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## *Special Buildings News Anniversary Edition*



### Buildings News Anniversary

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### New NYC Construction Codes Signed Into Law



On July 3, 2007, Mayor Michael R. Bloomberg signed the new [NYC Construction Codes](#) into law! The new codes, which go into [effect July 1, 2008](#), incorporate national standards and rules and achieve a delicate balance of [safety, savings and innovation](#) (903 kb-pdf). View the Mayor's Office [press release](#) and photos from the [bill signing](#) and [celebration](#) and see below for our special anniversary edition, dedicated to the hundreds of professionals and Buildings staff,

without whom the new NYC Construction Codes would not have been possible.

### NYC Construction Codes by the Numbers

**20,000,000** Estimated worth in dollars of time volunteered by professionals

**300,000** Hours volunteered by labor, industry, government and real estate

**982** Pages of the 1968 code reviewed line-by-line

**400** Professionals who participated in the overhaul

**50** Staff members who worked to revise the code

**40** Years since last comprehensive revision of the Building Code

- 20** Technical and Advisory Committees
- 9** City agencies who participated
- 4** Years to overhaul, rewrite, and analyze the codes

## History of the New NYC Construction Codes

- 2001:** Mayor Michael R. Bloomberg promises to overhaul NYC's Building Code.
- 2002:** Mayor signs Executive Order # 30 to create an advisory commission to study the feasibility of adopting a model building code.
- 2003:** Model Code Program committee meetings commence.
- 2004:** City Council hearings held on Intro 478, which establishes a new Plumbing Code and sets forth a timeline to adopt the remaining new Construction Codes, based on the International Codes.
- 2005:** Intro 478-A is adopted by the City Council and enacted by the Mayor as [Local Law 99 of 2005](#) (1,507 kb-pdf).
- 2006:** Model Code Technical Committees finish their work and submit their chapters to the Buildings Department for review and assessment.
- 2007:** Commissioner Lancaster [testifies](#) in support of [Intro 578-A](#), the new NYC Construction Codes. City Council passes the bill and Mayor Bloomberg signs the new NYC Construction Codes into law as Local Law 33 of 2007.

## Faces of the New NYC Construction Codes

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### Committees



The new [NYC Construction Codes](#) were drafted by [Technical Committees](#) and [Advisory Committees](#) comprised of over 400 experts from labor, industry, real estate and government. The committees reviewed the model codes of the [International Code Council](#) and modified them for the unique needs of New York City's dense urban environment. The resulting provisions were reached through consensus

of each committee. Every section of the new Construction Codes was reviewed and approved by the [Managing Committee](#).

**[Technical Committees:](#)** Accessibility, Administration and Enforcement, Construction Requirements, Construction Safety and Demolition, Egress, Elevators, Existing Buildings, Fire Protection, Materials, Mechanical/HVAC/Boiler, Plumbing, Residential, and Structural/

Foundation. Conducting line-by-line reviews of the 1968 code and the proposed codes, the Technical Committees drafted the new NYC Construction Codes.

[Advisory Committees](#): Affordable Housing, Banking and Insurance, City Council, Economic Development, Labor, Risk and Security, and Sustainability. The Advisory Committees provided policy advice and expertise on specific subject matters to complement the technical development of the Construction Codes.

[Managing Committee](#): Acting as the main oversight authority along with the staff of the Model Code Program, the Managing Committee was comprised of the chair persons from each Technical and Advisory committee, along with key stakeholders, including representatives from other city agencies, labor, FDNY, real estate and building owners, architect, engineering and contractors organizations.

### Technical Review Team



The Buildings Technical Review team assessed the proposed text of the codes for technical accuracy. Conducting line-by-line reviews for correctness and consistency, the team ensured coordination between sections. The team, headed by [Fatma Amer](#), Deputy Commissioner for Technical Affairs and Chief Code Engineer, worked closely with the volunteer technical committees, the

[Port Authority of New York and New Jersey](#), and the [School Construction Authority](#)

The work conducted by the Technical Review team was instrumental in formulating codes that enhance safety while providing opportunities for savings and innovation.

### Environmental Review Team



As a discretionary action undertaken by Buildings and the City Council, development of the new Construction Codes required an environmental assessment pursuant to City Environmental Quality Review ([CEQR](#)). Led by Helen Gitelson, the Executive Director of Code Relations, the Environmental Review teams, comprising staff architects, engineers, planners and attorneys,

analyzed every section and subsection of both the proposed and 1968 codes to determine the environmental impact on New York City. In total, the CEQR assessment indicated that the new NYC Construction Codes would not result in significant adverse environmental impacts. View Ms. Gitelson's [testimony](#) (41 kb-pdf) regarding the environmental assessment of the new codes.

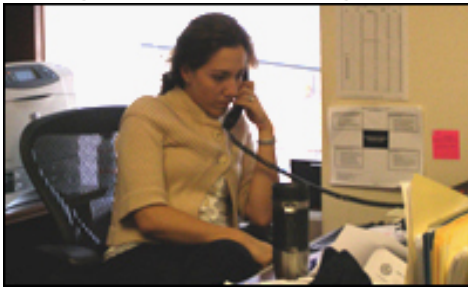
## Legal Review Team



The Legal Review team, led by Buildings Deputy Commissioner for Legal Affairs and Chief Code Counsel [Phyllis Arnold](#), partnered with the New York City [Law Department](#) to conduct a comprehensive legal review of the proposed Codes. This team also was charged with drafting several chapters of the Codes, including the administrative provisions which give the Buildings Department new

enforcement tools and broader oversight. After the Technical Committees drafted their chapters and the technical team conducted its review, the Legal Review team conducted a line-by-line review of the text for consistency, terminology and enforceability.

## Intergovernmental/Legislative Team



The Buildings Intergovernmental/Legislative team, led by [Marietta Kremmidas](#), the Executive Director of External Affairs, worked with the Buildings technical, legal and environmental staff to coordinate communication between the many external stakeholders and key intergovernmental bodies. Liaising between Buildings staff, the [Mayor's Office of City Legislative Affairs](#) and the City Council Housing and Buildings

Committee, the Intergovernmental/Legislative team was integral in ensuring that the passage of the codes was a smooth and inclusive process.

## Code Coordination and Project Management



Every technical and advisory committee was aided by a Model Code Program staff coordinator and further assisted by a team of Buildings project managers, experts and researchers. This team, led by Assistant Commissioner for the Model Code Program, Benjamin Jones, worked to facilitate consensus among stakeholders, assisted the committees, and compiled the text approved by the committees.

Buildings staff also managed a team of design and construction consultants who evaluated the economic impacts and [opportunities for savings](#) of the new NYC Construction Codes.

## Did You Know?

Did you know that the last time City Council passed a new Building Code was on October 22, 1968, the same day that Apollo 7 returned to Earth? Then called the "new" Building Code, the 1968 code was signed into law by Mayor John Lindsay on November 6, 1968, seven years after initial meetings to overhaul the 1938 code were held.

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