



**City of Yonkers**  
 Fire Prevention Division  
 470 Nepperhan Ave, 2<sup>nd</sup> Floor  
 Yonkers, NY 10701  
 PHONE: 914-377-7525  
 FAX: 914-377-7566

**Inspection Report of Fire Escapes  
 and Fire Escape Balconies.**

**Certification Tag**

**Red**

**Yellow**

**White**

Complete all sections; type or neatly print:

**1 Filing Information**

Date of Report: \_\_\_\_\_ Amended Filing Date: \_\_\_\_\_

**2 Location Information – must use the address assigned by the City’s Office of Property Assessment**

Building Address: \_\_\_\_\_

Owner/Agent/Site Contact: \_\_\_\_\_ Phone Number \_\_\_\_\_

**3 Building Description**

Occupancy of Building: \_\_\_\_\_

No. of stories \_\_\_\_\_ Height: \_\_\_\_\_ Year Built: \_\_\_\_\_ Historic Designation (if any) \_\_\_\_\_

Description of Exterior Walls (check all that apply)

Brick Terra Cotta Stone Concrete Stucco Concrete Block

How many total exterior fire escapes are present? \_\_\_\_\_ Locations: Front Rear Right Side Left Side

**4 Inspection Status Information**

Fire Escape(s) Inspected: \_\_\_\_\_ Inspection Method: \_\_\_\_\_ Inspection Date: \_\_\_\_\_

**SAFE CONDITION**

**SAFE WITH REPAIR & MAINTENANCE PROGRAM** Recommended start date: \_\_\_\_\_

**UNSAFE / IMMINENT DANGER** Submit copy of full report along with form

*NOTE: Yonkers Fire Department must be notified by phone (914-377-7555) within 12 hours of discovery of an Unsafe or Imminent Danger Conditions, and a report containing details of the condition and recommended temporary safety measures must be delivered to that unit at the address atop this form.*

Person Contacted: \_\_\_\_\_ Date Contacted: \_\_\_\_\_

Description (probable cause of condition; nature/extent of corrective action necessary; time frame for remediation):

\_\_\_\_\_

**5 Professional Responsible for Inspection**

Name: \_\_\_\_\_ Company: \_\_\_\_\_ License #: \_\_\_\_\_

Company Address: \_\_\_\_\_

Company Phone/Fax/E-mail: \_\_\_\_\_

**6 Owner of Record Information (NOT Agent, Site Contact, or Business Manager)**

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

Company Phone/Fax/E-mail: \_\_\_\_\_

**7 Signature Statements**

**FOR OWNER / OWNER REPRESENTATIVE:**

I hereby state that I am the owner/owner’s representative of the premises referenced in the inspection report. Furthermore, I have received and read a copy of the report and am aware of the required repairs and/or maintenance, if any, and the recommended time frame for same. I certify that all items noted for action in the previous cycle’s report have been corrected/repaired.

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

**FOR PROFESSIONAL:**

I hereby state that the owner/owner’s representative has authorized me to submit this report. Furthermore, I hereby state that all reporting requirements have been met and that all statements are correct and complete to the best of my knowledge. A copy of this report has been given to the owner/owner’s representative.

SIGNATURE: \_\_\_\_\_

## Fire Escape Confidence Test

### Satisfactory Structural Evidence (certification report) to have Adequate Strength in lieu of Live Load Test.

1. Is the fire escape painted and being maintained and protected from internal and external rust?	N/A	Yes	No
2. Entire fire escape and connections checked for structural integrity?	N/A	Yes	No
3. Hand rails physically checked for structural integrity?	N/A	Yes	No
4. The fire escape is clear and unobstructed e.g. no AC units, window guards, plants, satellite dishes on the fire escape, ect?	N/A	Yes	No
5. There are no electrical lines or other unusual hazards on or within 10 feet of the fire escape, unless protected by approved means?	N/A	Yes	No
6. Fire Escapes displays a sign permanently posted on the fire escape from the lowest edge of the lowest landing that is easily read from grade. The sign is made of or covered in plastic; 8" x 11" formatted the same as a Service Tag with contrasting type, indicating White, Yellow or Red certification.	N/A	Yes	No
7. EPA Regulation	Presumed 1978	Yes	No

#### Materials and Strength:

ALL EXTERIOR BRIDGES, STEEL OR WOODEN STAIRWAYS, FIRE ESCAPES AND EGRESS BALCONIES SHALL BE EXAMINED AND OR TESTED, AND CERTIFIED FOR STRUCTURAL ADEQUACY AND SAFETY EVERY FIVE YEARS, BY A REGISTERED PROFESSIONAL ENGINEER, OR OTHER QUALIFIED AND ACCEPTABLE TO THE BUILDING OFFICIAL, WHO SHALL THEN SUBMIT A CERTIFICATION REPORT TO THE FIRE OFFICIAL.

THE AUTHORITY HAVING JURISDICTION SHALL BE PERMITTED TO APPROVE ANY EXISTING FIRE ESCAPE STAIR THAT HAS BEEN SHOWN BY LOAD TEST OR OTHER SATISFACTORY EVIDENCE TO HAVE ADEQUATE STRENGTH.

**Structure Exterior: All critical materials, connections and or joints are 100% free of all internal rust and or rot.**

**Note - All defects and violations must be Identified on the Fire Escape with Spray Paint of a contrasting color, or in a detailed drawing of the Fire Escape. A Report on letterhead must accompany any FAILED Inspection.**

**(Suggested but not required: Report with photos and repair guidelines for vendors and or owner, mid visit during structural repairs then final inspection.)**

8. Bolts and Rivets	N/A	Yes	No
9. Welds	N/A	Yes	No
10. Joints/ Plates	N/A	Yes	No
11. Nails/ Screws (wood)	N/A	Yes	No
12. Stair Stringers	N/A	Yes	No
13. Treads	N/A	Yes	No
14. Railing	N/A	Yes	No
15. Ladders are fixed	N/A	Yes	No
16. Supports	N/A	Yes	No
17. Platforms	N/A	Yes	No

<b>Anchoring Devices</b>			
All Anchoring Devices to the building or at the Fire Escape base are:			
18. Anchoring devices are intact and show no visible rusting, corrosion, cracking or other deterioration?	N/A	Yes	No
19. Are the connections of the anchors into the building sufficient to support the required loads as verified by methods acceptable to the structural engineer? (ex. Internal Inspection, Load Tested or reinforced by Duplicate Connection)	N/A	Yes	No
20. Support legs to grade on cement piers or equivalent?	N/A	Yes	No

<b>Counterbalance and Ladders</b>			
21. Counterbalance and ladders are balanced and operational with Release Arm or Latch.	N/A	Yes	No
22. Counterbalance and ladders were dropped and stayed down, at grade, when activated and/or released (at 2-3 ft/sec) requiring no special knowledge and allows for unrestricted access to a public way?	N/A	Yes	No
23. All counterbalance stairs tested to assure smooth operation of all releases and mechanisms? (Twice)	N/A	Yes	No
24. Bolts, grates, and framework tightened, repaired, or replaced as necessary & no rust in weight box or area?	N/A	Yes	No
25. Ladder extends from a point not more than 7-18 feet above the ground (based on local codes) or extend to grade by slide or fold out ladder with release latch.	N/A	Yes	No
<b>Catwalks, Decks, Porches and other areas of refuge</b>			
26. Catwalk is continuous across all roofs leading to egress. Stair or Ladder, elevated with protective rails and made of metal or match building type.	N/A	Yes	No

Remarks not covered above:



Mike Spano  
Mayor  
Robert F. Sweeney  
Fire Commissioner

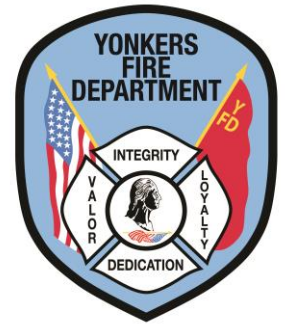
# CITY OF YONKERS FIRE DEPARTMENT

## FIRE PREVENTION BUREAU

470 Nepperhan Ave. 2<sup>nd</sup> floor  
Yonkers, NY 10701

PHONE: 914-377-7525

FAX: 914-377-7566



### **Fire Escape Testing and Maintenance References: 2015 IFC with 2017 NYS Amendments**

#### **Scope**

This policy presents an explanation and summary of the International Fire Code maintenance and testing requirements for fire escapes.

*IFC 1104.16.5.1: Fire escape stairways and balconies shall be examined for structural adequacy and safety in accordance with section 1104.16.5 by a registered design professional or others acceptable to the fire code official every 5 years, or as required by the fire code official. An inspection report shall be submitted to the fire code official after such examination.*

#### **General**

1. It is the purpose of this policy to establish 1) procedures for the inspection, testing and certification of fire escapes, as well as providing information pertaining to acceptable methods of repair when needed; 2) the process for the removal of counterbalance stairs; and 3) the removal of fire escapes.
2. When exit systems throughout a building are upgraded an owner may request removal of existing exterior fire escapes.

#### **Inspection, Testing, Maintenance, and Repair**

##### **1. Inspection**

- A. Fire escapes shall be certified as safe and can pass the load performance test every five years. A final test packet and report shall be submitted by the NYS Registered Design Professional. The final test packet shall include a summary report of the condition of the fire escape(s), Fire Escape Inspection Checklist(s), Fire Escape Affidavit, and the test drawings and procedure(s).
- B. The NYS Registered Design Professional shall use and complete the Fire Escape Inspection Checklist **Attachment 1**.
- C. At the time of a fire inspection, the fire inspector will perform a visual inspection of the fire escape(s), using the inspection checklist as a guide, refer to **Attachment 1**. If the condition of the fire escape, between the five (5) year certification processes, appears to be an imminent hazard based upon key visual indicators the inspector shall order an evaluation and certification by a NYS structural engineer or NYS Licensed Design Professional at that time. Key visual indicators include missing pieces, deformation of joints due to rust development, loose or absent connections between pieces, or degraded connections to the structure.
- D. If the fire escape(s), between the five (5) year certification processes, appears to be safe for use following the visual inspection, the inspector shall cite the responsible party to provide any needed maintenance such as minor repairs to steps, handrails, cleaning and painting.
- E. Fire Escape Access: Access to exterior fire escapes is commonly via doors/windows at the end of a common hallway or via a tenant space/apartment unit. Exit access requirements limit the number and types of locks/locking devices, the size of the opening, size and type of breakable glass, the presence of tools for breaking the glass, and signage for locating the fire escape.
- F. Locks: The final access opening to a fire escape is limited to a single locking device that can be operated without a key or special knowledge. Generally, this is a simple window latch located where it can be easily seen and reached. Additional storm windows and screens shall be as approved by the fire inspector. Doors at the end of a hallway may have a simple passage handle or a thumb-turn lock.

- G. Signage: Fire escape access points are to be provided with a sign "FIRE ESCAPE" to be visible on approach. These signs have been installed as paper/plastic/metal signs with external illumination, older style glass light fixtures (green or red) with FIRE ESCAPE painted on them, or newer internally illuminated signs indicating either FIRE ESCAPE or EXIT. Modifications or upgrades to existing signage may be ordered by the Fire Marshal or required as part of permitted work through the PIC. The preferred wording for signage leading to an exterior fire escape is "FIRE ESCAPE".

## 2. Ongoing Maintenance

- A. All fire escapes shall be subject to a visual inspection by a fire inspector.
- B. All fire escapes shall be certified every five (5) years according to the following standard acceptable to the Fire Code Official.
  - 1. Testing: When a load test is required by the Fire Inspector, or when a fire inspector deems a fire escape is an imminent hazard based upon key visual indicators, the following steps shall apply:
    - a) A load test process and report must be prepared by a licensed engineer or licensed architect, and approved by the Chief of Fire Prevention. Major repairs shall be performed under benefit of permit through the Department of Housing and Buildings.
    - b) Certification that the fire escape has been tested, repaired, and is determined to be structurally safe according to the approved load test process shall be provided through affidavit by a licensed engineer, licensed architect, or other qualified testing agency acceptable to the Fire Prevention Bureau.

### **Requests for Removal of Counterbalance Stairs or a Fire Escape**

Requests for removal may be granted by the Fire Marshal and Building Official when the counterbalance could be used by unauthorized persons to enter the building. For the Fire Marshal and Building Official to review the removal request all of the following conditions must be met and provided by a licensed architect or engineer.

1. All requests for removal of counterbalance stairs or fire escape shall be handled through a consultation or review process, which includes payment of a fee.
2. An egress code study shall be submitted by an architect or engineer.
3. The number of existing exits and distance to the exit complies with the current IBC requirements.
4. A request for the removal of either shall include floor plan(s) of the building which specifically detail all stairways, interior corridors, fire escape locations and location of counter-balance stairs to be removed.
5. The building is equipped throughout with a currently serviced and repaired sprinkler system.
6. If the counterbalance stair is removed, the hole in the platform shall be filled with a permanent grate or other material capable of supporting 300 pounds.
7. Plot Plan, showing the building in relation to adjacent property lines and the fire escape location(s)

The Fire Inspector and Building Official shall approve, approve with conditions, or disapprove the request.

If the request is granted, documentation shall be maintained justifying the removal of the counterbalance stairs or fire escape.