**New York City Building Code - 2008**

**Door-Related Requirements Specific to NYC**

**1008.1.8.3 Locks and latches.** Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. Places of detention or restraint.

2. Places where extra safeguards are required such as banks, museums, and jewelry stores subject to the approval of the commissioner and provided the locks are equipped with electrical release devices for remote control in case of emergencies. However, museums shall be subject to further special review by the commissioner and Fire Commissioner.

3. Main entrances in occupancy Groups B, M, and S as permitted by Section 1008.1.3.5.

4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.

5. Stairways leading from the top floor to a roof may be provided with locked wire mesh gates openable by key in buildings classified in Group E. The use of a hook and eye closing device on the inside of all doors to roofs shall be permitted.

**1008.1.8.6 Delayed egress locks.** Subject to special review and approval by the commissioner, approved, listed, delayed egress locks may be permitted on doors serving spaces where extra safeguards are required in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with Section 907, provided that the doors unlock in accordance with Items 1 through 6 below. A building occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an exit.

1. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.

2. The doors unlock upon loss of power controlling the lock or lock mechanism.

3. The door locks shall have the capability of being unlocked by a signal from the fire command center.

4. The initiation of an irreversible process which will release the latch in not more than 15 seconds when a force of not more than 15 pounds (67 N) is applied for 1 second to the release device. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the door lock has been released by the application of force to the releasing device, relocking shall be by manual means only.

Exception: Where approved, a delay of not more than 30 seconds is permitted.

5. A sign shall be provided on the door located above and within 12 inches (305 mm) of the release device reading: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 SECONDS.

6. Emergency lighting shall be provided at the door.

Exceptions:

1. Delayed egress locks shall not be permitted in buildings or spaces in Group A, E, F and H occupancies. However, in museums, delayed egress locks may be installed on exit doors subject to special review by the commissioner and Fire Commissioner.

2. Places of detention or restraints in Group I-3 are permitted to install delayed egress locks without the special review by the commissioner, provided that the installation complies with all of the other requirements of this section.

**1008.1.9 Panic and fire exit hardware.** Each door in a means of egress from an occupancy of Group A or E having an occupant load of 75 or more and any occupancy of Group H-1, H-2, H-3 or H-5 shall be provided with panic hardware or fire exit hardware. Where panic and fire exit hardware is installed, it shall comply with the following:

1. The actuating portion of the releasing device shall extend at least one-half of the door leaf width.

2. The maximum unlatching force shall not exceed 15 pounds (67 N).

3. If balanced doors are used and panic hardware is required, the panic hardware shall be the push-pad type and the pad shall not extend more than one-half the width of the door measured from the latch side.

**1008.4 Security requirements for doors and windows.** The following provisions shall apply to buildings in Group R-2.

**1008.4.1 Entrance doors.** Building entrance doors and other exterior exit doors shall be equipped with heavy duty lock sets with auxiliary latch bolts to prevent the latch from being manipulated by means other than a key. Latch sets shall have stop-work in the inside cylinder controlled by a master key only. Outside cylinders of main entrance door locks shall be operated by the tenants' key, which shall not be keyed to also open the tenants' apartment door. A light or lights shall be provided at or near the outside of the front entranceway of the building providing not less than 5 foot candles (53.82 lux) intensity measured at the floor level for the full width of the entranceway.

**1008.4.2 Doors to dwelling units.** Doors to dwelling units shall be equipped with a heavy duty latch set and a heavy duty dead bolt operable by a key from the outside and a thumb-turn from the inside. Those doors shall also be equipped with a chain guard so as to permit partial opening of the door. Dwelling unit entrance doors shall also be equipped with a viewing device located so as to enable a person on the inside of the entrance door to view a person immediately outside.

**1008.4.3 Windows.** All openable windows shall be equipped with sash locks designed to be openable from the inside only. Grilles lockable from the inside only may be placed on the inside or outside of windows that are accessible from grade but that do not serve to provide access to exits.

**1008.4.4 Intercommunication system.** Buildings containing eight or more dwelling units shall be provided with an intercommunication system located at the door giving access to the main entrance lobby, consisting of a device or devices for voice communication between the occupant of each dwelling unit and a person outside the door to the main entrance lobby, and permitting such dwelling unit occupant to release the locking mechanism of said door from the dwelling unit. In buildings provided with a full-time lobby attendant, the intercommunication system may be between each dwelling unit and the attendant’s station.

**1026.11 Photoluminescent exit path marking.** Photoluminescent exit path markings in high-rise buildings subject to Section 403 shall be provided in accordance with this section. All exit path markings required herein shall be of an approved photoluminescent material. The markings shall be washable, non-toxic, non radioactive, and if subjected to fire must be self extinguishing when the flame is removed. Exit path markings shall be located:

1. On all doors opening to exits, exit passageways, or horizontal exits and shall be marked with the word “EXIT”.

2. Within exit stairs, horizontal extensions in exit stairs, horizontal exits, and exit passageways

Exception: Within street level lobbies where egress direction is immediately discernable.

Required markings for exit paths shall comply with the technical standards for installation and placement in accordance with rules promulgated by the commissioner.