

Local Law 26 of 2004 – Summary of provisions

The Department of Buildings convened the World Trade Center Building Code Task Force in March 2002. The [Task Force issued its recommendations in February 2003](#). Local Law 26 of 2004, signed by Mayor Bloomberg on June 24, 2004, incorporates most of these recommendations by amending the Building Code and Fire Prevention Code. Below is a summary of each of the retroactive and prospective provisions. For more detailed information, please consult the text of [Local Law 26 of 2004](#).

Retroactive Requirements:

Topic	Classes Covered	Retroactive Requirement	Compliance Date	Additional Information	References
Sprinklers	Office buildings 100 feet or more in height	<ul style="list-style-type: none"> • Full sprinklering within 15 years • Possibility for hardship time extension; possibility for partial waivers for interior Landmark designation or structural impracticability 	July 1, 2019 deadline for completion of installation and certification of compliance	Filing requirements: <ul style="list-style-type: none"> • Owner’s affidavit: July 1, 2005 • 7-Year report: July 1, 2011 • 14-Year Report: July 1, 2018 • Final Report: July 1, 2019 Conversion to Office Building \geq 100 feet: Requires full sprinklering at time of conversion	LL 26/04: §§ 1, 3, 23 Building Code: §§ 26-248; 27-228.5; 27-929.1
Photoluminescent Markings	High rise (\geq 75 ft) office buildings	<ul style="list-style-type: none"> • Install photoluminescent signs on doors leading to exits • Install photoluminescent markings in exit stairs 	July 1, 2006 deadline for installation of markings	<ul style="list-style-type: none"> • Technical installation standards are found in Reference Standard (RS) 6-1. • These markings and signs are in addition to, and not in place of, existing requirements relating to exit signs. • Owners are required to certify compliance by July 1, 2006 (Form: LL26/04 –1). 	LL 26/04: §§ 2, 15 Building Code: §§ 26-248; 27-383
Additional Signage Where Egress Path Not Clear	High rise (\geq 75 ft) office buildings	<ul style="list-style-type: none"> • Install illuminated exit sign in stairs with horizontal extensions and transfer levels • Install wall signs where re-entry door is recessed or around corner, etc. • Install wall signs where re-entry is restricted for more than four floors 	July 1, 2007 deadline for installation of additional signs	There is no filing requirement except to the extent that electrical permits may be required from the Electrical Division in the respective Borough office.	LL 26/04: §§ 2, 16 Building Code: §§ 26-248; 27-383.1
Exit Sign Power Source	All office, educational, and hotel buildings; All high rise (\geq 75 ft): mercantile, industrial and institutional buildings	<ul style="list-style-type: none"> • Power source for existing illuminated exit signs must be battery pack or generator, whether or not they are wired on a circuit connected ahead of the main switch 	July 1, 2007 deadline for completion of work and certification of compliance	Filing Requirements – Either: <ul style="list-style-type: none"> • Owner’s affidavit that existing signs already comply on or before January 20, 2005; OR • Architect or Engineer’s report on or before July 1, 2007 (Form: LL26/04 – 3). 	LL 26/04: §§ 1, 3, 17 Building Code: §§ 26-248; 27-228.5; 27-384

Prospective Requirements:

	Classes Covered	Prospective Requirement	Effective Date	References
Scissor Stairs	High rise (≥ 75 ft) office buildings where stairs serve a floor $\geq 10,000$ sf	Stairs are prohibited from sharing a common wall, floor, ceiling, etc., where these two stairs are required to be remote	Jobs receiving Work Permits on or after October 22, 2004	LL 26/04: § 10 Building Code: § 27-363
Fire Tower Option	All buildings, regardless of height or occupancy	At applicant's option, fire towers are permitted in lieu of interior stairs or exterior stairs	Jobs receiving Work Permits on or after October 22, 2004	LL 26/04: §§ 6,13 Building Code: §§ 27-232; 27-376.1
Elevator Vestibules	High rise buildings (≥ 75 ft) with office space	Elevators serving four or more stories containing office space must open onto a smoke-stop vestibule; Applies to existing buildings only when two or more new elevator shafts are being introduced	<ul style="list-style-type: none"> For New Building applications filed on or after October 22, 2004 For alterations of existing buildings: work permits issued on or after October 22, 2004 	LL 26/04: §§ 6, 9, 11 Building Code: §§ 27-232; 27-353.2; 27-353.3; 27-371
Impact Resistant Stair & Elevator Enclosures	High rise (≥ 75 ft) buildings	Stair and elevator enclosures serving office spaces must be constructed of impact-resistant materials	Applications filed on or after July 1, 2006; DOB is promulgating the technical standards.	LL 26/04: §§ 4, 5, 12, 24 Building Code: §§ 27-375; 27-987; Table 3-4
Open Web Steel Joists (OWSJ)	High rise (≥ 75 ft) nonresidential buildings	<ul style="list-style-type: none"> OWSJs are prohibited Prohibition will end when Commissioner promulgates fireproofing standards 	Jobs receiving Work Permits on or after October 22, 2004	LL 26/04: §§ 18, 25 Building Code: § 27-614; Reference Standard RS 10-7
Inspection of Existing Fireproofing	Alterations in office spaces	Alterations are subject to controlled inspection to assess exposed existing spray-on fireproofing	Jobs receiving Work Permits on or after October 22, 2004	LL 26/04: § 7 Building Code: § 27-324
Inspection of Fire Dampers	All buildings, regardless of height or occupancy	Installation of new ventilation systems will be subject to controlled inspection for fire dampers	Jobs receiving Work Permits on or after October 22, 2004	LL 26/04: §§ 8, 21 Building Code: §§ 27-343; 27-779
Air Intake Locations	New high rise (≥ 75 ft) office buildings	Air intakes serving spaces that are $> 10,000$ sf and are $> 2^{\text{nd}}$ story must be 20 ft above grade, 20 ft from exhaust discharges, and 20 ft from loading bays	New Building applications filed on or after October 22, 2004; Alterations to existing buildings are not affected by this section.	LL 26/04: §§ 19, 20 Building Code: § 27-754
Fuel Oil Piping Above Lowest Floor	All buildings, regardless of height or occupancy	Oversized fuel oil piping above the lowest floor is prohibited; standards for fuel oil piping above the lowest floor are established	Jobs receiving Work Permits on or after October 22, 2004	LL 26/04: § 22 Building Code: § 27-830
Floor Drains in Elevator Shafts and Vestibules	All buildings, regardless of height or occupancy	Where the applicant chooses to put floor drains in an elevator vestibule or elevator shaft, these drains are excluded from fixture count calculations	Jobs receiving Work Permits on or after October 22, 2004	LL 26/04: § 26 Building Code: Reference Standard RS 16-12
Emergency Action Plan for Evacuation	Office buildings	"Emergency Action Plans" are required by FDNY regarding evacuation drills for non-fire related emergencies	Refer to FDNY Rule 3 RCNY §6-02	LL 26/04: § 27 Fire Prevention Code: § 27-4267.4