



NYC.gov NEWS

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Upcoming Buildings Department Upgrades, Modernizations and Changes



The [New NYC Construction Codes](#) are an important achievement for the Buildings Department and New York City: they mark the first comprehensive overhaul of the City's Building Code in nearly 40 years. These Codes respond to many of our 21st century safety, construction and environmental concerns, and are more user-friendly for the professionals building our City's very foundation.

Certain administrative provisions, enforcement provisions and construction safeguards under the New NYC Construction Codes will go into effect on July 1, 2008. As a result, the Buildings Department has a number of corresponding rules and operational changes. In order to effectively transition to the New Codes, we will be providing information and updates on these upcoming changes in a phased approach. Below, you'll find a helpful overview of what changes to expect. Please visit the [NYC Construction Codes](#) section of our website for the most up-to-date information. You may also email New Codes questions to ConstructionCodes@buildings.nyc.gov.

Special Inspections

Dedicated to Safety

To improve construction quality and safety, soon-to-be required [Special Inspections](#) will replace Controlled Inspections. Special Inspections are an important verification that work considered critical to life safety and property protection has been or is being constructed according to approved plans and specifications. The Buildings Department, working with industry professionals, is establishing certain inspections required during construction, as well as qualifications, responsibilities and standards for these inspections. For more information, read our Special Inspections [Codes Compass](#).

Site Safety Coordinator Certification

Dedicated to Safety

To ensure qualified people are managing construction sites and maintaining safe construction site practices, the Department will begin certifying Site Safety Coordinators. These Site Safety Coordinators will be responsible for supervising construction or demolition on buildings meeting certain height requirements. The Department is developing Site Safety Coordinator education and on-the-job training requirements, as well as inspection and notification responsibilities.

Environmental Control Board Violation Reclassification

Dedicated to Safety

To improve Department focus on serious violations and code and safety offenders, we are re-engineering our current violation system. The Buildings Department and the Environmental Control Board are working together to streamline the current classifications and devote their resources to conditions and buildings that present significant safety threats. A public hearing was held April 14. Read the [ECB proposed rule](#). Read the [Buildings proposed rule](#).

Residential Voice Communication Systems

Dedicated to Safety

To improve safety for New York City residents, emergency voice communication systems will be required in new residential buildings 125 feet and higher. These systems will enable the Fire Department to speak directly to people in each of the building's units and in each exit stairwell.

New Photoluminescent Standards

Dedicated to Safety

Effective July 1, 2008, the photoluminescent sign and stair strip requirement for all high-rise office buildings will be expanded. These glow-in-the-dark markings improve emergency evacuations, and they will be required in new high-rise buildings with additional kinds of occupancies. Significantly, the International Code Council has now embraced New York City's cutting-edge photoluminescent standards and incorporated them into the International Building Code.

Impact-Resistance Walls

Dedicated to Safety

The current impact-resistant wall requirement for office buildings will be expanded to all new high-rise buildings. These impact resistant walls are designed to withstand high-impact and provide weather resistance stability.

Temporary Elevator and Hoist

Dedicated to Safety

The New Codes bolster current temporary elevator requirements during construction and demolition of properties higher than 75 feet. New hoist requirements, along new maximum distances between a property's elevators, hoists and stairs and its highest-accessible floor, will go into effect July 1.

Tenant Protection Plans and Single Room Occupancy Properties

Dedicated to Safety

The new codes enhance tenant protection plan requirements to better protect residents. Applications for proposed work in occupied, multiple-dwelling buildings, including Single Room Occupancies, must indicate which units will be occupied during construction. There are additional requirements regarding noise, lead and asbestos.

Flood Hazard Area Construction Requirements

Dedicated to Safety

The Department has consolidated all requirements for construction in special flood hazard areas in Appendix G of the New Building Code. In addition, certain properties, such as hospitals, jails and emergency shelters, may be subject to increases in elevation standards. Read [Appendix G](#) to learn more.

Amusement Rides

Dedicated to Safety

A new rule is being promulgated for Amusement Rides that will maintain the current standards in a more accurate and easier format. These new rules will enhance amusement rides safety through new provisions and codifies the current practice.

Masonry Equivalent Standards: New Materials Accepted

Dedicated to Safety

The Department is modernizing the New Codes by including a new rule that will permit construction professionals to use up-to-date materials. The Department will provide performance requirements based upon nationally-recognized standards.

Approved Agencies

Dedicated to Safety

A rule is being developed that will establish qualifications and standards for third party agencies to conduct inspections, and to evaluate work, materials and equipment. This will include progress inspection agencies, testing labs, elevator inspection agencies, boiler inspection agencies, concrete testing labs, and exterior wall inspectors.

Certifying Correction of Boiler Defects

Dedicated to Safety

Defects noted in annual boiler inspection reports must be corrected and certification of such must be filed with the Department of Buildings.

Licensing Exams and Applications: One-Year Deadline

Information You Need To Know

Applicants seeking a Buildings Department-issued license must begin applying for their license within one year of passing the required licensing exams. In addition, all required licensing documents must be submitted to the Department within one year of filing the first document. Any applicant not meeting these deadlines will have an incomplete application and may be denied the license.

Three-Year Licensing Terms and Fee Changes

Information You Need To Know

Most Buildings Department-issued license terms will be extended to three years upon renewal. New licensing fee structures will also be implemented. These changes will be phased in, beginning with Hoist Machine Operator, Master Fire Suppression Piping Contractor and Master Plumber licenses. View the [fact sheet](#) for more information.

Place of Assembly

Information You Need To Know

Place of Assembly Permits will become Place of Assembly Certificates of Operation.

Application Processing

Information You Need To Know

The 2008 Code requires some changes to the information collected during Application Processing. Some of these changes will apply to all applications, others will apply to only applications being filed for review under the 2008 Code during the one-year transition period. Keep reading Buildings News and our website for more information on upcoming changes.

Visit our [Homepage](#) for more information on any of these announcements.

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