowed beyond the building line if there is such a stoop is eighteen (18) inches.

4. No warning sign is required for such a stoop.

If we can be of further assistance to you, please do not hesitate to contact us.

Carole S. Slater



General Counsel & Director
Office of Legal Affairs

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