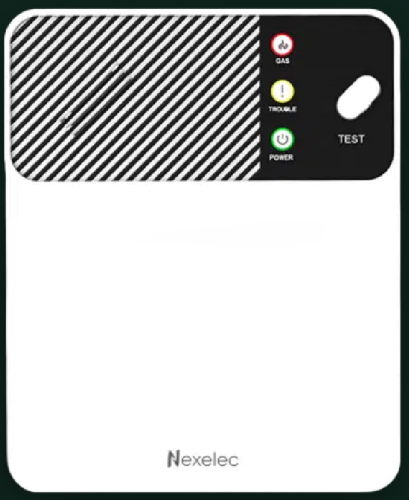
NYC RESIDENTIAL GAS SAFETY

LOCAL LAW 157



NATURAL GAS ALARM
UL 1484 LISTED

WHERE TO POSITION NATURAL GAS ALARMS

A practical guide to exemptions, verification and alarm placement in apartments and common areas.

THE QUICK ANSWER

01

GAS APPLIANCE IN THE UNIT

REQUIRED

Gas stove, oven or other gas-burning appliance inside the dwelling.

02

ELECTRIC-ONLY UNIT

EXEMPT*

When there is no gas piping or appliance directly below. Verify and document it.

03

SHARED SPACES WITH GAS EQUIPMENT

REQUIRED

Gas dryers in a laundry room, amenity kitchens and similar equipment.

* The dwelling-unit exemption is part of DOB's proposed amendments to Sections 908-02 and 3616-06 and may change before adoption. The January 1, 2027 compliance deadline is maintained.

Informational reference only; confirm site-specific conditions and other applicable codes with a qualified professional.

02 / EXEMPTIONS & VERIFICATION

Clarifying the exemptions

The proposed exemption for dwelling units without gas appliances is a welcome step. The harder question is proof: is there gas piping or a gas appliance directly below the unit?

SPACE / CONDITION	STATUS	WHAT THIS MEANS
Apartment with gas stove or oven Gas appliance inside the unit	REQUIRED	A gas-burning appliance in the dwelling means alarm coverage applies.
Electric-only apartment Nothing gas-fired directly below	EXEMPT*	No gas source in or beneath the unit. Keep proof of the check on file.
Electric-only apartment Gas piping or appliance directly below	REQUIRED	A unit directly above gas piping or a gas appliance can need an alarm.
Apartment above an unverified space Older building, no plans or records	REVIEW	Eligibility cannot be claimed until the space below is checked.
Shared laundry room Gas-powered dryers	REQUIRED	A common area with gas-burning equipment needs alarm coverage.
Hallway, lobby or basement Gas piping only, no gas appliance	NOT REQUIRED	Piping alone does not require an alarm in that space, but check the floor above.

RECOMMENDED VERIFICATION WORKFLOW

Suggested practice while DOB guidance on documentation is pending.

1. **REVIEW THE PLANS**
   Gas riser diagrams, as-built drawings and past inspection records.

2. **INSPECT THE SPACE BELOW**
   Basement, units, shafts and enclosures: trace any gas piping and appliances.

3. **LOG EVERY UNIT**
   Record findings with photos, one line per unit, using the same fields each time.

4. **SIGN OFF AND KEEP**
   Date and sign the decision, then store it with the owner's compliance records.

Record per unit: unit ID, appliances in the unit, space below, piping or appliance found, evidence (photo or plan), verifier and date.

03 / WHERE TO POSITION THE ALARM

Placement & coverage

The right alarm count comes from appliance locations, room layout and the adopted installation standard, not from the number of gas dryers.

3-10 FT
HORIZONTAL RANGE
from a gas-burning appliance

12 IN
CEILING OFFSET
maximum wall distance below ceiling

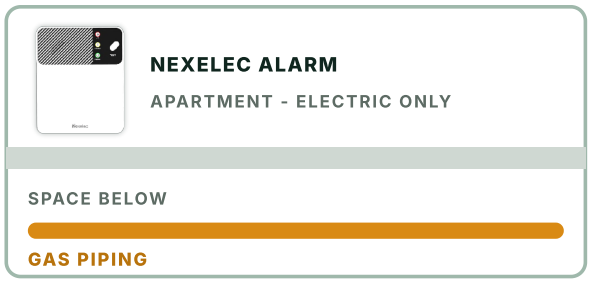
UL 1484
ALARM LISTING
required for standalone natural gas alarms

SHARED LAUNDRY / SIDE VIEW - NOT TO SCALE



One alarm may cover several appliances when each sits within the placement range. Confirm the final count against room dimensions, manufacturer instructions and NFPA 715 exceptions.

APARTMENT ABOVE GAS PIPING



Gas piping or a gas appliance directly below can require an alarm in the unit, even without a gas appliance inside it.

INSTALLATION NOTES

- **Height:** mount at or near the ceiling, within 12 in on a wall.
- **Distance:** 3 to 10 ft horizontally from the gas-burning appliance.
- **Battery or plug-in:** can be installed by building staff or the owner.
- **Hard-wired:** needs an NYC-licensed electrical contractor and required permits.

04 / PRACTICAL EXAMPLES

Three cases, one approach

Worked examples help owners, installers and inspectors reach the same answer for apartments with electric appliances, gas piping below a unit, and common areas with gas equipment.



CASE A

Apartment with electric appliances

EXEMPT*

Nothing gas-fired inside or directly below. Keep the verification record on file.

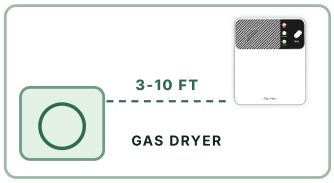


CASE B

Gas piping beneath the dwelling

REQUIRED

The unit sits directly above gas piping, so an alarm is needed even with no gas appliance inside.



CASE C

Common area with gas equipment

REQUIRED

Shared laundry with gas dryers or an amenity kitchen: place the alarm 3-10 ft from the appliances, near the ceiling.

ONE SHARED CHECKLIST FOR EVERYONE

OWNERS

Inventory gas appliances, verify the space below each unit, keep dated records.

INSTALLERS

Use UL 1484-listed alarms; apply 3-10 ft, 12 in and manufacturer instructions.

ENFORCEMENT

Review the same evidence: listing, placement and verification records.

FINAL INSTALLATION DEADLINE

JANUARY 1, 2027

DOB has stated that the statutory deadline will not be extended. Start the audit now.

Questions about your building? Sam Jones, VP of Sales - North America, NEXELEC / sam.jones@nexelec.us / +1 329 214 3488

* Subject to adoption of DOB's proposed amendments to Sections 908-02 and 3616-06. Informational reference only; confirm site-specific conditions with a qualified professional.