

2014 New York City Construction Codes

January 20, 2015





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Accessing the 2014 Codes

www.nyc.gov/buildings

- Codes & References
 - [2014 Construction Codes](#)
 - [2008 Construction Codes](#)
 - [2014 Energy Code](#)
 - [2011 Energy Code](#)



The screenshot shows the NYC Buildings website interface. At the top, there is a navigation bar with the NYC Buildings logo and links for 'Newsletter Sign-up', 'Weather Advisories', and 'Owner's Bill of Rights'. A left-hand menu lists various categories: Home, About the Buildings Department, Careers, Rebuilding After Sandy, Buildings Information, Development, Safety & Enforcement, Community Partnerships, Homeowners & Tenants, Sustainability, and Codes & Reference. The 'Codes & Reference' section is expanded, showing a list of links: 2014 Construction Codes, 2008 Construction Codes, Energy Code, 1968 Building Code, Code Notes, Brochures, Buildings Bulletins, PPNs, Dir, Exec Order & Memos, Code Revision, and Department Statistics. The main content area features a large photograph of a city street with yellow taxis and a blue banner titled 'Codes and Reference'. Below the banner, a red headline states: 'New Effective Date for 2014 NYC Construction Codes: December 31, 2014.' The text below explains that an integrated version of the General Administrative Provisions – 2014 NYC Administrative Code, Title 28, Chapters 1-5 is available, and the full 2014 Construction Codes are accessible below, chapter by chapter, on the 2014 NYC Construction Codes page. It also lists recent presentations highlighting upcoming changes: Video Presentations – ACEC, July 2014; PowerPoint Presentations – Build Safe | Live Safe Conference, April 2014; and Video Presentation – AIA Center for Architecture, May 2014. At the bottom, it notes that the NYC Construction Codes consist of the Building Code, Plumbing Code, Mechanical Code, and Fire Code.

2014 Construction Codes- Implementation

- Operational changes
- Forms, service notices, bulletins
- Rules
- Staff training
- Industry outreach
- Internet/Intranet/Publication

Effective Date – Additional Stair

BC 403.5.2 Additional Stair/Occupant

Evacuation Elevators for nonresidential > 420 feet

- Effective June 30, 2015, or upon zoning text change, whichever is later

Zoning Text Amendment

- Collaborative effort among DOB, DCP and FDNY
- Status – In public review process
- Amendment exempts floor space occupied by additional safety measures from counting towards zoning floor area
- Anticipated Council Approval – May 2015
- Link to Dept. of City Planning webpage:
 - <http://www.nyc.gov/html/dcp/html/stairwells2/index.shtml>

Operational Changes

Anticipate Changes to:

- BIS
- Forms
- eFiling
- Required Items

Areas with most significant changes:

- LAA
- PW1 Form
- Special Inspections/TR1 process

Overview of 2014 Code Impact

2014 Code effective **December 31, 2014**

Areas with significant impact to Boro Operations:

- PW1 / New Fees
- LAA


In addition the following impacted:

- BIS
- eFiling
- Fee Calculations
- Forms
- Required Items
- Other Processes

PW1 Transition Summary

- **General Rule:**
 - Any job applications submitted before **December 31** will continue to use 2008 forms
 - Any job applications submitted on or after **December 31** will use 2014 forms
- **“In-flight”** job policies:
 - All amendments filed on or after **December 31** deadline will use new 2014 form
 - Impact: jobs with **both 2008 and 2014 forms** in use

December 31, 2014

OLD FORM		NEW FORM
2008 PW1		2014 PW1

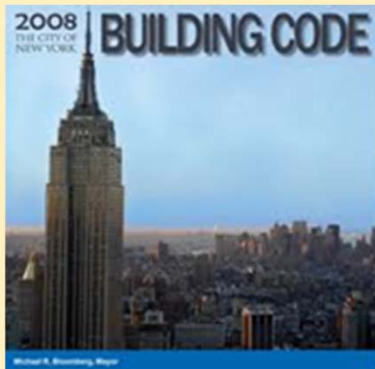
New Terminology (28-101.5)

“Existing” Building

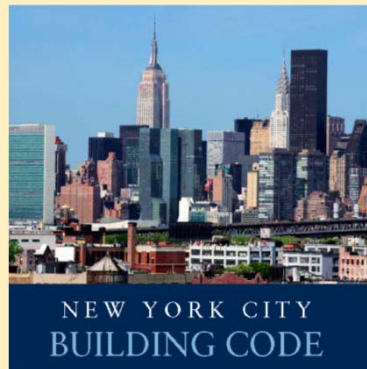


“Prior Code” Building

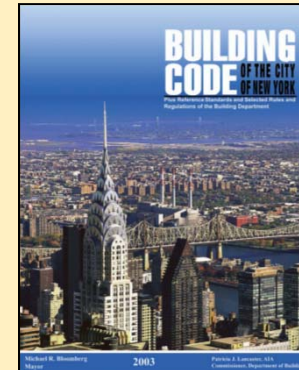
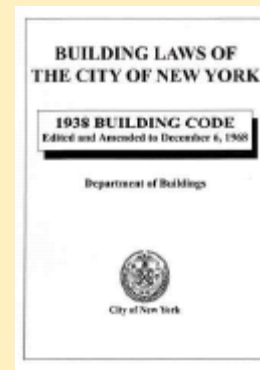
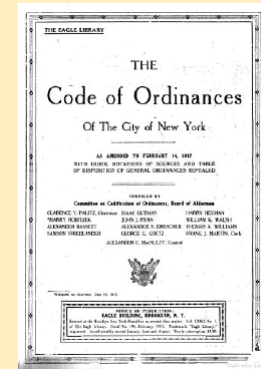
“This Code”



2008



2014



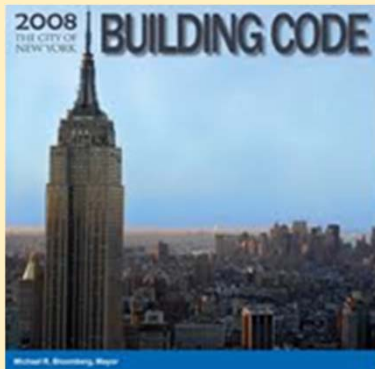
New Terminology (28-101.5)

“Existing” Building

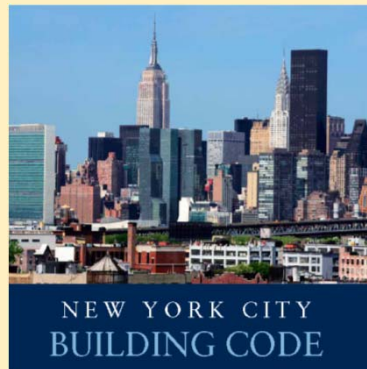


“Prior Code” Building

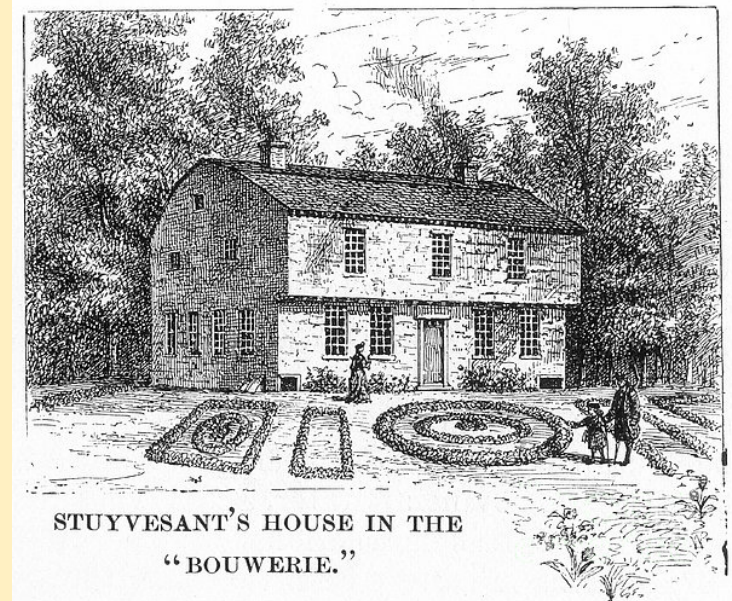
“This Code”



2008



2014



“BIG” Alterations (28-101.4.5)

- Must follow 2014 Code



“BIG” Alterations (28-101.4.5)



DEPARTMENT OF BUILDINGS

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Website: NYC.gov/buildings

Issuance #618

TECHNICAL POLICY & PROCEDURE NOTICE #1/02


TO: Distribution

FROM: Ronny A. Livian, *R. Livian, PE*
Deputy Commissioner

DATE: July 24, 2002

SUBJECT: Application Type Required for Work Involving Alterations and Demolition in a Building

“BIG” Alterations (28-101.4.5)

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“BIG” Alterations (28-101.4.5)

Work that increases existing floor surface area of a prior code building by more than 110 percent:

- Entire building to comply with 2014 Construction Codes.
- Must be filed as NB
- Fees calculated as alteration

“BIG” Alterations (28-101.4.5)

Work that increases existing floor surface area of a prior code building by more than 110 percent.

FLOOR SURFACE AREA. Floor surface area is the gross square foot area of all horizontal floor and roof surfaces, including roofs of bulkheads and superstructures, of a building or structure at any level, including cellar, attic and roof. (28-101.4.5.2)

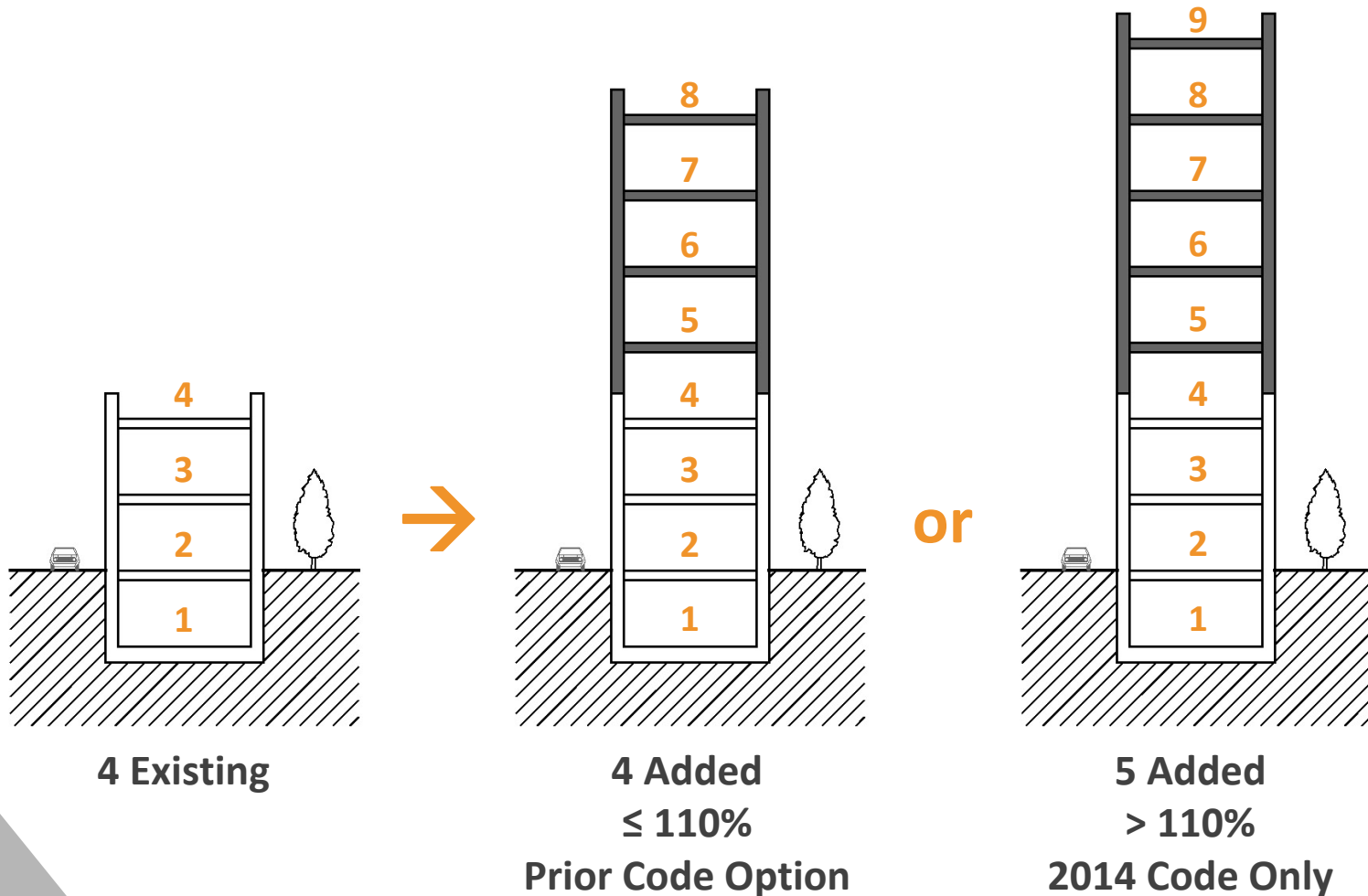
“BIG” Alterations (28-101.4.5)

Exceptions: This is not “existing floor surface area”:

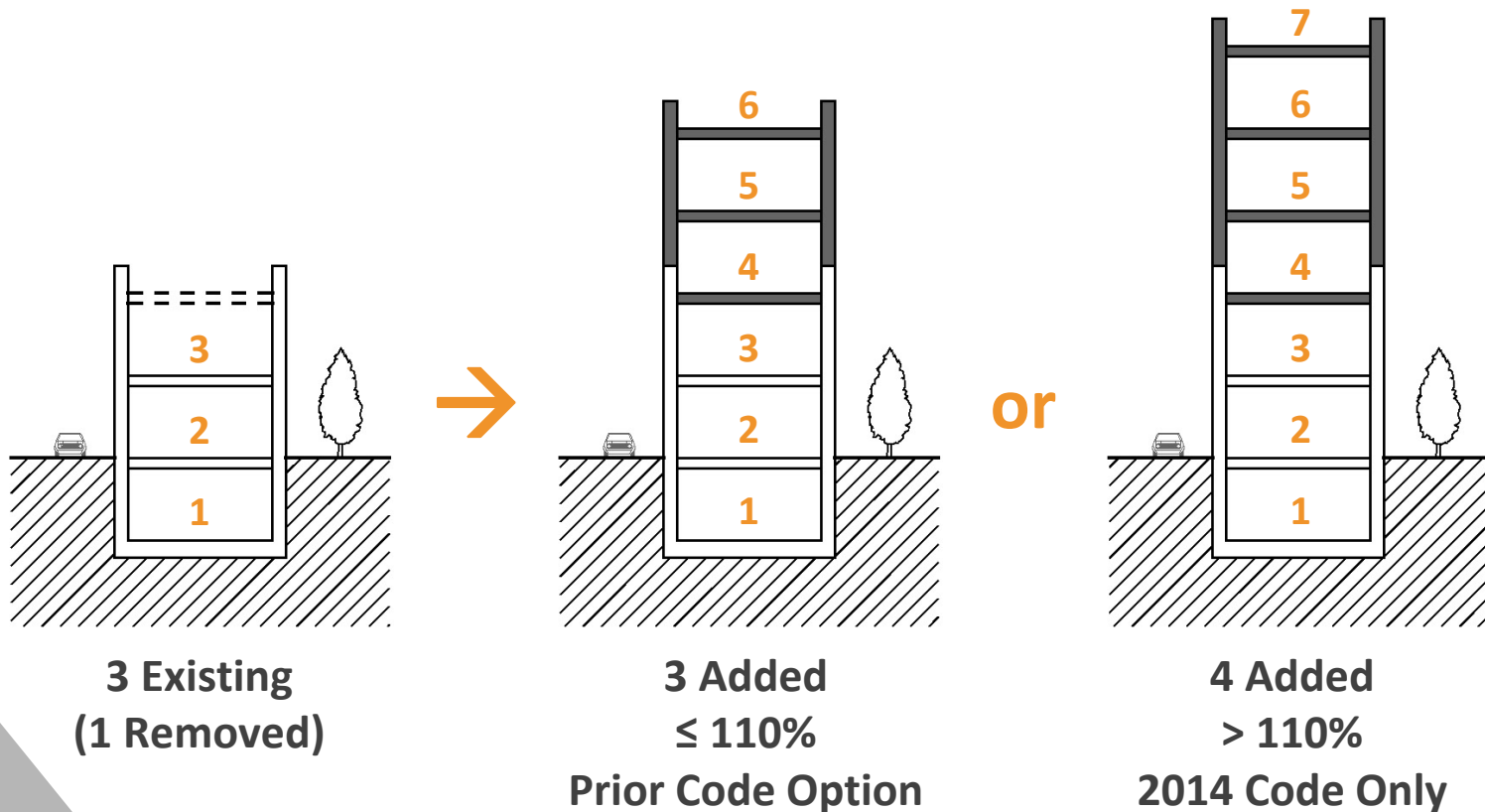
1. Square footage removed during course of work

2. Square footage previously installed, but signed off less than 12 months before submission of current application

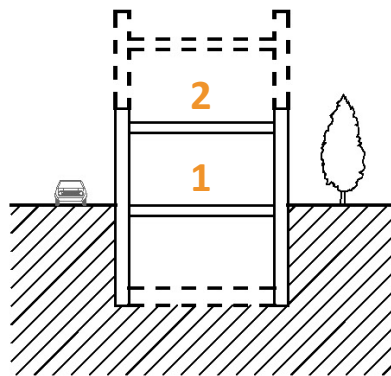
“BIG” Alterations (28-101.4.5)



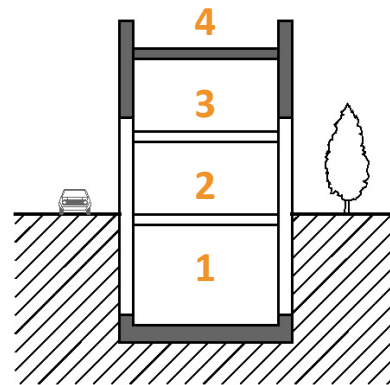
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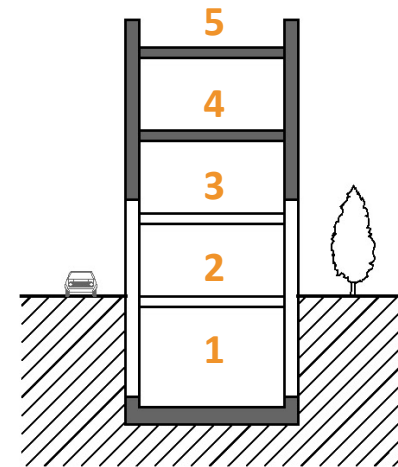


**2 Existing
(2 Removed)**



**2 Added
≤ 110%
Prior Code Option**

or



**3 Added
> 110%
2014 Code Only**

“BIG” Alterations (28-101.4.5)

- Change of scope of work from under to over 110% must be re-filed as NB before continuing removals (28-101.4.5.1)
- Continuation provisions of Zoning Resolution for noncomplying bulk or nonconforming use (28-101.4.5.3)