NYC Buildings

BUILDING IN NEW YORK CITY:
The Next Generation of Construction Codes

presented by

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DESCRIPTION

- This presentation is an overview of the major updates and changes to the 2014 Construction Codes that consist of enhancements to emergency response, fire protection, elevator safety, vertical transportation and accessibility, construction site safety, tenant protection, building system construction and inspection, sustainability, resiliency, and highlight the Major Projects Development Program

NYC CONSTRUCTION CODES REVISION OVERVIEW

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GOALS OF THE CONSTRUCTION CODES REVISION

- Update to 2015 I-Codes
  - Referenced standards
  - Re-organized BC definitions
  - Include most recent errata
- Correct errors, typos, and inconsistencies
- Previously mediated items may not be re-mediated *(see handbook for details)*
- Definitions: Comprehensive Look
  - List of Admin definitions in all tech Codes
  - Check of inconsistencies across Codes

HISTORY OF NYC CONSTRUCTION CODES REVISION

- Local Law 99/2005 mandated the periodic revision of the Construction Codes to the latest International Code Council codes
- Periodic revisions keep the Construction Codes up to date with the latest technologies and standards
- DOB's Code revision process uses consensus-building technical committees as recommended by the post-World Trade Center Commission

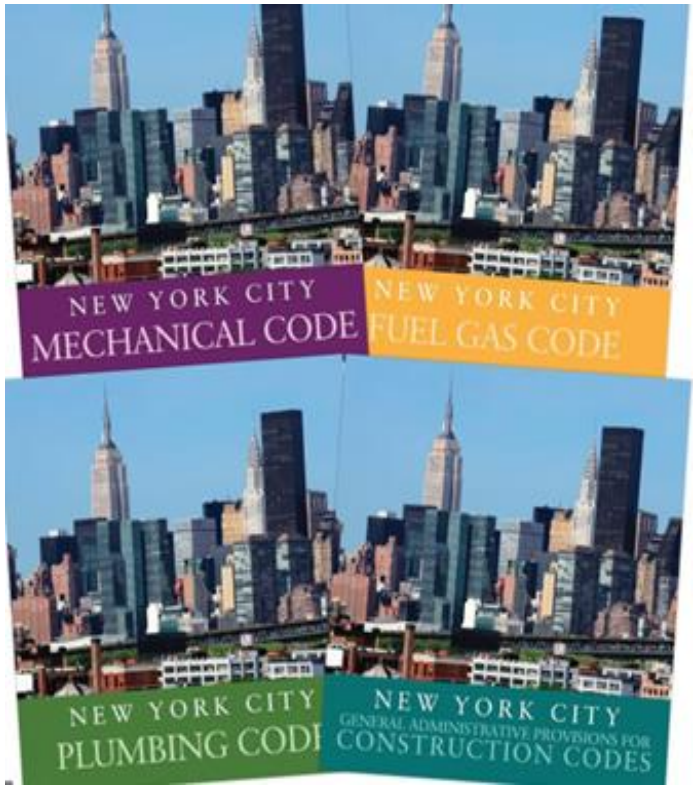
STAKEHOLDERS

- Participation by 400+ stakeholders
- Committee Members
  - Engineers and Architects
  - Attorneys, Planners, and Tradesmen
  - Industry Organizations (*including representatives of the construction labor, and real estate industries)*
- NYC Department of Buildings Staff
  - Commissioner's Office
  - Technical Units
  - Legislative and Regulatory Units
  - Operational Units
  - Information Technology Units

STAKEHOLDERS

- Utilities
  - Con Edison
  - National Grid
- Government Agencies and Authorities

CONSTRUCTION CODES REVISION PROCESS TIMELINE



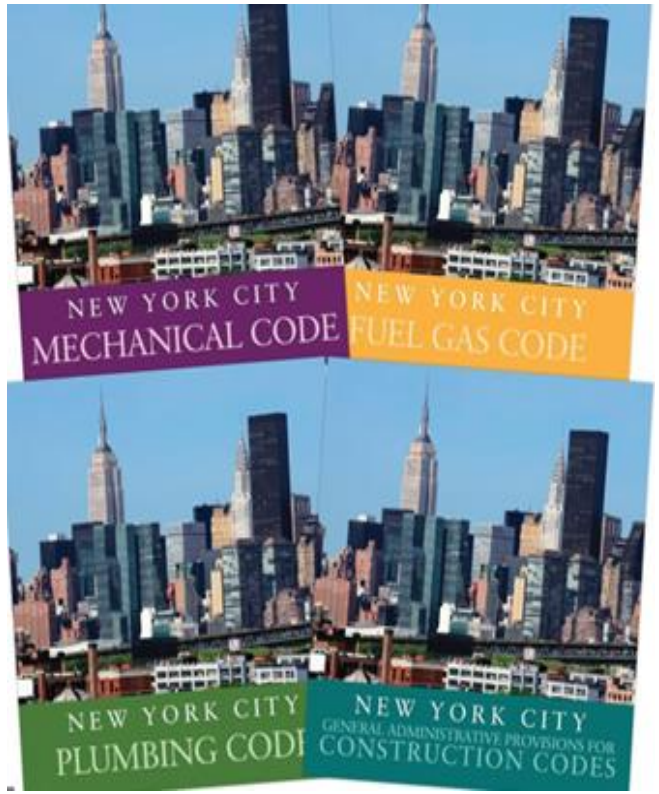
DOB Document Preparation Period

- August 2015 – June 2017

Plumbing Code (Local Law 14/2020)

- July 2017 Committee Work Began
- December 2018 Committee Work Completed
- December 2018 Managing Committee Review Completed
- March 2019 Submission to City Council
- December 2019 Approved by City Council

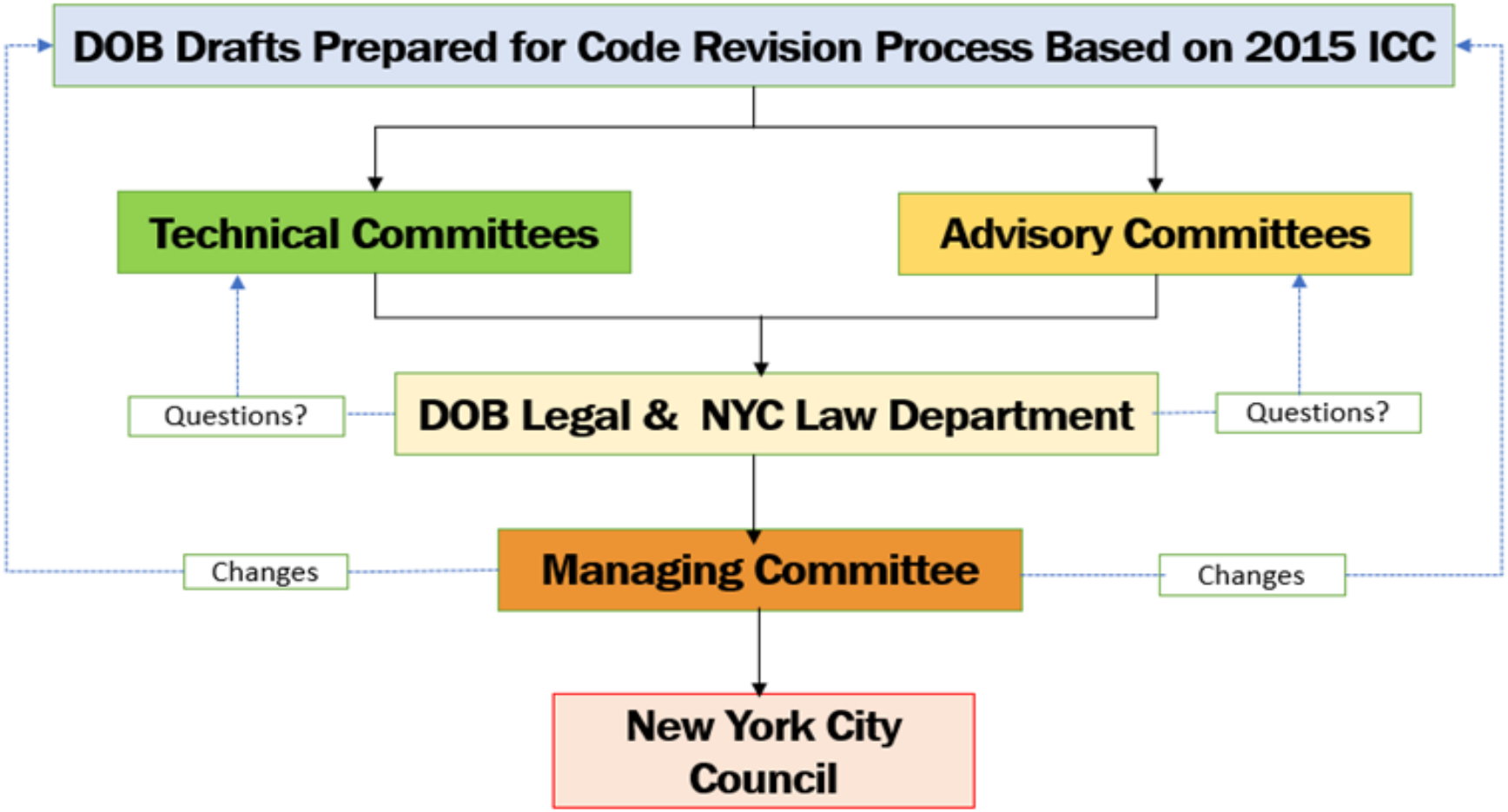
CONSTRUCTION CODES REVISION PROCESS TIMELINE



Building, Fuel Gas, Mechanical and Administrative Codes

- October 2017 Committee Work began
- December 2020 Committee Work completed
- December 2020 Managing Committee Review completed
- April 2021Revision Bill Introduced (Introduction No. 2261)
- June 2021 Aging of Introduction Bill
- October 2021 Introduction Approved by Committee
- November 7, 2021 Enactment Date (Local Law 126/2021)

REVIEW PROCESS



MEDIATION PROCESS

- **Mediation**: When a technical or managing committee cannot come to a consensus on an item, the Chair declares an impasse and requests mediation from the Department.
- **Mediated Item**: A mediated item is any code provision or issue that has reached an impasse during a technical or managing committee's review.
- **Process**:

POST-ENACTMENT OF REVISION BILLS

Implementation Actions to Occur After Bill Passage

- Operational Changes
- Forms, Service Notices, Technical Bulletins
- Rules
- Staff Training
- Industry Outreach
- Internet/Intranet Publication

EFFECTIVE DATE OF THE CODE

EFFECTIVE DATE

Local Law 126/2021 is effective **November 7, 2022** for applications for construction document approval filed on or after November 7, 2022

Except:

- Amendments to the following sections or articles in the General Administrative Provisions would take effect on **January 1, 2022**:
  - Section 28-401.11 Term of License
  - Article 421 Elevator Agency Director License
  - Article 422 Elevator Agency Inspector License
  - Article 425 Elevator Agency Technician License
  - Article 303 Periodic Boiler Inspections
  - Article 304 Elevators and Conveying Systems; and
  - Article 323 Periodic Inspection of Parking Structures

EFFECTIVE DATE

Local Law 126/2021 is effective **November 7, 2022** for applications for construction document approval filed on or after November 7, 2022,

***Except*:**

- Amendments to **28-110.1 (Site Safety Plan)** and **Chapter 33** of the New York City Building Code shall apply to:
  - All work on major buildings for which a site safety plan is approved on or after November 7, 2022
  - All temporary construction equipment permits and all crane and derrick permits where the application for approval for such permit is filed on or after November 7, 2022

SELECT HIGHLIGHTS

Combustible Exterior Wall Provisions

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COMBUSTIBLE EXTERIOR WALL PROVISIONS

SOURCE: https://wallsystems.master-builders-solutions.com/en/news-and-updates/nfpa-285-fire-test

SOURCE: https://wallsystems.master-builders-solutions.com/en/news-and-updates/nfpa-285-fire-test

- All exterior walls made from combustible materials required to undergo testing to industry standards (NFPA 285) regardless of the size of the construction or the location on the building where such walls are installed.
- Ensure that the built construction matches approved and tested designs through increased filing details and special inspection review for all buildings using exterior walls made from combustible materials.

COMBUSTIBLE EXTERIOR WALL PROVISIONS

SOURCE: http://www.amazon.com

- All exterior walls made from combustible materials would require internal sections of non-combustible fire blocking to be installed periodically to prevent and contain flame spread.

COMBUSTIBLE EXTERIOR WALL PROVISIONS

- Where exterior walls made from combustible materials are used the thermal barrier which prevents heat transfer and flame spread between the interior of a building and the exterior wall assembly is required to be 33% more effective (test duration increase from 15 to 20 minutes using ASTM E119 or UL 263 criteria).

- Where a building has balconies or other accessible outdoor spaces exterior walls are not permitted to use combustible materials in the immediate vicinity of such accessible areas.

COMBUSTIBLE EXTERIOR WALL PROVISIONS

- Where an existing building without modern fire safety mechanisms (full building sprinkler systems) desires to retrofit the exterior using combustible materials, a 3-foot horizontal band made of non-combustible material (brick) must be installed to separate each floor of combustible material in order to contain fire to a single floor.

- Prohibit using exterior walls made from combustible materials in combination with new wood construction types (mass timber, SCL, CLT).

SELECT HIGHLIGHTS

Cross-Laminated Timber Provisions

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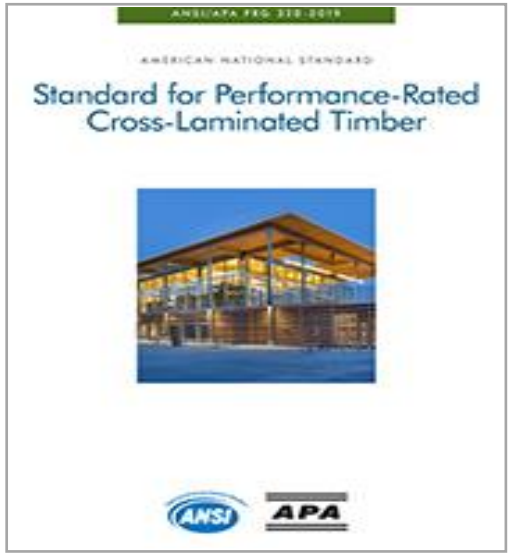
CROSS-LAMINATED TIMBER (CLT)

SOURCE: https://www.naturallywood.com/products/cross-laminated-timber/



SOURCE: https://www.apawood.org/ansi-apa-prg-320

Current Code Revision Recognizes CLT: *General Requirements*

- CLT used as Type IV construction
- Buildings must be sprinklered with NFPA 13 systems
- Building heights up to 85' or 7 stories
- Manufactured per ANSI/APA PRG 320

CROSS-LAMINATED TIMBER (CLT)

Specific Requirements for Building Elements

- **Exterior Walls**
  - Must be at least 6", 2-hour fire-resistance rating, and exterior surface protected by approved means (gypsum, noncombustible material, etc.)
  - Not permitted where load bearing inside fire districts
  - Not permitted in buildings with occupancy groups I-1, R-1, R-2 or F
- **Interior Wall or Partition** – must be at least 4", 1-hour fire-resistance rating
- **Floors** – must be at least 4", and continuous from support to support
- **Roof Decks** – must be at least 3", and continuous from support to support
- **Columns & Beams** – not permitted with CLT
- Prohibit concealed spaces in floors(existing requirement in Chapter 6)

SELECT HIGHLIGHTS

Special Inspections

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SPECIAL INSPECTIONS

- Added a new section and a new table to provide requirements for special inspection of Type IV construction utilizing cross laminated timber or structural composite lumber elements. (1705.5.6, Table 1705.5.6)
- Expanded the section for EIFS special inspection was expanded to require MCM, HPL and other exterior wall coverings containing combustible materials to have special inspection as well. Alterations to existing installations would also have to comply with this section. A new requirement was added to verify that the installation complies with the information on the submitted documents and matches the NFPA 285 tested assembly. The special inspector is now required to confirm the installation of thermal barriers and fireblocking. (1705.16)

SPECIAL INSPECTIONS

- Added a new special inspection to verify compliance with tenant protection plan requirements. Compliance with tenant protection plans ensures safety of occupants and ensures that contractors are complying with requirements to protect tenants during construction operations (1705.26)
- Added language to clarify structural stability special inspection requirements for verification of the existing structural system of a structure during construction. The means and methods of implementing the structural stability measures must be prepared by a registered design professional and filed with the department. (1705.25)
- Added a new special inspection to verify the condition of an existing chimney lining and breaching when a new heating system appliance is installed. (1705.32.1)

SELECT HIGHLIGHTS

Elevators

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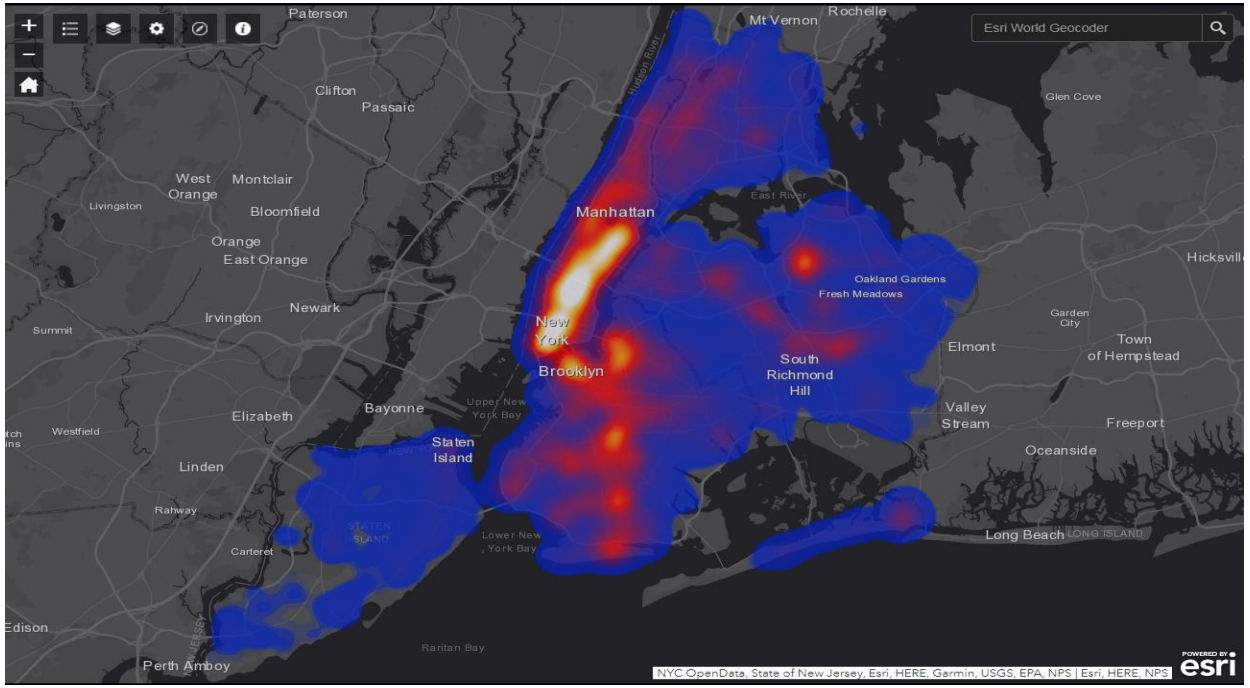
ELEVATORS



SOURCE: https://www1.nyc.gov/assets/buildings/html/elevator_report_2017.html

SOURCE: https://www.tripadvisor.com/LocationPhotoDirectLink-g60763-d93507-i59872430-New_York_Marriott_Marquis-New_York_City_New_York.html

SOURCE: https://www.libertyelevator.com/work/our-work/portfolio/vessel-hudson-yards/

- More than **80,000** elevator devices are located in NYC
- Devices are primarily governed by **Building Code Chapter 30** and **Appendix K** modifications to ASME A17.1, B20.1, A17.3, and A17.1S

ELEVATORS: *Effective January 1, 2022*

- **Local Law 126/2021** is effective **November 7, 2022** for applications for construction document approval filed on or after November 7, 2022, ***except***:
  - Amendments to the following sections or articles in the General Administrative Provisions would take effect on January 1, 2022:
    - **Section 28-401.11 Term of License**
    - **Article 421 Elevator Agency Director License**
    - **Article 422 Elevator Agency Inspector License**
    - **Article 425 Elevator Agency Technician License**
    - Article 303 Periodic Boiler Inspections
    - **Article 304 Elevators and Conveying Systems; and**
    - Article 323 Periodic Inspection of Parking Structures

ELEVATORS: *Effective January 1, 2022*

- **Section 28-401.11 Term of License**
  - Two-year license term for elevator agency technicians
- **Article 421 Elevator Agency Director License**
  - Private elevator inspection agency director may associate their license with one other private elevator inspection agency, located at the same place of business
- **Article 425 Elevator Agency Technician License**
  - Two-year license terms for elevator agency technicians and restricted elevator agency technicians

ELEVATORS: *Effective January 1, 2022*

- **Article 304 Elevators and Conveying Systems**
  - ***Periodic Inspections***
    - must be performed by an **approved** agency hired by owner, ***not*** DOB
    - must be 3 months, minimum from the date of any Category 1 testing or previous periodic inspection
    - test reports must be filed within 14 days after inspection
  - Category test reports must be filed within 21 days after inspection
  - All defects shall be corrected within 90 days after inspection
    - DOB may grant an extension of 45 days, based on application by the owner demonstrating a practical difficulty
    - In no case will more than 2 extensions be granted for a specific defect
  - An affirmation of correction must be filed within 14 days after correction

ELEVATORS: REFERENCE STANDARDS UPDATES

Reference Standard	NYC Building Code Edition	
	2014	2022
ASME A17.1	2000	2013
ASME B20.1 (K2)	2006	2015
ASME A47.3 (K3)	2002	2015
ASME A17.1S (K4)	2005	N/A

SOURCE: https://patch.com/new-york/new-york-city/hundreds-nyc-elevators-need-new-inspections-audit-says

ELEVATORS: SAFETY

SOURCE: https://brooklyneagle.com/articles/2017/01/19/20-people-trapped-in-court-street-r-train-elevator-for-second-time-in-months/

- Increase the minimum required dimensions of the elevator emergency hatch
  - This increase recognizes the increased average size of the person being rescued and need for increased maneuverability for a fully equipped first responder.

ELEVATORS: SAFETY

SOURCE: https://brooklyneagle.com/articles/2017/01/19/20-people-trapped-in-court-street-r-train-elevator-for-second-time-in-months/

- **K1 - 2.14.1.5.1**
  - (a) Top emergency exit opening shall be not less than 400"^{2} and not less than 20" on any side.
  - (b) not less than 576"^{2} and not less than 24" on any side, where the distance between the platform and the top of hatch is 9ft or greater.
  - During an alteration involving installation of a new car enclosure, the top emergency exit opening shall have an area of not less than 400"^{2} and not less than 16" on any one side

ELEVATORS: SAFETY

SOURCE: https://rescueair.com/newsletter_archive/FARS%20vs.%20Elevators_%20No%20Contest.htm

- Reduce the evacuation time of buildings in emergency conditions by requiring the same elevator-in-readiness to serve all floors.
  - This requirement will prevent building occupants from needing to switch from one elevator to another in order to exit the building in an emergency.

ELEVATORS: SAFETY

SOURCE: https://rescueair.com/newsletter_archive/FARS%20vs.%20Elevators_%20No%20Contest.htm

- **BC 3003.3.1 Elevator in readiness for Fire Department emergency access.**
  - …in buildings five stories in height or more, underground buildings as described in Section 405.1, and high-rise buildings, [~~all floors shall be served by at least one elevator that~~] at least one elevator shall be kept available for immediate use by the Fire Department during all hours of the night and day, including holidays, Saturdays and Sundays. The elevator in readiness shall serve all floors of the building. For buildings where a Fire Service Access Elevator (FSAE) is provided, the FSAE shall serve all floors of the building…

ELEVATORS: ACCESSIBILITY

SOURCE: https://elevation.fandom.com/wiki/Kone_Destination?file=Kone_Destination_Floor_Select.jpeg

- Establish clear compliance criteria for destination-oriented elevator systems.
  - Prompted by the increasing number of buildings that utilize this type of elevator, the new code sections leverage the efficiency benefits of destination-oriented elevators to ensure greater accessibility and usability for building occupants with diverse physical and cognitive abilities.

ELEVATORS: ACCESSIBILITY

SOURCE: https://elevation.fandom.com/wiki/Kone_Destination?file=Kone_Destination_Floor_Select.jpeg

- **BC 1109.7.2 Destination–oriented Elevators**
- **1109.7.2.1 Hall call console number and location**
  - 1109.7.2.1.1 Transfer floors, sky lobbies and floors containing building entrances
  - 1109.7.2.1.2 Other floors
- **1109.7.2.2 Required features**
  - 1109.7.2.2.1 Accessibility function button
  - 1109.7.2.2.2 Audio output
  - 1109.7.2.2.3 Visible display screen
  - **1109.7.2.2.4 Floor selection controls**
  - 1109.7.2.2.5 Tactile discernibility

ELEVATORS: ACCESSIBILITY

SOURCE: https://elevation.fandom.com/wiki/Kone_Destination?file=Kone_Destination_Floor_Select.jpeg

- **1109.7.2.3 Hall call console arrangement**
  - 1109.7.2.3.1 Accessibility function button
  - 1109.7.2.3.2 Floor selection controls
  - 1109.7.2.3.3 Display screens
- **1109.7.2.4 Instructions**
- **1109.7.2.5 Responding car**

ELEVATORS: ACCESSIBILITY

SOURCE: https://elevation.fandom.com/wiki/Kone_Destination?file=Kone_Destination_Floor_Select.jpeg

- **BC 1109.7.2.2.4.2 Step scanner.** Step scanners shall consist of three horizontally arranged buttons. The center button shall serve as the "select" button and may also serve as the accessibility function button. The button to the right of the center button shall be the "up" button and the button to the left of the center button shall be the "down" button…

  Exception: Step scanners may consist of one button, where the application for construction document approval is submitted within six months after the date of enactment of this section. The button shall serve as the "select" button and may also serve as the accessibility function button.

Local Law 126 of 2021: November 2022 + 6 months = May 2023

ELEVATORS: SAFETY

SOURCE: https://lula-elevators.com/i-how-is-a-lula-elevator-different-from-a-traditional-elevator.php

- Require Limited Use/Limited Application lifts (LULA), a hybrid commercial elevator and wheelchair lift, to be provided with door locking monitoring to minimize the risk of people and objects getting caught in the moving device.

ELEVATORS: SAFETY

SOURCE: https://lula-elevators.com/i-how-is-a-lula-elevator-different-from-a-traditional-elevator.php

- **BC K1 5.2.1.13 Power operation of hoistway doors and car doors.** When provided, power operation, power opening, and power closing of hoistway doors and car doors shall conform to Section 2.13, except as modified by Section 5.2.1.13.
  - *(a)* Requirement Section 2.13.1 does not apply. Both car and hoistway doors shall be of the horizontally sliding type with a power-operated horizontally sliding car door. Power operation of accordion or bifold type car doors shall be permitted.
  - *(b)* Vertically sliding doors and power operated swing doors shall not be permitted.

ELEVATORS: COST-SAVING

SOURCE: http://www.schumacherelevator.com/elevators/traction-elevators/machine-roomless-mrl-traction-elevators.aspx

- Remove the need for a separate machine room for elevators. This amendment would free up useable space by allowing machine room-less elevators (MRLs) to be located within the elevator hoistway.

ELEVATORS: COST-SAVING

SOURCE: http://www.schumacherelevator.com/elevators/traction-elevators/machine-roomless-mrl-traction-elevators.aspx

- BC SECTION [~~3006~~] 3005 MACHINERY SPACES, MACHINE ROOMS, CONTROL SPACES AND CONTROL ROOMS
  - **[~~3006.1~~] 3005.1 Access.** An approved means of access shall be provided to elevator machine rooms [~~and overhead machinery~~], control rooms, control spaces and machinery spaces…

ELEVATORS: COST-SAVING

SOURCE: https://www.mansionglobal.com/articles/luxury-buildings-bring-elevator-privacy-to-the-next-level-206492

- Allow an increase in allowable height for elevators serving a single dwelling unit, from 50 ft. to 75 ft. in rise, permitting private residence elevators to be installed where a previously standard passenger elevator was required.

ELEVATORS: COST-SAVING

SOURCE: https://www.mansionglobal.com/articles/luxury-buildings-bring-elevator-privacy-to-the-next-level-206492

- **BC 3002.4.3 Elevator serving individual dwelling unit.**
- **3002.4.3.1 Maximum rise of 60 feet (18 288 mm).** A private residence elevator with 60 feet (18 288 mm) of maximum rise shall be permitted to serve within an individual dwelling unit provided the elevator car is in compliance with ASME A17.1/CSA B44, and Section 3001.3 of this code.
- **3002.4.3.2 Rise of over 60 feet (18 288 mm) but not more than 75 feet (22 860 mm).** An elevator with 60 feet (18 288 mm) but not more than 75 feet (22 860 mm) of maximum rise shall be permitted to serve within an individual dwelling unit provided the elevator car is in compliance with Parts 2 or 3 of ASME A17.1/CSA B44 and Section 3001.3 of this code even if it does not serve on an accessible route within the dwelling unit.

ELEVATORS: FACILITATE MAINTENANCE

SOURCE: https://www.prorealtyusa.com/2021/08/15/new-york-city-elevator-maintenance-and-testing-requirements/

- Deleted the reference that the required periodic inspections in Table N1 shall be made by the department. Clarified that all required category tests and periodic inspection of elevators must be done in accordance with the provisions of Table N1 of ASME A17.1 as modified by chapter K1 of appendix K of the NYC Building Code. Clarified that required inspections must be performed by an approved elevator agency not affiliated with agency performing the maintenance to the elevator. Provided clarification when periodic inspections must be performed.

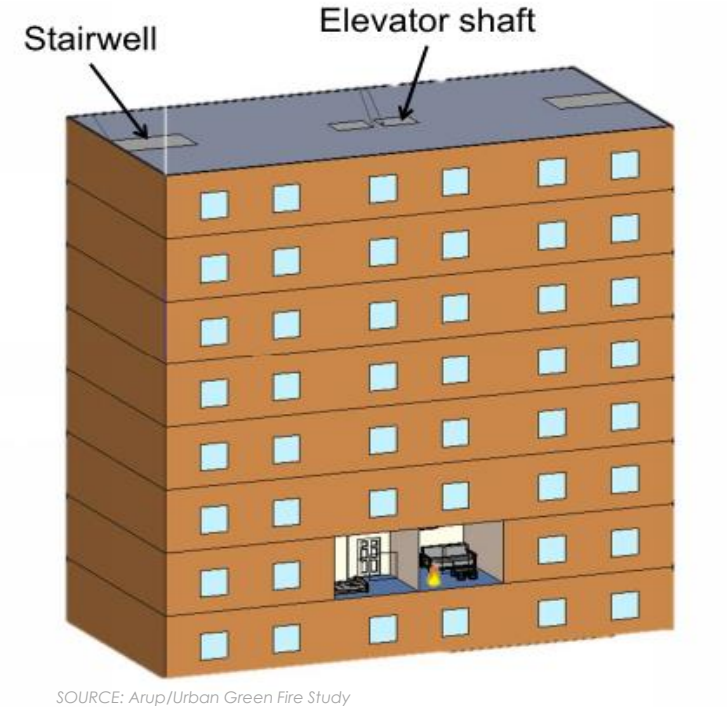
ELEVATORS: FACILITATE MAINTENANCE

SOURCE: https://www.prorealtyusa.com/2021/08/15/new-york-city-elevator-maintenance-and-testing-requirements/

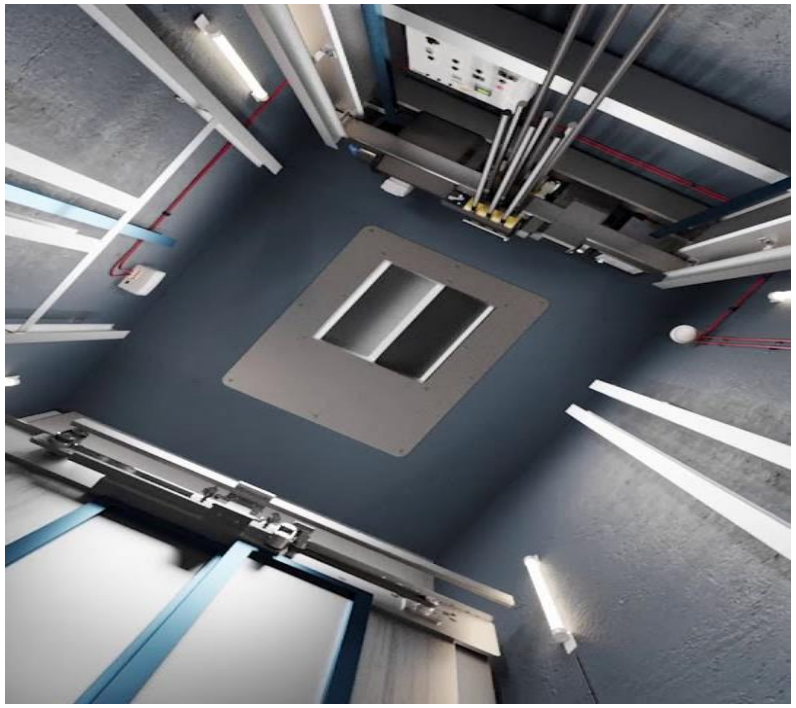
- **§28-304.6.1 Inspection and testing entities**. [~~The required periodic inspections in Table N1 shall be made by the department.~~] The [~~other~~] required category tests and periodic inspections in Table N1 of ASME A17.1 as modified by chapter K1 of appendix K of the New York City building code shall be performed on behalf of the owner by an approved elevator agency in accordance with this code and department rules…

ELEVATORS: SAFETY/ENERGY

- Omitted the requirement for smoke venting of elevator and dumbwaiter shafts.

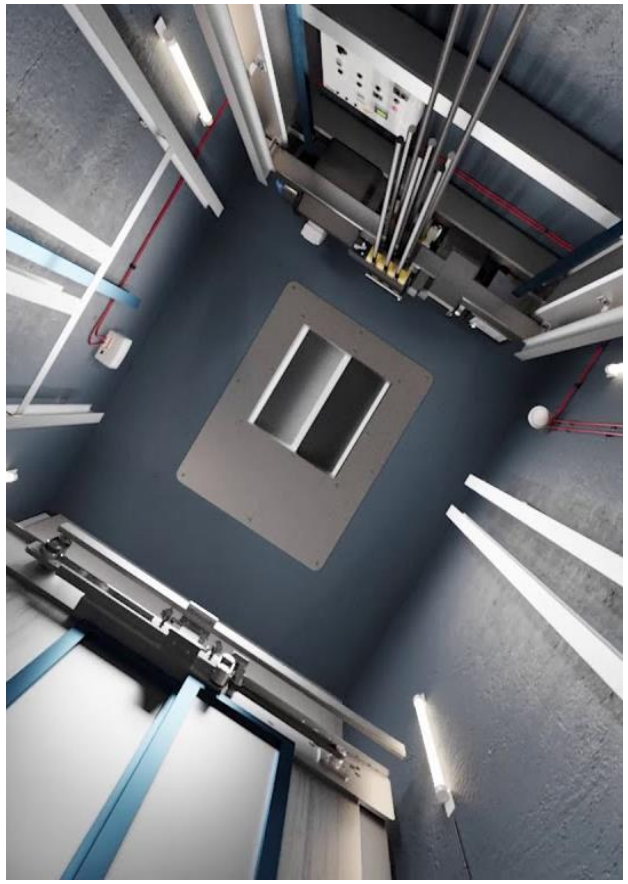


SOURCE: Arup/Urban Green Fire Study



SOURCE: https://www.youtube.com/watch?v=tNjU5aworX4

ELEVATORS: SAFETY/ENERGY



SOURCE: https://www.youtube.com/watch?v=tNjU5aworX4

- **713.12.1 Smoke venting of stair and other closed shafts.** All closed shafts, including vertical exit enclosures, having a floor area exceeding 4 square feet (0.37 m^2) shall be provided with a smoke vent in accordance with Sections 713.12.1.1 through 713.12.1.3. Interior vertical exit shaft enclosures shall also comply with Chapter 10.

  Exceptions:

  1. Elevator and dumbwaiter shafts in accordance with Chapter 30.

  2. Interior exit stairways and ramps constructed as smokeproof enclosures in accordance with Section 1023.11.

SELECT HIGHLIGHTS

Alarm Systems

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ALARM SYSTEMS: SAFETY

SOURCE: https://www.csemag.com/articles/fire-alarm-and-ecs-voice-amplifiers/

- Expand the universe of buildings that require emergency voice communication systems by lowering the height trigger for such systems in Group R-2 occupancies (residential buildings with more than two dwelling units) from 125 feet to 75 feet in height.
- Addition of an allowance for Group R-2 occupancies in buildings 125 feet or less in height to use batteries as the secondary power supply for emergency voice communications systems and Fire Department in-building Auxiliary Radio Communication systems (ARCs). This change requires the coordinated changes made to the provisions of BC 907.5.2.2, BC 916.3 and Section 760.41(B) of the NYC Electrical Code. (403.4.8.4)

ALARM SYSTEMS: SAFETY

SOURCE: https://www.csemag.com/articles/fire-alarm-and-ecs-voice-amplifiers/

- **BC 907.5.2.2 Emergency voice/alarm communication systems.** Emergency voice/alarm communication systems required by this code shall be designed and installed in accordance with NFPA 72. ..

  Exceptions:

  1. **Group I-1 and I-2 occupancies.**

  [~~3.~~] 2. **Group R-2 occupancies greater than [~~125 feet~~] 75 feet (22 860 mm) in height.** In Group R-2 occupied buildings greater than [~~125 feet (33 100 mm)~~] 75 feet (22 860 mm) in height above the lowest level of Fire Department vehicle access, …An emergency voice/alarm communication system shall not be required. However, a one-way voice communication shall be provided between the fire command center for use by Fire Department personnel and the following terminal areas:

  [~~3.1.~~] 2.1. Within dwelling units…

  [~~3.2.~~] 2.2. Within required exit stairs…

ALARM SYSTEMS: SAFETY

SOURCE: https://asmintegrators.com/arcs-system-nyc/

- Increase safety by promoting the use of the Fire Department endorsed Auxiliary Radio Communication System (ARCS). ARCS is a wireless, two-way building communication system for Fire Department use only. This system only receives and transmits Fire Department radio frequencies within buildings where it is installed.

ALARM SYSTEMS: SAFETY/COST

SOURCE: https://asmintegrators.com/arcs-system-nyc/

- **916.1 General.** This section covers the design, installation and performance criteria of Fire Department In-Building Auxiliary Radio Communication System (ARCS)…
  - **916.1.1 Construction documents.**
- **916.2 Instructions.**
- **916.3 Where required.** ARCS, which shall be in accordance with this section, shall be required in the following:

1. High-rise buildings constructed in accordance with Section 403.
2. Underground buildings constructed in accordance with Section 405.
3. Buildings having a total gross area exceeding 250,000 square feet (23 225.8 m^2).

Exceptions:

1. Group R-2 buildings
   a. The highest occupied floor is less than 125 feet (38 100 mm); The building has no more than 1 story below grade; and area of the building does not exceed 250,000 square feet (23 225.8 m^2).

ALARM SYSTEMS: SAFETY/COST

SOURCE: https://www.vectorsolutions.com/course-details/basic-emergency-power-systems/aca1f0b9-7c6d-ea11-a9e3-edf83207be0f/

- Addition of an allowance for buildings 125 feet or less in height to use batteries as the secondary power supply for emergency voice communications systems and Fire Department in-building Auxiliary Radio Communication systems (ARCs).

ALARM SYSTEMS: SAFETY/COST

SOURCE: https://www.vectorsolutions.com/course-details/basic-emergency-power-systems/aca1f0b9-7c6d-ea11-a9e3-edf83207be0f/

BC 403.4.8.4.3 Emergency power loads in Group R-2 occupancies 125 feet or less in height. Group R-2 occupancies in buildings 125 feet (38 100 mm) or less in height shall be required to provide an emergency power system to support the following loads:

1. Emergency voice communications systems in buildings containing Group R-2 occupancies in accordance with Section 907.5.2.2 of this code, or where otherwise provided. Batteries in accordance with the *New York City Electrical Code* are permitted to serve as the secondary power supply for such systems.

2. Fire Department in-building Auxiliary Radio Communication systems (ARCs) in buildings containing Group R-2 occupancies in accordance with Section 916.3 of this code, or where otherwise provided. Batteries in accordance with the *New York City Electrical Code* are permitted to serve as the secondary power supply for such systems.

SELECT HIGHLIGHTS

Sidewalk Sheds

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SIDEWALK SHED

- Parapets
- Open Shed
- Cantilevered Platforms

MESH PARAPET

Mesh parapet for required for sheds installed under 2022 Code:

- Solid backing allowed for required signage
- Sheds installed for demolition projects will continue to require a solid parapet

ANGLED PARAPET ELIMINATED

OPEN SHED

- Open shed to be required for major new building construction projects
- Optional to use for other projects (alterations, facades, etc.)

OPEN SHED

FOR DISCUSSION PURPOSES ONLY: follow Building Code requirements to ensure Code-complaint shed

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OPEN SHED

Key Features

- Horizontal span of at least 10 feet between vertical members
  - Shorter span allowed where needed to avoid obstructions
  - Mast sections, box towers, or similar elements used as vertical members shall be considered as one vertical member, provided its base does not exceed 24 inches by 24 inches

- All cross bracing, struts, and similar lateral support between vertical members shall be placed a minimum of 8 feet above the level of the sidewalk
  - Shorter span allowed where needed to avoid obstructions
  - Can be placed lower to protect against tripping hazard (i.e. dunnage on subway grates)

OPEN SHED

- Open shed designs must comply with all other code requirements (i.e. light duty or heavy-duty decking requirements, code design loads for wind, strength of materials, etc.)
- **DO NOT** simply repurpose existing shed material to meet increased spans, heights, without an engineering analysis to verify adequacy of design

CANTILEVERED PLATFORMS

FOR DISCUSSION PURPOSES ONLY: follow Building Code requirements to ensure Code-complaint shed

CANTILEVERED PLATFORMS

- Cantilevered platform must be approved by the Department.
- The cantilevered platform must provide overhead protection equivalent to a sidewalk shed.
- The cantilevered platform must be installed below the level of work to be performed, excluding work performed at the first story.

NEW DEPARTMENT INITIATIVES

Major Projects Development Program

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NYC Buildings

PRESENTATION OVERVIEW

1. Homeowner Resolution Program
2. Project Advocate Program
3. NYC Business Quick Start Program
4. Major Projects Development Program

HOMEOWNER RESOLUTION PROGRAM DOB GOALS

Reduces Burdens
On Homeowners

Increases Compliance
Improves Efficiency

Provides Better
Customer Service

HOMEOWNER RESOLUTION PROGRAM

Homeowner Resolution Program (1 RCNY §102-06) became effective August 13, 2021.

- **Program Goals**
  - Helps small property owners avoid fines by providing time to fix DOB violations.
  - Educates homeowners about their legal requirements as property owners without imposing large fines.

HOMEOWNER RESOLUTION PROGRAM

(continued)

- **Program Eligibility**
  - Open to all one- and two-family homes in New York City that have not received a DOB violation within the last five years.
  - New Owners who recently purchased a one- and two-family home.

- **Program Inspections**
  - If an inspector finds a violation at an eligible one- or two-family home, the homeowner will NOT be issued an immediate violation. Instead, the inspector will inform the owner of the violation and have 40-60 days to fix.

PROJECT ADVOCATE PROGRAM

The **Project Advocate Program** became effective **September 2, 2019.** The goals of the program are to:

- facilitate large and complex jobs by assisting the applicant with navigating through DOB processes;
- engage the community (property owners, registered design professionals, developers, or authorized representatives) in understanding NYC Construction Codes, Zoning Regulations, and other regulations;
- coordinate between DOB and other City agencies, community organizations and interest groups;

PROJECT ADVOCATE PROGRAM

(continued)

- provide resources to the proposed development's stakeholders;
- act as single point of contact for special projects within DOB;
- allow for completion of jobs in a Code-compliant and timely manner.

Program Services are accessible by requesting an appointment using the the **Project Advocate Service Request Form**.

NYC BUSINESS QUICK START PROGRAM

- **Program Description**
  - Collaboration between several key agencies to cut red tape and promote NYC as the most business-friendly city in which to open and reopen a **business**.

- **Key Features**
  - Concierge service where applicants have a single point of contact.
  - Efficiency in navigating through all filing processes.
  - Specialized consultations to understand timelines and compliance strategy.
  - Access more information at www1.nyc.gov/nycbusiness/article/get-help-with-licenses-and-permits

MAJOR PROJECTS DEVELOPMENT PROGRAM

- **Program Highlights**
  - Increased coordination and guidance services for large and complex development projects from before filing to final signoff and Certificate of Occupancy (CO)
  - Ensuring access and timely resolve of issues and progression of projects
  - Dedicated Project Advocate assignment prior to filings and through to final CO and close out

- **Status**
  - Hiring is underway and progressing.
  - Proposed Rule was published on 10/21/21 (1 RCNY §101-03)
  - Online public hearing is scheduled to occur on 11/22/2021 at 11:00am

MAJOR PROJECTS DEVELOPMENT PROGRAM

- **Projected Volume Annually**
  - The projected capacity for this program is 100 projects annually based on staffing
  - As staffing proceeds, the program will ramp up to that capacity
- **Applicability**
  - New buildings 20 stories or greater
  - New buildings with 500,000 square feet or more
  - New buildings that preserve existing building elements and add 100,000 square feet or more
  - Proposed buildings designated by the Commissioner as eligible for this program due to unique hazards associated with the construction or demolition of the structure, including complex construction logistics potentially impacting adjoining properties or public safety.

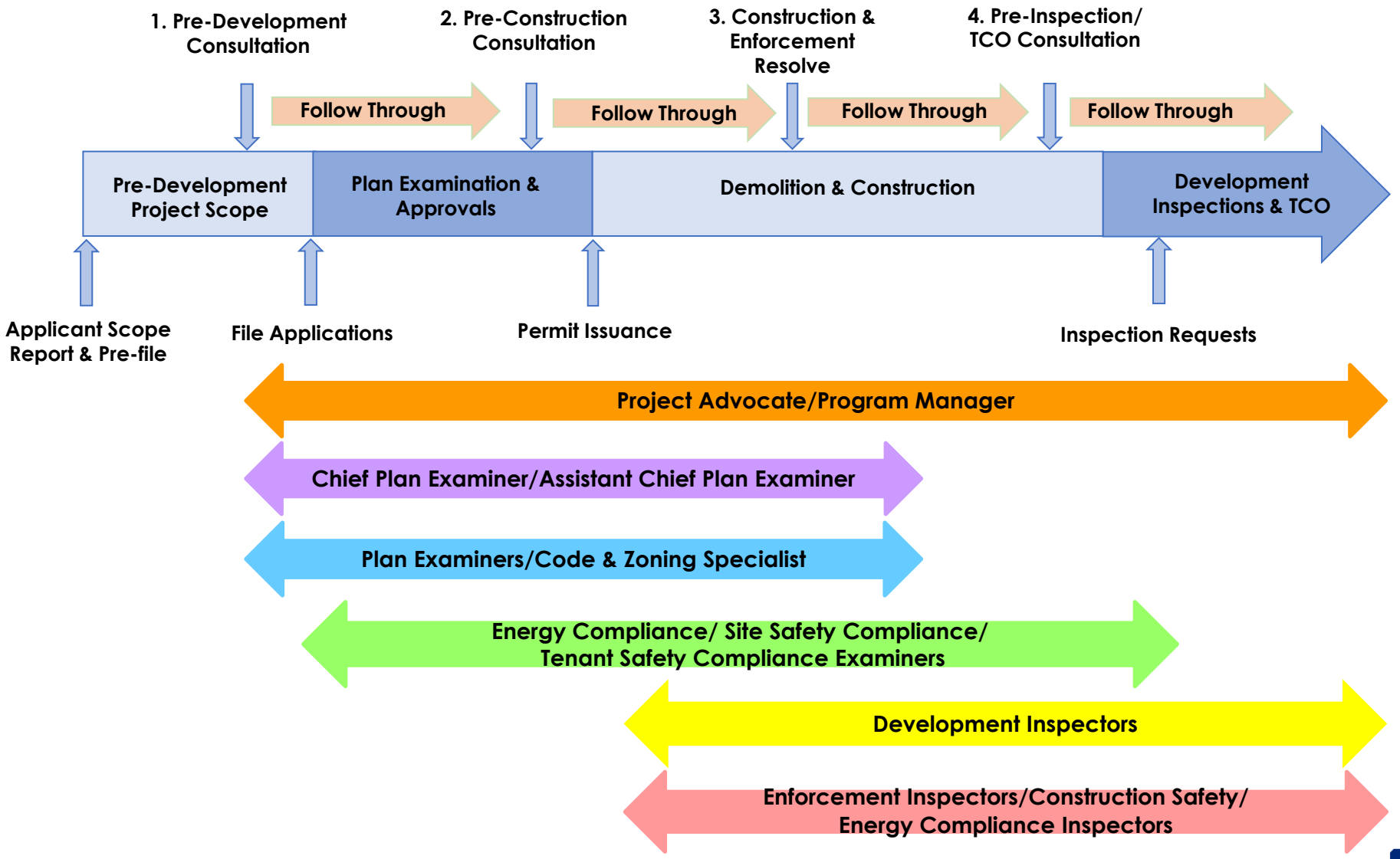
MAJOR PROJECTS DEVELOPMENT PROGRAM:
Objectives

- **Single Point of Service**
  - Providing a single service portal and a project advocate as a singular point of contact
  - Providing a coordinated approach to ensure projects are advanced with limited issues
- **Early Customer Engagement**
  - Pre-Milestone Consultations provide validation on project scope, compliance, schedule, and enforcement resolution
  - Improve the quality of customer submissions throughout

MAJOR PROJECTS DEVELOPMENT PROGRAM:
Objectives

- **Project Scope Management**
  - Improved Project Advocate services for enhanced project coordination, tracking, and reporting
  - Efficiency in project tracking and status
  - Internal coordination between Department units
- **Improved Service Levels**
  - Organized appointments and approvals.
  - Seamless project milestone transitions, overlaps, and hand-offs.
  - Coordinated inspections and signoffs.
- **Improved Public and Worker Safety**
  - Proactive oversight of project scope, phasing, and sequencing.
  - Ensures Department presence on job sites at the appropriate time.

PROGRAM ACCESS POINTS



ADDITIONAL INFORMATION

For further technical questions, please send queries to:

ConstructionCodes@buildings.nyc.gov

To view the NYC Construction Codes:

nyc.gov/codes


nyc.gov/buildings
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