



OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN
THE CITY OF NEW YORK

1 Centre Street, 19th floor, New York, NY 10007
(212) 669-8300 p (212) 669-4306 f
163 West 125th Street, 5th floor, New York, NY 10027
(212) 531-1609 p (212) 531-4615 f
www.manhattanbp.nyc.gov

Gale A. Brewer, Borough President

January 26, 2015

Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Re: Stairwells Text Amendment, N 150167 ZRY

Dear Chair Weisbrod:

I write in support of the application by the Department of City Planning (DCP) for an amendment to Section 12-10 (DEFINITIONS) of the Zoning Resolution ("ZR") to modify the definition of floor area to exempt floor space to be occupied by additional safety measures related to egress from zoning floor area calculations. This amendment will facilitate and make effective additional safety measures that are part of New York City's 2014 Building Code.

The Building Code was updated pursuant to a mandate from Local Law 33 of 2007 which requires regular updates to the Building Code. The 2014 revision reflects evolving firefighting strategy from one of sheltering in place to full building evacuation. There are three potential options for meeting the new requirements of Building Code Section 403.5.2 which deals specifically with this new strategy. These options are: (1) construct all passenger elevators as occupant self-evacuation; (2) increase the width of all emergency exit stairs by 25% above what is otherwise required and construct all passenger elevators as occupant self-evacuation to be powered on an approved timed egress analysis or (3) construct one additional emergency exit stairway that is in addition to what is normally required based on the number of building occupants.

The floor area exemption proposed in the text amendment applies to non-residential buildings above a height of 420 feet which would be required to provide one of these three options. These types of buildings are permitted by zoning in C4-7, C5, C6, and M1-6 Districts in portions of Community Boards 1 thru 8 in the Borough of Manhattan and in Zones B and C Subdistricts in the Special Battery Park City District in Manhattan Community Board 1.

I find this text amendment to be appropriate. It clearly serves the needs of the Borough of Manhattan and the broader city by improving the safety and welfare of those working here. Revising the City's Construction Codes and the Zoning Resolution on a regular, cooperative basis ensures consistency amongst requirements. In addition, these code updates guarantee buildings that will be safer by incorporating up-to-date innovations in emergency evacuation practice.

Sincerely,

A handwritten signature in black ink that reads "Gale A. Brewer". The signature is written in a cursive, somewhat stylized font.

Gale A. Brewer