

4610

2013-2014 Regular Sessions

I N S E N A T E

April 15, 2013

Introduced by Sen. YOUNG -- read twice and ordered printed, and when printed to be committed to the Committee on Consumer Protection

AN ACT to amend the general business law and the executive law, in relation to automatic sprinkler system requirements for one- and two-family dwellings; and providing for the repeal of such provisions upon certain conditions

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

1 Section 1. The general business law is amended by adding a new article
2 35-F to read as follows:

3 ARTICLE 35-F

4 FIRE SPRINKLER INFORMATION

5 SECTION 759. DEFINITIONS.

6 759-A. DISCLOSURE OF AUTOMATIC FIRE SPRINKLER SYSTEM INFORMA-
7 TION.

8 S 759. DEFINITIONS. WHEN USED IN THIS ARTICLE, THE FOLLOWING TERMS
9 SHALL HAVE THE FOLLOWING MEANINGS:

10 1. "BUILDER" MEANS ANY PERSON, CORPORATION, PARTNERSHIP OR OTHER ENTI-
11 TY CONTRACTING WITH AN OWNER FOR THE CONSTRUCTION OF A ONE- OR TWO-FAMI-
12 LY RESIDENTIAL DWELLING HAVING LESS THAN THREE STORIES.

13 2. "BUYER" MEANS ANY PERSON OR PERSONS WHO HAVE CONTRACTED OR WHO
14 INTEND TO CONTRACT WITH A BUILDER FOR THE CONSTRUCTION OF A ONE- OR
15 TWO-FAMILY RESIDENTIAL DWELLING HAVING LESS THAN THREE STORIES.

16 S 759-A. DISCLOSURE OF AUTOMATIC FIRE SPRINKLER SYSTEM INFORMATION. A
17 BUILDER OF A ONE- OR TWO-FAMILY RESIDENTIAL DWELLING HAVING LESS THAN
18 THREE STORIES, PRIOR TO ENTERING INTO A CONTRACT FOR CONSTRUCTION OF
19 SUCH DWELLING WITH A BUYER, SHALL PROVIDE THE BUYER WITH A COPY OF WRIT-
20 TEN MATERIALS PREPARED BY THE OFFICE OF FIRE PREVENTION AND CONTROL
21 PURSUANT TO SUBDIVISION TWENTY OF SECTION ONE HUNDRED FIFTY-SIX OF THE
22 EXECUTIVE LAW, WHICH DETAILS THE BENEFITS OF AND INCLUDES THE COSTS
23 ASSOCIATED WITH THE INSTALLATION AND MAINTENANCE OF AN AUTOMATIC FIRE

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

LBD09422-02-3

1 SPRINKLER SYSTEM. UPON REQUEST OF THE BUYER, THE BUILDER SHALL, AT THE
2 BUYER'S EXPENSE, INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM IN SUCH ONE-
3 OR TWO-FAMILY RESIDENTIAL DWELLING HAVING LESS THAN THREE STORIES.

4 S 2. Section 156 of the executive law is amended by adding a new
5 subdivision 20 to read as follows:

6 20. PROVIDE WRITTEN MATERIALS TO CONSUMERS AND BUILDERS WHICH DETAIL
7 THE BENEFITS OF AND INCLUDE THE COSTS ASSOCIATED WITH THE INSTALLATION
8 AND MAINTENANCE OF AN AUTOMATIC FIRE SPRINKLER SYSTEM FOR A ONE- OR
9 TWO-FAMILY RESIDENTIAL DWELLING.

10 S 3. This act shall take effect on the one hundred twentieth day after
11 it shall have become a law; provided that, effective immediately, the
12 office of fire prevention and control is authorized and directed to
13 prepare the materials required by subdivision 20 of section 156 of the
14 executive law, as added by section two of this act, on or before such
15 effective date; and provided, further, that this act shall expire and be
16 deemed repealed upon the effective date of provisions of the New York
17 state uniform fire prevention and building code which are equivalent to
18 the terms of section 312.2 (relating to automatic fire sprinkler systems
19 in one- or two-family dwellings under three stories) of the Interna-
20 tional Residential Code (2009 edition) or any successor reversions ther-
21 eof requiring fire sprinklers for one- or two-family dwellings under
22 three stories; provided that the state fire administrator shall notify
23 the legislative bill drafting commission upon the adoption of such
24 provisions of the New York state uniform fire prevention and building
25 code in order that the commission may maintain an accurate and timely
26 effective data base of the official text of the laws of the state of New
27 York in furtherance of effectuating the provisions of section 44 of the
28 legislative law and section 70-b of the public officers law.