



2022 CONSTRUCTION CODES UPDATES TO DOB NOW

Updated 11/23/2022

- Code Review Selection
- Technical Reports
- PW1 Scope of Work Questions and Required Documents
- Fees
- Site Safety
- Limited Alteration Application (LAA)
- Resources

| Plans/Work (PW1) | Additional Considerations, Limitations or Restrictions* |
|---------------------------------|---|
| Zoning Information | Landmark* |
| Energy | Review is requested under which building code?* |
| Scope of Work ▼ | Select Type: ▼ |
| Schedule of Occupancy | Select Type: |
| Technical Report ▼ | 2022 |
| Technical Report (TR1/4/5/5H) | 2014 |
| | 2008 |
| | 1968 |
| | Prior to 1968 |

Options for selecting code review

- **New Building (NB) and ALT-CO - New Building with Existing Elements to Remain**

| Initial (I1) Filing Date | Code Options for Initial Filing | Code Options for Subsequent Filings submitted after November 7, 2022 |
|---|---|---|
| <p align="center">Before November 7, 2022</p> | <p align="center">Codes prior to 2022 (as applicable)</p> | <p>Code selected for initial filing will auto-populate in subsequent filings, except:</p> <ul style="list-style-type: none"> • Temporary Construction Equipment (SH, FN, SF, PM, SE) and Curb Cut filings will auto-populate to 2022 code. • Elevator filings will have the option of 2014 or 2022 code |
| <p align="center">On or after November 7, 2022</p> | <p align="center">2022 code</p> | <p align="center">2022 code</p> |

Options for selecting code review

- ALT-CO

| Initial (I1) Filing Date | Code Options for Initial Filing | Code Options for Subsequent Filings submitted after November 7, 2022 |
|-------------------------------------|-------------------------------------|--|
| Before November 7, 2022 | Codes prior to 2022 (as applicable) | Code selected for initial filing will auto-populate in subsequent filings, except: <ul style="list-style-type: none"> • Temporary Construction Equipment (SH, FN, SF, PM, SE) and Curb Cut filings will auto-populate to 2022 code. • Elevator filings will have the option of 2014 or 2022 code |
| On or after November 7, 2022 | 2022, 2014, 1968, or Pre-1968 code | Code selected for initial filing will auto-populate in subsequent filings, except: <ul style="list-style-type: none"> • Temporary Construction Equipment (SH, FN, SF, PM, SE), PL, SP, MS and CC filings will auto-populate to 2022 code. • Elevator filings will have the option of 2014 or 2022 code |

Options for selecting code review

- Alteration

| Initial (I1) Filing Date | Code Options for Initial Filing | Code Options for Subsequent Filings submitted after November 7, 2022 |
|-------------------------------------|--|---|
| Before November 7, 2022 | Codes prior to 2022 (as applicable) | Select 2022, 1968, or Pre-1968 code (2014 and 2008 code will not be options*), except: <ul style="list-style-type: none"> Temporary Construction Equipment (SH, FN, SF, PM, SE) PL, SD, SP, MS and CC filings will auto-populate to 2022 code. Elevator filing will only have the option of 2022 code |
| On or after November 7, 2022 | Select 2022, 1968, or Pre-1968 code (2014 and 2008 code will not be options), except: <ul style="list-style-type: none"> Temporary Construction Equipment (SH, FN, SF, PM) PL, SD, SP, MS and CC filings will auto-populate to 2022 code. Elevator filing will only have the option of 2022 code | Select 2022, 1968, or Pre-1968 code (2014 and 2008 code will not be options), except: <ul style="list-style-type: none"> Temporary Construction Equipment (SH, FN, SF, PM, SE) PL, SD, SP, MS and CC filings will auto-populate to 2022 code. Elevator filing will only have the option of 2022 code |

*§28-101.4 Effective date. Except as otherwise provided in sections 28-101.4.1, 28-101.4.2, 28-101.4.3, 28-101.4.4, and 28-101.4.5, on and after July 1, 2008, all work shall be performed in accordance with the provisions of this code.

- New Technical Reports**

| Special Inspections | Code Section | Work Type(s) |
|---|---------------------|--|
| Combustible Exterior Wall Coverings | BC 1705.16 (2022) | GC, FO |
| Construction Operations Influencing Adjacent Structures | BC 1705.25.2 (2022) | AN, SG, GC*, MH*, ST*, FO*, EA*, SOE*, PMM*, DM* |
| Designated Seismic System Qualification | BC 1705.12.1 (2022) | GC |
| Non Potable Water Systems | BC 1705.38 (2022) | PL |
| Open-web Steel Joists and Joist Girders | BC 1705.2.7 (2022) | GC, ST |
| Positive Pressure Exhaust and Vent Systems in Plenums and Ducts | BC 1705.39 (2022) | GC |
| Prestressed Rock and Soil Anchors Inspection | BC 1705.8.1 (2022) | GC, ST, FO, SOE |

*Conditional

- New Technical Reports**

| Special Inspections | Code Section | Work Type(s) |
|--|-------------------------------------|--|
| Seismic Anchorage of Access Floors | BC 1705.12.2 (2022) | GC |
| Seismic Anchorage of Storage Racks | BC 1705.12.4 (2022) | GC |
| Seismic Plumbing, Mechanical, Fuel Gas, and Electrical Components | BC 1705.12.3 (2022) | PL*, GC*, MH*, ST* |
| Tenant Protection Plan Compliance Inspection | BC 1705.26 (2022) | PL*, SP*, ST*, AN*, CC*, SG*, GC*, MH*, BO*, ST*, FO*, EA*, SOE* |
| Type IV Construction (CLT/SCL) | BC 1705.5.6 (2022) | ST* |
| Underpinning and alternate methods of support of buildings and adjacent property | BC 1705.25.4 (2022), BC 1817 (2022) | GC, FO, EA, SOE, PMM |
| Wood – Inspection for Seismic Resistance | BC 1705.5.5 (2022) | ST* |

*Conditional

Full list of Technical Reports: https://www1.nyc.gov/assets/buildings/pdf/dob_now_technical_reports.pdf

The following questions and required documents are added to certain filings:

BC 1609.1.6 Wind tunnel test limitations

| | |
|---|--|
| <p>Applicable Work Types: ST, FO, EA, and GC (façade only)</p> | <p>Existing Question: Is the structure design based on a Wind Tunnel Test? = Yes</p> <p>New Question: Does the wind tunnel test require a peer review per 1609.1.6? (Yes/No)</p> <p>If Yes, the following new document is required: Wind Tunnel Test Peer Review Report (BC 1609.1.6)</p> |
|---|--|

BC 1803.6 Geotechnical reports

Applicable Work Types:
FO, EA, and SOE

New Question:

Does the building qualify for an exception to the Geotechnical Report requirement pursuant to BC 1803.6? (Yes/No)

If No, the following document is required:
Geotechnical Report

BC 1817 Underpinning and Alternate Methods of Support of Buildings and Adjacent Property

Applicable Work Types:

FO (including underpinning) and EA

New Question:

Does the proposed work disturb, displace or otherwise affect the lateral or vertical support of buildings? (BC 1817.1) (Y/N)

If Yes, the following document is required:

Evaluation of Adjacent Building Report (BC 1817.3)

If No, the following new question is displayed:

Does the proposed work disturb, displace or otherwise affect the lateral or vertical support of property that does not contain a building? (BC 1817.2) (Y/N)

If **Yes**, applicant to include minimum requirements for undeveloped adjacent property in construction documents per BC 1817.2.

BC 1818 Geotechnical Peer Review

| | |
|--|--|
| <p>Applicable work types: ST, FO, EA, and SOE</p> | <p>New Question: Is a Geotechnical Peer Review required? (BC 1818.2)</p> <p>New Question: "Has a geotechnical peer review been requested by the Commissioner?" (Yes/No)</p> <p>If Yes to either or both questions, a New Document is required: Geotechnical Peer Review Report (BC 1818)</p> |
|--|--|

DOB NOW Document List (including eligibility for waiver/deferral)

https://www1.nyc.gov/assets/buildings/pdf/dob_now_build_waiver_and_deferral_doc_request_list.pdf

BC 3309.10 Protection of Roofs

BC 3309.17 Site specific engineered enclosure system

Engineered Enclosure System - new subcategory under Protection and Mechanical Methods work type

Protection and Mechanical Methods (check all subcategories that apply)*

- | | | |
|---|--|---|
| <input type="checkbox"/> Chute | <input type="checkbox"/> Hoisting Equipment | <input type="checkbox"/> Roof Overhead Protection |
| <input type="checkbox"/> Cocoon | <input type="checkbox"/> Mechanical Demolition Equipment | <input type="checkbox"/> Roof Protection |
| <input checked="" type="checkbox"/> Engineered Enclosure System | <input type="checkbox"/> Platform | <input type="checkbox"/> Other |

BC 3309

Grout is added as a material under scope of work for filings that include **FO** and **SOE** work types.

Foundation Scope of Work

What material is being included in the scope of work?*

Concrete

Steel

Wood

Masonry

Grout

Other

- New Building initial filing fee minimum increased from \$100 to \$130.
- New Building subsequent filing fee increased from \$100 to \$130.
- Permit renewal fee increased from \$100 to \$130 **per work type**.
 - For composite permits, the permit renewal fee of \$130 will be charged for each work type.
- Fees for permits to install, alter or replace oil-burning equipment, gas or electric heating or any other energy source equipment is \$130 **per device**.

For a full description of the fee changes, review [Chapter 1 of the General Administrative Provisions of the 2022 Construction Codes](#).

The above fees are [effective for BIS jobs](#) as of November 23, 2022.

SITE SAFETY: HIGHLIGHTS



| SCOPE OF WORK ON A MAJOR BUILDING | | CS, SSM, SSC REQUIREMENTS |
|--|--|--|
| New building | | Construction Superintendent AND Site Safety Manager or Site Safety Coordinator |
| Vertical or horizontal enlargements | | Construction Superintendent AND Site Safety Manager or Site Safety Coordinator |
| Full demolition | | Construction Superintendent AND Site Safety Manager or Site Safety Coordinator |
| Partial demolition limited to interior components | <i>without</i> mechanical demolition equipment other than handheld tools and involving more than 50% of the gross floor area of the building, or the removal of one or more floors | Construction Superintendent |
| | <i>with</i> mechanical demolition equipment other than handheld tools and <i>not</i> involving more than 50% of the gross floor area of the building, or the removal of one or more floors | Site Safety Manager or Site Safety Coordinator |
| | <i>with</i> mechanical demolition equipment other than handheld tools and involving more than 50% of the gross floor area of the building, or the removal of one or more floors | Construction Superintendent AND Site Safety Manager or Site Safety Coordinator |
| Partial exterior demolition (other than enlargements or façade work) | <i>not</i> involving more than 50% of the gross floor area of the building, or the removal of one or more floors | Site Safety Manager or Site Safety Coordinator |
| | <i>involving</i> more than 50% of the gross floor area of the building, or the removal of one or more floors | Construction Superintendent AND Site Safety Manager or Site Safety Coordinator |
| Alteration work other than a work type listed above | <i>involving</i> more than 50% of the gross floor area of the building, or requiring special inspection for underpinning or protection of the sides of excavations | Construction Superintendent |
| Façade Work more than 14 stories or 200 ft in height | | Site Safety Manager |

(1) A **major building** is an existing or proposed building 10 or more stories or 125 feet or more in height, or an existing or proposed building with a building footprint of 100,000 square feet or more regardless of height.

[October 2022 Service Notice](#)

For a full description of site safety requirements, review [Building Code Chapter 33](#) and [Article 110 of Title 28 of the NYC Administrative Code](#).

Construction Superintendent not required on 1-,2- or 3-Family Buildings

- The permit holder must be registered with the Department of Buildings as a General Contractor.
- The registered GC will appear as site safety stakeholder on the permit and needs to attest on the Site Safety tab of the PW2.
- A system update has removed the requirement for a CS from permitted DOB NOW jobs for 1-, 2-, or 3-family buildings where the permit holder is a registered GC. The jobs have been removed from the CS's count of jobs and the permit can be renewed to print a permit showing the CS is removed.
- A site safety plan is only required if the job requires a CS. The duties to be performed by a CS (inspections, keep a log book, etc.) are only required if the job requires a CS.

Changes to subsequent filings:

- Site Safety professionals are associated with a job not individual filings. The Site Safety stakeholder added to a permit on the initial (I1) filing will auto-populate in the permits for any subsequent filings.
- Changing the site safety professional on a permit will update the site safety professional on all permits associated with that job.

- **Category 1** – limited to new installations for existing systems only. The annual monetary limit for Category 1 has been increased from \$35,000 to \$50,000 for any 12-month period for any Category 1 application.
- **Category 2** – in addition to alterations of existing systems, now replacements, rearrangements, and repairs are also allowed under a Category 2 filing. There is no monetary limit for this category.
- All appliance heat inputs have been increased from 1 million BTU/h (293 kW) to 3 million BTU/h (879 kW) for plumbing alteration applications only.

- **2022 Construction Codes**
<https://www1.nyc.gov/site/buildings/codes/2022-construction-codes.page>
- **Build Safe, Live Safe Presentations**
(code changes for combustible wall construction, fire protection and accessibility)
<https://www.nyc.gov/site/buildings/safety/construction-safety-presentations.page>
- **Buildings Bulletins**
<https://www1.nyc.gov/site/buildings/codes/building-bulletins-current.page>
- **Service Updates**
<https://www1.nyc.gov/site/buildings/dob/service-updates.page>
- **Frequently Asked Questions**
<https://www1.nyc.gov/site/buildings/industry/dob-now-build-faqs.page>