

3925--A

2013-2014 Regular Sessions

I N S E N A T E

February 27, 2013

Introduced by Sens. STEWART-COUSINS, ESPAILLAT, KRUEGER, MONTGOMERY, PERKINS, SAVINO, STAVISKY -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- recommitted to the Committee on Housing, Construction and Community Development in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the executive law, in relation to establishing and maintaining an emergency evacuation plan for individuals with disabilities

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 Section 1. The executive law is amended by adding two new sections  
2 378-a and 378-b to read as follows:  
3 S 378-A. STANDARDS FOR EMERGENCY PLANNING AND PREPAREDNESS. 1. THE  
4 STATE FIRE PREVENTION AND BUILDING CODE COUNCIL SHALL UPDATE CHAPTER  
5 FOUR OF THE NEW YORK STATE FIRE CODE, TITLED "EMERGENCY PLANNING AND  
6 PREPAREDNESS", TO ENSURE EMERGENCY EVACUATION DRILLS, FIRE SAFETY AND  
7 EMERGENCY EVACUATION PLANS, EMPLOYEE TRAINING AND RESPONSE PROCEDURES,  
8 HAZARD COMMUNICATION, AND USE AND OCCUPANCY-RELATED STANDARDS ADDRESS  
9 THE NEEDS OF INDIVIDUALS WITH DISABILITIES. THE PROCESS OF UPDATING  
10 CHAPTER FOUR OF THE NEW YORK STATE FIRE CODE AS IT PERTAINS TO THE NEEDS  
11 OF PERSONS WITH DISABILITIES SHALL BE DONE IN CONSULTATION WITH THE  
12 INDEPENDENT AGENCY AS DESCRIBED IN SUBDIVISION (B) OF SECTION FIVE  
13 HUNDRED FIFTY-EIGHT OF THIS CHAPTER.  
14 2. THE STATE FIRE PREVENTION AND BUILDING CODE COUNCIL SHALL PROMUL-  
15 GATE REGULATIONS TO REQUIRE THE FOLLOWING ELEMENTS TO BE INCLUDED IN  
16 EACH EMERGENCY EVACUATION PLAN:  
17 (A) PROCEDURES FOR EVACUATING INDIVIDUALS WITH DISABILITIES;  
18 (B) A LIST OF INDIVIDUALS WITH DISABILITIES WHO HAVE NOTIFIED THE  
19 OWNER THAT THEY ARE DISABLED AND WOULD REQUIRE ASSISTANCE IN THE EVENT  
20 OF AN EMERGENCY. THE LIST SHALL INCLUDE THE FLOOR AND ROOM NUMBER THAT

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

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1 THE INDIVIDUAL WITH A DISABILITY OCCUPIES WITHIN THE BUILDING. SUCH LIST  
2 SHALL ONLY BE MAINTAINED FOR THE PURPOSE OF AN EMERGENCY EVACUATION, AND  
3 SHALL NOT BE DISSEMINATED FOR ANY OTHER PURPOSE;

4 (C) A NOTIFICATION MECHANISM TO THE OCCUPANTS THAT A LIST OF PERSONS  
5 WITH DISABILITIES IN NEED OF ASSISTANCE IN CASE OF AN EMERGENCY EXISTS  
6 AND IS MAINTAINED BY THE OWNER AND THE METHOD BY WHICH OCCUPANTS CAN  
7 PLACE THEIR NAME ON SUCH LIST;

8 (D) THE LOCATION AND TYPE OF EVACUATION ASSISTANCE DEVICES OR ASSIS-  
9 TIVE TECHNOLOGIES THAT ARE AVAILABLE WITHIN THE BUILDING; AND

10 (E) AREAS OF RESCUE. THESE AREAS SHALL BE IDENTIFIED BY SIGNS THAT  
11 STATE "AREA OF RESCUE ASSISTANCE" AND DISPLAY THE INTERNATIONAL SYMBOL  
12 OF ACCESSIBILITY. LETTERING MUST BE PERMANENT AND COMPLY WITH FEDERAL  
13 AMERICANS WITH DISABILITIES ACT GUIDELINES.

14 S 378-B. EMERGENCY EVACUATION PLAN. 1. NOTWITHSTANDING ANY PROVISION  
15 OF LAW TO THE CONTRARY, IT SHALL BE THE DUTY OF EVERY OWNER OF A  
16 HIGH-RISE BUILDING, AS DEFINED IN SECTION FOUR HUNDRED THREE OF THE  
17 BUILDING CODE OF NEW YORK STATE, TO ESTABLISH AND MAINTAIN AN EMERGENCY  
18 EVACUATION PLAN AS PROVIDED FOR IN REGULATIONS ISSUED PURSUANT TO  
19 SECTION THREE HUNDRED SEVENTY-EIGHT-A OF THIS ARTICLE.

20 2. SUCH OWNER SHALL MAKE THE PLAN AVAILABLE IN A LARGE-PRINT DOCUMENT  
21 (18-POINT FONT SIZE OR LARGER) AND BRAILLE (GRADE II) UPON REQUEST TO:

22 (A) LOCAL LAW ENFORCEMENT AND FIRE SAFETY PERSONNEL; AND

23 (B) EMPLOYEES, TENANTS, OR GUESTS LOCATED IN THE HIGH-RISE BUILDING.

24 3. A COPY OF SUCH PLAN SHALL BE MAINTAINED AT ALL TIMES IN A PLACE  
25 EASILY ACCESSIBLE BY LAW ENFORCEMENT AND/OR FIRE SAFETY PERSONNEL,  
26 INCLUDING BUT NOT LIMITED TO THE MANAGEMENT OFFICE, THE SECURITY DESK,  
27 IN THE VICINITY OF THE FIREFIGHTER'S ELEVATOR RECALL KEY, THE LIFE SAFE-  
28 TY PANEL, OR THE FIRE PUMP ROOM. IN THE ABSENCE OF ANY OF THE LOCATIONS  
29 LISTED IN THIS SUBDIVISION, A COPY OF SUCH PLAN SHALL BE POSTED IN THE  
30 FRONT ENTRY OF THE BUILDING.

31 4. ON AN ANNUAL BASIS, EVERY HIGH-RISE BUILDING OWNER SHALL UPDATE  
32 SUCH EMERGENCY EVACUATION PLAN AND PROVIDE OCCUPANTS WITH A NOTICE  
33 DETAILING THE PROVISIONS OF THE EMERGENCY EVACUATION PLAN.

34 5. A COPY OF SUCH PLAN SHALL BE FILED WITH THE DEPARTMENT OF STATE  
35 WITHIN ONE YEAR OF THE EFFECTIVE DATE OF THIS SECTION, AND AN UPDATED  
36 EMERGENCY EVACUATION PLAN SHALL BE FILED WITH THE DEPARTMENT OF STATE  
37 ANNUALLY THEREAFTER.

38 6. OWNERS LOCATED IN MUNICIPALITIES WITH A POPULATION OF OVER ONE  
39 MILLION ARE EXEMPT FROM DEVELOPING SUCH PLAN IF SUCH MUNICIPALITIES HAVE  
40 ORDINANCES, RULES, CODES OR REGULATIONS THAT ESTABLISH EMERGENCY EVACU-  
41 ATION PROCEDURES SPECIFICALLY FOR PEOPLE WITH DISABILITIES IN HIGH-RISE  
42 BUILDINGS.

43 7. KNOWING FAILURE TO COMPLY WITH ANY PROVISION WITHIN THIS SECTION  
44 SHALL BE PUNISHABLE BY A CIVIL PENALTY OF UP TO FIVE HUNDRED DOLLARS.

45 S 2. This act shall take effect on the ninetieth day after it shall  
46 have become a law; provided, however, that high-rise building owners  
47 shall have one year from the effective date of this act to establish an  
48 emergency evacuation plan.