

## **CHAPTER 10 MEANS OF EGRESS**

### **SECTION FC 1001 GENERAL**

**1001.1 Scope.** This chapter shall govern the maintenance of means of egress from all buildings, structures and premises in all occupancy classifications.

**1001.2 General.** Buildings, structures and premises, or parts thereof, shall be provided with a means of egress system as required by the construction codes, including the Building Code. The maintenance of means of egress from all buildings, structures and premises and all occupancies shall be in accordance with this chapter.

### **SECTION FC 1002 DEFINITIONS**

**1002. 1 Definitions.** The following terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

**EMERGENCY ESCAPE AND RESCUE OPENING.** An operable window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency.

**EXIT.** That portion of a means of egress system which is separated from other interior spaces of a building or structure by fire-resistance-rated construction and opening protectives as required to provide a protected path of egress travel between the exit access and the exit discharge. Exits include vertical exits, exterior exit doors at the level of exit discharge, vertical exit enclosures, exit passageways, exterior exit stairs, exterior exit ramps and horizontal exits, but do not include access stairways, aisles, exit access doors opening to corridors or corridors. This term shall include the locations on a premises at which egress may be had from an enclosed outdoor space.

**EXIT ACCESS.** That portion of a means of egress system that leads from any occupied portion of a building, structure or premises to an exit.

**EXIT DISCHARGE.** That portion of a means of egress system between the termination of an exit and a public way.

**EXIT DISCHARGE, LEVEL OF.** The story at the point at which an exit terminates and an exit discharge begins.

**MEANS OF EGRESS.** A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building, structure or premises to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge.

### **SECTIONS FC 1003 THROUGH AND INCLUDING**

**SECTION FC 1024  
RESERVED**

**SECTION FC 1025  
EMERGENCY ESCAPE AND RESCUE**

**1025.1 General.** Emergency escape and rescue openings as required by the Building Code shall be provided in Group R occupancies.

**1025.2** Reserved.

**1025.3** Reserved.

**1025.4 Operational constraints.** Emergency escape and rescue openings and windows or other openings onto fire escapes, as that term is defined in the New York State Multiple Dwelling Law, shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are allowed to be placed over emergency escape and rescue openings and windows or other openings onto fire escapes, provided the minimum net clear opening size complies with the requirements of the construction codes, including the Building Code and the New York State Multiple Dwelling Law, and such devices are releasable or removable from inside of the room without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening, window or other opening.

**1025.5 Certificate of approval.** Bars, grilles, grates or similar devices placed over emergency escape and rescue openings, and windows or other openings onto fire escapes, shall be of a type for which a certificate of approval has been issued in accordance with this code and the rules.

**SECTION FC 1026  
RESERVED**

**SECTION FC 1027  
MAINTENANCE OF THE MEANS OF EGRESS**

**1027.1 General.** The means of egress for buildings, structures or premises, or parts thereof, shall be maintained in accordance with the construction codes, including the Building Code and this section.

**1027.2 Prohibition.** It shall be unlawful to obstruct or impede access to any required means of egress, including any exit, exit access or exit discharge.

**1027.3 Unobstructed and unimpeded egress required.** All required means of egress, including each exit, exit access and exit discharge, shall be continuously maintained free from obstructions and impediments to immediate use in the event of fire or other emergency.

**1027.3.1 Door hardware.** Door hardware and other devices and physical components of the means of egress shall be maintained in good working order at all times.

**1027.3.2 Security devices.** Security devices affecting means of egress shall be subject to the approval of the Commissioner of Buildings in consultation with the commissioner.

**1027.3.3 Snow and ice.** All required means of egress shall be maintained free from the accumulation of snow and ice.

**1027.3.4 Overcrowding.** Premises shall not be caused, allowed or maintained in such a manner as to become overcrowded, such that the number of persons present on the premises and/or their location thereon obstructs or impedes access to any means of egress.

**1027.3.5 Furnishings and decorations.** Furnishings, decorations or other objects shall not be placed so as to obstruct exits, access thereto, egress therefrom, or visibility thereof. Furnishings and decorations shall not be placed in building hallway corridors or elevator lobbies except as authorized by FC1027.4 or other provision of this code. Hangings and draperies shall not be placed over exit doors or otherwise be located to conceal or obstruct an exit except as authorized by the commissioner. Mirrors shall not be placed on exit doors. Mirrors shall not be placed in or adjacent to any exit in such a manner as to confuse the direction of exit.

**1027.3.6 Corridor storage.** It shall be unlawful to store combustible materials or combustible waste in corridors except as authorized by FC1027.4 or other provision of this code or by the commissioner by rule.

**1027.3.7 Fire escapes.** Access to fire escapes shall be maintained in accordance with FC1027.6.

**1027.4 Residential building hallway corridor and elevator lobby furnishings, decorations and storage.** This section governs the placement of furnishings and decorations, and storage of combustible materials in building hallway corridors (excluding hallways within dwelling units) and in elevator lobbies above the street level, in Group R-2 buildings and occupancies. The department may by rule prohibit any type of building hallway corridor or elevator lobby furnishing, decoration or storage allowed by this section, or by order direct removal from a particular premises of any such furnishing, decoration or stored item, upon a determination that the size, materials or location of such furnishing, decoration or stored item presents an undue fire hazard.

**1027.4.1 Incidental furnishings.** A building hallway corridor or elevator lobby may be furnished with a console table, console bench, mirror, and umbrella stand, provided that the minimum required egress width is maintained. All such furnishings must be incidental to hallway use in that the purpose of such furnishings is primarily decorative and/or for the convenience of persons passing through the hallways. Incidental furnishings shall not include furniture used to hold or store clothing or other combustible items, or storage in the hallway of furniture, such as beds and dining room tables, whose primary purpose is not decorative or for the temporary accommodation of passersby.

**1027.4.2 Draperies, area rugs and decorative greens.** Draperies, area rugs and decorative greens shall be installed and maintained in building hallway corridors in compliance with the

requirements of FC Chapter 8, including the requirement that they be inherently noncombustible or flameproofed by an approved method, and the prohibition against the display in building hallway corridors of Christmas trees and other conifers, and wreaths made of conifers.

**1027.4.3 Artwork.** The walls of building hallway corridors may be decorated with combustible artwork, including artworks made of paper, canvas, wood or fabric, when in compliance with the requirements of FC805.1.

**1027.4.4 Carpeting.** Carpeting and other interior finishes shall comply with the requirements of Chapter 8 of the Building Code.

**1027.4.5 Personal property.** Bicycles, baby strollers, clothing and other items of personal property, excluding those set forth in FC 1027.4.1 through 1027.4.4, shall not be stored in building hallway corridors, except as may be authorized or allowed by the department.

**1027.4.6 Rubbish.** Household rubbish, including trash cans, shall not be stored in building hallway corridors. All such items shall be stored in compactor rooms or other lawful storage areas.

**1027.5 Educational and day care building hallway corridor and elevator lobby decorations and storage.** Artwork and other decorations shall be displayed and maintained in the corridors and lobbies of Group E and I-4 occupancies in accordance with FC Chapter 8. Clothing and personal effects shall not be stored in corridors and lobbies of such occupancies, unless stored in metal lockers or in corridors protected throughout by a sprinkler system and the minimum required egress width is maintained.

**1027.6 Fire escapes.** Fire escapes, and access thereto, shall be maintained in a safe and operational condition, and continuously maintained free from obstructions and impediments to immediate use in the event of fire or other emergency.

**1027.6.1 Maintenance.** All fire escape components shall be painted or otherwise protected from deterioration and all moving parts shall be maintained in good working order.

**1027.6.2 Window gates.** Bars, grilles, grates or similar devices placed over windows or other openings onto fire escapes shall be maintained in good working order.

**1027.6.3 Air conditioners.** An air conditioner shall not be installed in a window providing access to a fire escape unless such fire escape may be accessed from another window in the same room that is unobstructed and of the size required for such purpose by the Building Code, New York State Multiple Dwelling Law, or other applicable law, rule or regulation. Air conditioners installed in windows adjoining fire escapes shall not obstruct the path of egress on the fire escape.

**1027.6.4 Fire escape ladders.** The operation of a fire escape ladder, including a drop ladder that is lowered vertically to the ground, or a counterbalanced stair ladder which swings to the ground, shall not be obstructed by awnings, stationary furniture, portable fueled space

heaters, parked cars, or other obstructions. Where construction work is being performed at a location adjoining a fire escape, provision shall be made for safe egress from the fire escape ladder.

**1027.7 Nonexit door identification.** Any door that is not an exit or otherwise part of the means of egress from a building, structure or premises, but which, by reason of its proximity or similar construction, can be confused with an exit door or other door that is part of the means of egress, shall be identified with an approved sign that reads “Not An Exit” and identifies the room into which the nonexit door provides access.