



2014 CONSTRUCTION CODES UPDATE PAGES

Attached are 2014 Construction Codes Update Pages. These pages reflect local laws enacted and ministerial administrative corrections made after December 31, 2014. Please note that the source of a particular update, the local law number, and year is indicated on each page. Please visit our [webpage](#) to ensure that your codes are complete and up to date as the City Council may periodically pass Local Laws that affect the Construction Codes.

Instructions:

Please place each page, according to its page number found on the bottom right hand corner, into your Construction Codes books.

The pages contain letters after the page number and should be placed in alphabetical order following the number, i.e. 5, 6, 6a, 6b, etc.

Place Title Pages in the front of your Code books for easy reference.

CONSTRUCTION CODES UPDATE PAGES

UPDATE # 18

Source: Local Law 132 of 2016, effective October 31, 2016.

This update includes the following pages:

GENERAL ADMINISTRATIVE PROVISIONS	
<u>Section</u>	<u>Page Number</u>
28-311.2	82f
28-311.3	82g
28-311.5	82g
*28-315.3.2	84c

CONSTRUCTION CODES UPDATE PAGE

Matter in plain text is unchanged. Matter underlined is new. Matter ~~stricken through~~ is deleted.

Source: Local Law 132 of 2016, effective October 31, 2016.

GENERAL ADMINISTRATIVE PROVISIONS

Insert between pages 82e and 83 of your bound volume of the NYC General Administrative Provisions.

Amend the definitions of covered building and covered tenant space in section 28-311.2 to read as follows:

COVERED BUILDING. As it appears in the records of the department of finance: (i) a building that exceeds ~~50,000~~ 25,000 gross square feet (~~4645~~ 2323 m²), (ii) two or more buildings on the same tax lot that together exceed 100,000 gross square feet (9290 m²), or (iii) two or more buildings held in the condominium form of ownership that are governed by the same board of managers and that together exceed 100,000 gross square feet (9290 m²).

~~Exception~~ **Exceptions:** The term "covered building" shall not include:

1. ~~real~~ Real property classified as class one pursuant to subdivision one of section 1802 of the real property tax law; or
2. Real property, not more than three stories, consisting of a series of attached, detached or semi-detached dwellings, for which ownership and the responsibility for maintenance of the HVAC systems and hot water heating systems is held by each individual dwelling unit owner, and with no HVAC system or hot water heating system in the series serving more than two dwelling units, as certified by a registered design professional to the department.

COVERED TENANT SPACE. (i) A tenant space larger than ~~40,000~~ 5,000 gross square feet (~~929~~ 465 m²) on one or more floors of a covered building let or sublet to the same person, or (ii) a floor, of a covered building, larger than ~~40,000~~ 5,000 gross square feet (~~929~~ 465 m²) consisting of tenant spaces let or sublet to two or more different persons.

Exception: The term "covered tenant space" shall not include dwelling units classified in occupancy group R-2 or R-3.

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Matter in plain text is unchanged. Matter underlined is new. Matter ~~stricken through~~ is deleted.
Source: Local Law 132 of 2016, effective October 31, 2016.

GENERAL ADMINISTRATIVE PROVISIONS

Insert between pages 82f and 83 of your bound volume of the NYC General Administrative Provisions.

Amend sections 28-311.3 and 28-311.5 to read as follows:

§28-311.3 Sub-meters required for covered tenant spaces. On and after January 1, 2025, the electrical consumption of each covered tenant space shall be measured by one or more sub-meters. Sub-meters shall be installed in existing covered tenant spaces by the owner or the lessor of such space on or ~~prior to~~ before January 1, 2025 and thereafter as new covered tenant spaces are created within the building. If the covered tenant space is a floor with multiple tenancies, each tenancy that is ~~10,000~~ 5,000 gross square feet (~~929~~ 465 m²) or less shall (i) have a separate sub-meter, (ii) share a sub-meter with other tenant spaces on the floor, or (iii) share a sub-meter covering the entire floor.

Exception: Covered tenant space for which the electrical consumption within such space is measured by a meter dedicated exclusively to that space.

§28-311.5 Reports. The owner of each covered building shall file a report ~~with the department on or prior to January 1, 2025~~ in accordance with the rules of the department prepared by a registered design professional or a licensed master or special electrician certifying that sub-meters have been installed in all covered tenant spaces in such building as required by this article or that covered tenant spaces are subject to the exception set forth in section 28-311.3. The department may impose a fee for filing and processing such reports.

CONSTRUCTION CODES UPDATE PAGE

Matter in plain text is unchanged. Matter underlined is new. Matter ~~stricken through~~ is deleted.
Source: Local Law 132 of 2016, effective October 31, 2016.

GENERAL ADMINISTRATIVE PROVISIONS

Insert between pages 84b and 85 of your bound volume of the NYC General Administrative Provisions.

Amend section 28-315.3.2 to read as follows:

***§28-315.3.2 Electrical sub-meters.** ~~The~~ By January 1, 2025, the installation of electrical sub-meters in tenant spaces in certain buildings in accordance with article 311 of this chapter shall be completed and the owners of such buildings shall file a report of such installation filed with the department by January 1, 2025. in accordance with the rules of the department, prepared by a registered design professional or a licensed master or special electrician, certifying compliance with such section. The department may impose a fee for filing and reviewing such reports.

**This section was unintentionally numbered as 28-315.3.1 in Local Law 132 of 2016. The text above reflects the intention of enactment. This error will be corrected in future legislation.*