

**CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

**Notice of Adoption**

**Notice of Adoption of rules relating to inspections of self-closing doors**

NOTICE IS HEREBY GIVEN pursuant to the authority vested in the Commissioner of the Department of Housing Preservation and Development by sections 1043 and 1802 of the New York City Charter and Administrative Code sections 27-2041.2 and 27-2090, and in accordance with the requirements of New York City Charter section 1043, that the Department promulgates new Subchapter P of Chapter 25 of Title 28 of the Rules of the City of New York relating to inspections of self-closing doors.

**Statement of Basis and Purpose of Rules**

Administrative Code section 27-2041.1, which was added by Local Law 111 for the year 2018 and amended by Local Law 63 of 2022, requires owners of multiple dwellings that are required to be equipped with self-closing doors by Administrative Code section 28-315.10 to keep and maintain such self-closing doors in good repair. The rationale for this requirement is to ensure that in case of a fire in an apartment, smoke will not spread to hallways and other apartments due to a door that is left open and does not self-close. Owners are responsible for inspecting these doors and maintaining them in good repair. Required self-closing doors must close and latch on their own without having to be pulled shut manually.

In 2022, the City Council enacted Local Law 71 of 2022, which added section 27-2041.2 to the Administrative Code. Section 27-2041.2 requires HPD to periodically inspect certain self-closing doors in class A multiple dwellings. HPD must annually select 300 buildings for inspections of self-closing doors pursuant to criteria established by rule. The rules provide the criteria for selection of class A multiple dwelling buildings, which include building size and recent history of violations for conditions which could create fire safety hazards. The criteria are based on the connection between the conditions described in the criteria and the potential for a fire safety hazard to be created. In buildings which potentially have such hazards, a non-functioning self-closing door may result in serious harm, and repeated heat complaints may indicate conditions that may cause tenants to use heaters that could cause a fire.

The law and rules also exclude buildings from selection that are under administrative or legal oversight and are therefore already monitored for potentially hazardous conditions, including non-functioning self-closing doors.

Section one. Chapter 25 of Title 28 of the rules of the city of New York is amended by adding a new subchapter P to read as follows:

SUBCHAPTER P  
SELF-CLOSING DOORS

25-181. Criteria for selection of class A multiple dwelling buildings for inspections of self-closing doors.

(a) The Department will select 300 buildings annually for inspections of self-closing doors. Each building selected by the Department must have more than six dwelling units and must meet at least one of the criteria set forth in paragraphs (1) to (4) of this subdivision:

(1) Buildings having at least one complaint on record with the Department regarding a self-closing door within the three years prior to selection;

(2) Buildings with more than five heat complaints on record with the Department in each of the three heat seasons prior to selection;

(3) Buildings with at least one fire-safety related violation issued by the Department of Buildings within the three years prior to selection; or

(4) Buildings that have failed to file an annual boiler report with the Department of Buildings, where applicable, within the three years prior to selection.

(b) The Department will prioritize selection of buildings meeting the criteria set forth in subdivision (a) of this section which were built prior to the year 1999; and

(c) The Department will further prioritize selection of buildings meeting the criteria in paragraph (a) and paragraph (b) of this section in consultation with the New York City Fire Department.

(d) The group of buildings selected for the annual self-closing door inspection program pursuant to this section shall not include any building that:

(1) is currently the subject of a court order appointing or a proceeding brought by the Department seeking the appointment of an administrator pursuant to article 7-A of the real property actions and proceedings law;

(2) has been included in the alternative enforcement program pursuant to section 27-2153 of the administrative code and has not been discharged from such program;

(3) is currently active in and is the subject of an order under the Underlying Conditions Program;

(4) has been inspected by the Department under the annual self-closing door inspection program provided in these rules within the last five years; or

(5) has had an inspection of a public part, as defined in administrative code §27-2004(20), by the Department within the three years preceding selection for inspection, including, but not limited to, such inspections conducted by specialized enforcement program units within the Department.

(e) The Department will send a notice to the registered owner or managing agent of any building selected for inspection pursuant to this section regarding the selection of the building and the requirement that self-closing doors must be maintained and kept in good repair.