



# NYC EXISTING BUILDING CODE

## All About the EBC: An Overview

### MODULE A

# COPYRIGHT

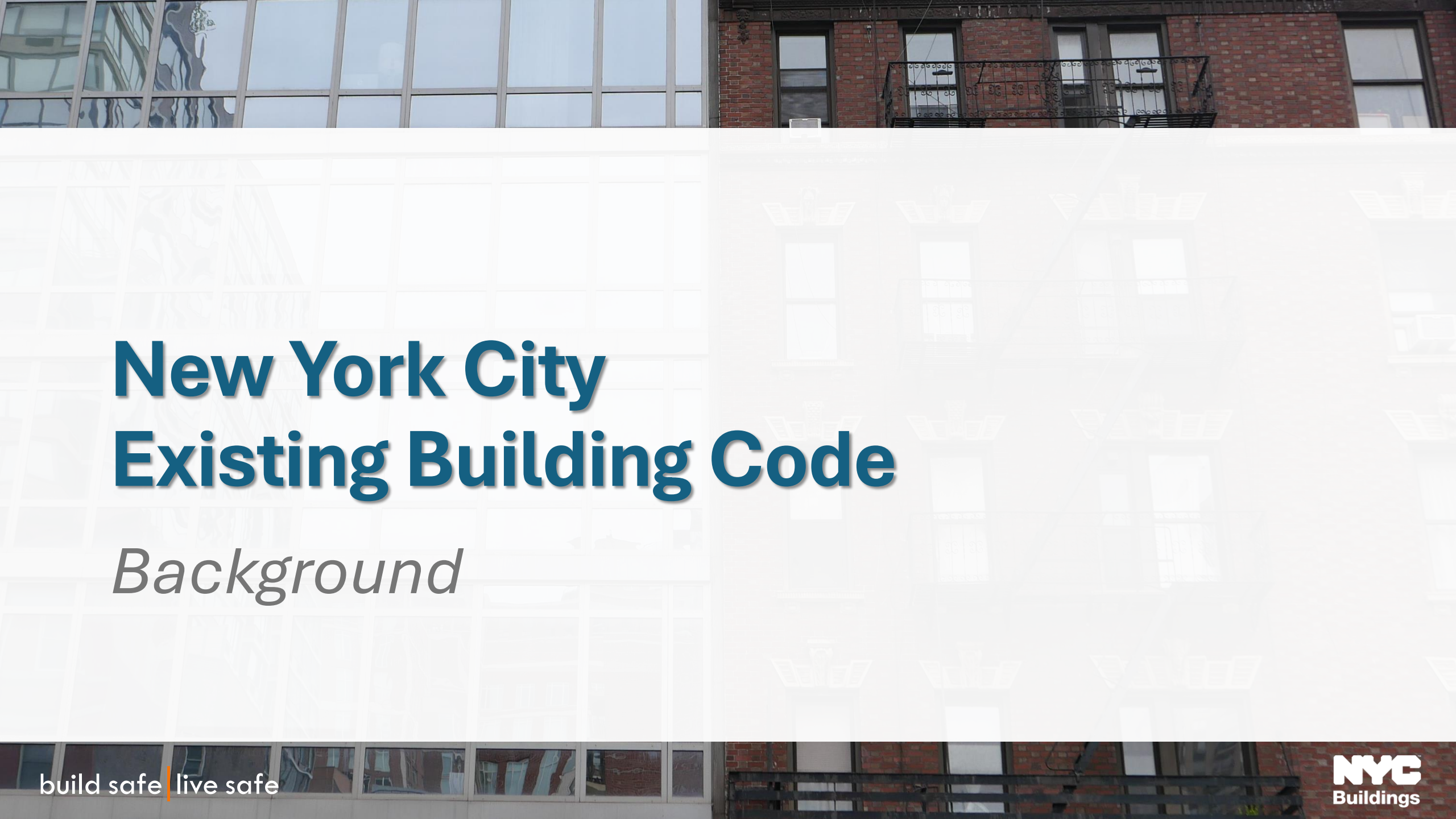
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# New York City Existing Building Code

## *Background*

# Origins of the EBC

- DOB has been working toward an Existing Building Code since the development of the 2008 Construction Codes.
  - Current regulatory scheme has numerous shortcomings:
    - Multiple layers of requirements (2022, 1968, 1938, memos, ppns, plus NYS MDL)
    - Current triggers for upgrades to existing buildings are not incremental
    - Some requirements commonly require submission and review of variance requests
    - In combination, these result in longer approval and permitting processes
- DOB's goals for the EBC include:
  - Simplifying the regulatory structure
  - Bridging the gap between current and past codes
    - Clearer direction for 80,000+ annually filed alteration applications
  - Utilize the International Existing Building Code
    - A new addition to the family of NYC Construction Codes, with revision cycles
  - Remove barriers to rehabilitation of existing buildings
    - Facilitating updates, while maintaining acceptable safety

# Status of the EBC

|         |                                                                           |
|---------|---------------------------------------------------------------------------|
| Phase 1 | ✓ CHARRETTES                                                              |
| Phase 2 | ✓ RESEARCH                                                                |
| Phase 3 | ✓ CODE DRAFTING                                                           |
| Phase 4 | ✓ COMMITTEE WORK                                                          |
| Phase 5 | CITY COUNCIL                                                              |
|         | 6/11/2025 ✓ INTRO 1321-2025                                               |
|         | 9/29/2025* <input type="checkbox"/> HOUSING & BUILDINGS COMMITTEE HEARING |
|         | <input type="checkbox"/> COUNCIL VOTE                                     |
|         | <input type="checkbox"/> ENACTMENT                                        |
|         | <input type="checkbox"/> EFFECTIVE DATE                                   |
| Phase 6 | IMPLEMENTATION, OUTREACH & TRAINING                                       |

\* Anticipated but not confirmed

# INDUSTRY TRAINING PROGRAM

|                      |                    |                                                                                         |
|----------------------|--------------------|-----------------------------------------------------------------------------------------|
| 9/30/25<br>10-11:30  | <b>A</b><br>module | <b>All About the Existing Building Code:</b> An Overview                                |
| 10/9/25<br>10-11:30  | <b>B</b><br>module | <b>Beginning Chapters:</b> Administration, General Requirements and Limited Alterations |
| 10/16/25<br>10-11:30 | <b>C</b><br>module | <b>Charting the Compliance Path:</b> Work Area Method and Levels of Alteration          |
| 10/22/25<br>10-11:30 | <b>D</b><br>module | <b>Everything Alterations:</b> Level 1 (Chapter 8) and Level 2 (Chapter 9)              |
| 10/29/25<br>10-11:30 | <b>E</b><br>module | <b>Designing Structural Alterations:</b> Chapter 7 and Related Appendices               |
| 11/5/25<br>10-11:30  | <b>F</b><br>module | <b>Future Changes:</b> Occupancy, Additions, and Relocation of Buildings                |

# An Overview

**CODE STRUCTURE**

**CHAPTERS AND APPENDICES**

**EBC APPLICABILITY MAP**

**CHAPTER APPLICABILITY FOR TYPICAL PROJECTS**

**NEXT STEPS**

**QUESTIONS & ANSWERS**

# INFORMATION LEGEND

| INDICATOR   | DESCRIPTION                                                                               |
|-------------|-------------------------------------------------------------------------------------------|
| Prior       | <b>Prior Code</b><br>ex. 1968 code; 1938 code, etc                                        |
| Legislation | <b>Current legislation</b><br>ex. 2022 code; NYS MDL                                      |
| Practice    | <b>Codifies current practice</b><br>ex. Department Memos, Policy & Procedure Notices, etc |
| New         | <b>New</b>                                                                                |
| IEBC        | <b>IEBC</b><br>2015 edition of the International Existing Building Code                   |



# Code Structure

# Code Structure

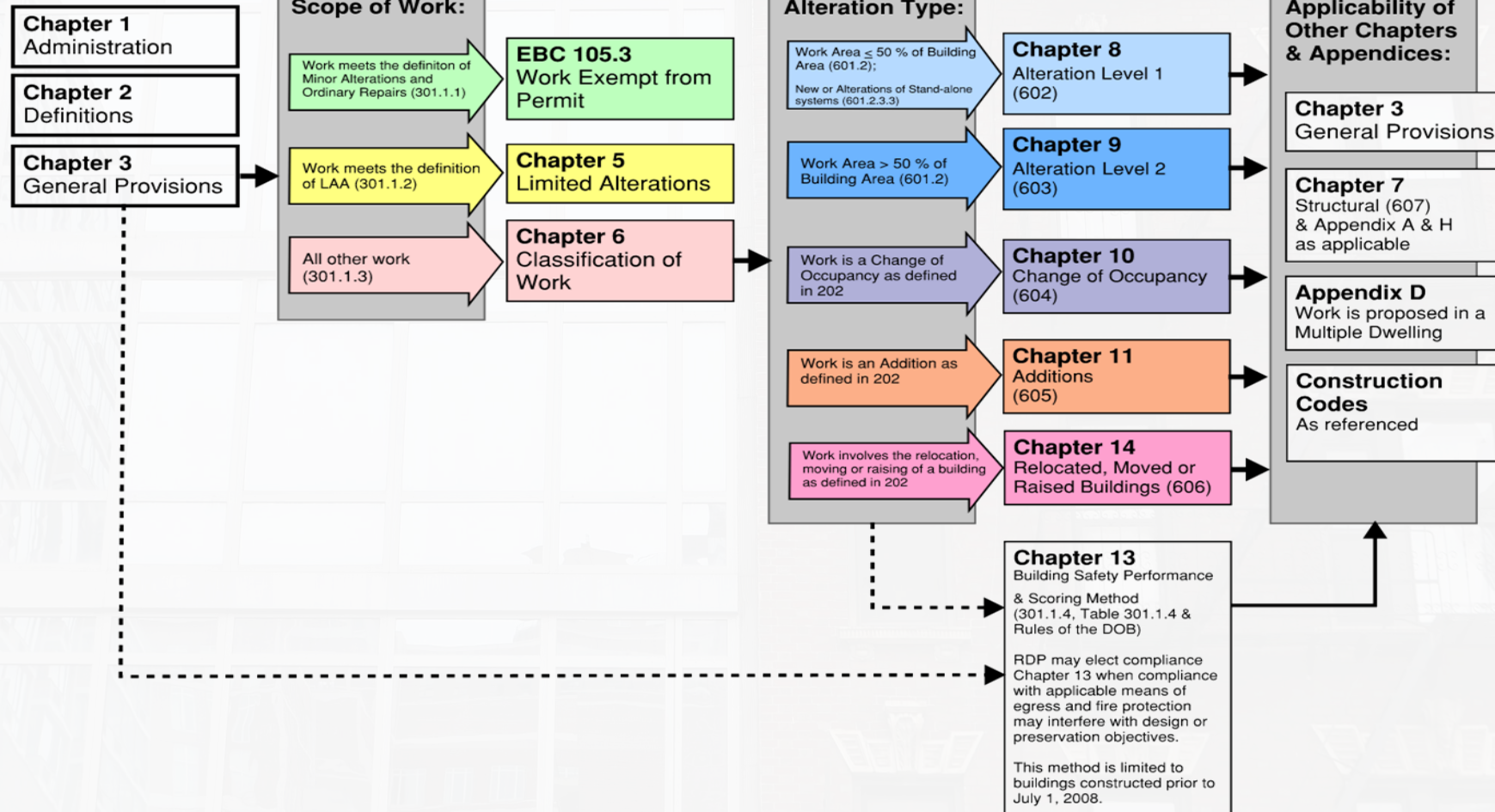
| EBC Chapter | Building Systems |        |         |         |       |       |        |          |        |        |
|-------------|------------------|--------|---------|---------|-------|-------|--------|----------|--------|--------|
|             | Fire Prot.       | Egress | Access. | Struct. | Elec. | Mech. | Plumb. | Fuel Gas | Elevs. | Energy |
| 3           | 304              | 305    | 306     | 307     | 308   | 309   | 310    | 311      | 312    | 313    |
| 8           | 804              | 805    | 806     | 807     | 808   | 809   | 810    | 811      | 812    | 813    |
| 9           | 904              | 905    | 906     | 907     | 908   | 909   | 910    | 911      | -      | 912    |
| 10          | 1004             | 1005   | 1006    | 1007    | 1008  | 1009  | 1010   | -        | -      | 1011   |
| 11          | 1104             | 1105   | 1106    | 1103    | 1108  | 1108  | 1108   | 1108     | 1108   | 1107   |



# EBC Applicability Map

# EBC Applicability Map

## START HERE





# Chapters & Appendices

# Chapters & Appendices

## ■ Chapter 1 - Scope and Administration

- Includes all the administrative provisions.
  - Coordinated with Title 28 and BC Chapter 1.
- Maintains the numbering of the common administrative provisions known to the code users.
  - ex. Section 105 Permits, Section 106 Construction Documents, etc.
- EBC Section 118 compiles references to AC Chapter 3 for all required maintenance, periodic inspections, and testing provisions.
  - Clarifies code compliance and maintenance responsibilities for building owners and professionals.

- **Note:** *This chapter is included in training Module B*

# Chapters & Appendices

## ■ Chapter 2 - Definitions

- Aligns definitions with Construction Codes.
  - Updates and revises certain existing definitions of the Admin Code.
  - Includes common definitions of the NYS MDL for use in Appendix D.
  - Introduces new definitions to address new concepts in the EBC.
    - Alteration, Level 1
    - Alteration, Level 2
    - Alteration, Limited
    - Area, Building
    - Lot Line Air Shaft
    - Structural Alteration
    - Work Area
- **Note:** This chapter is included in training Module B

# Chapters & Appendices

## ■ Chapter 3 – Applicability and General Provisions

- Contains technical provisions applicable to all types of alterations.
- Introduces new concepts in EBC
  - ex. “Work area compliance method” and “Building safety performance and scoring method”
- Addresses applicability of codes in existence prior to November 7, 2022.
- Incorporates the provisions of Section AC 28-101.4.3 (Optional use of the 1968 code)
  - Reconciles the provisions of the 20 current exceptions.
- Frequently used 1968 BC provisions are carried over under Section 305.5 to maintain code compliance for prior code buildings.
- Section 308 is drafted to address electrical requirements & reference the NYC Electrical Code.
- Section 312 addresses frequently submitted elevator CCD1’s.
- Section 314 acknowledges multiple dwellings and introduces Appendix D as a supplemental document to the MDL.
  - **Note:** This chapter is included in training Module B

# Chapters & Appendices

## ■ Chapter 3 – Applicability and General Provisions

- EBC is the only code applicable to alterations of existing buildings.

**302.8 Applicability of previous codes.** Codes in effect prior to November 7, 2022, shall not apply to work on an existing building filed after the effective date of this code.

### **Exceptions:**

1. Existing conditions. The provisions of codes in effect prior to November 7, 2022, remain applicable to the extent they establish the lawful existing conditions of a building, and such provisions remain enforceable by the department. Any alteration to change such existing conditions shall be in accordance with a lawful permit issued by the department to alter the building in accordance with this code.
2. Retroactive provisions of the 1968 code. Retroactive provisions of the 1968 code remain applicable to existing prior code buildings and enforceable by the department.

# Chapters & Appendices

- **Chapter 4 – Reserved**

# Chapters & Appendices

## ■ Chapter 5 – Limited Alterations

- Carries over current Limited Alteration Applications from Section 28-101.5 of the AC
  - Oil Burning, Plumbing, Sprinkler and Standpipe systems.
- Incorporates recommendations made by industry during the 2022 Construction Code revision cycle.
- Adds new LAAs for:
  - Home Improvement
  - Window Replacement
  - Reroofing
  - Elevators
- New LLAs are intended to:
  - Improve safety of existing buildings
  - Facilitate the filing of frequently performed alterations in one - and two - family dwellings.

- **Note:** This chapter is included in training Module B

# Chapters & Appendices

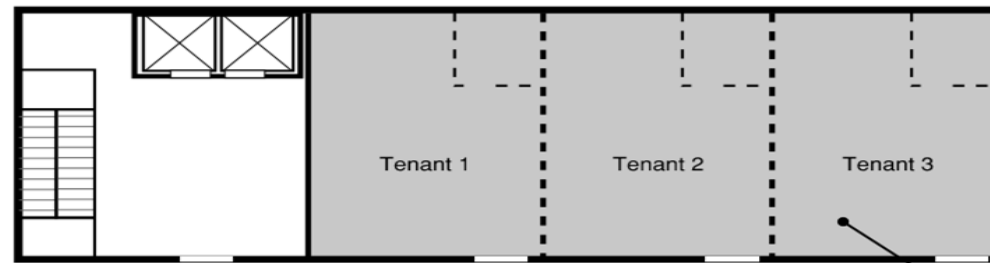
## ■ Chapter 6 – Work Area

- Describes the different types of alterations made to existing buildings and applicable chapters.
- Introduces “Work Area” as a new concept
  - Stipulates how the extent of work is measured
  - Describes how the work area is determined.
  - Expresses the applicable level of alteration as a percentage of building area.
- Clarifies the type of work that constitutes a “reconfiguration” of space
  - Lists samples of alteration work
    - For ease of use and understanding of this new concept.
- Describes different types of alterations and chapters applicable to:
  - Level 1
  - Level 2
  - Change of Occupancy
  - Additions
  - Relocated, moved or raised buildings
  - Structural

- **Note:** This chapter is included in training Module C

# Chapters & Appendices

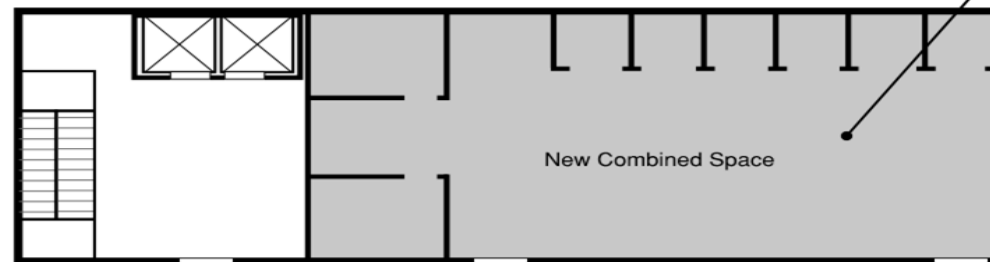
## ■ Chapter 6 – Classification of Work: **WORK AREA**



EXISTING PLAN

### **Work Area:**

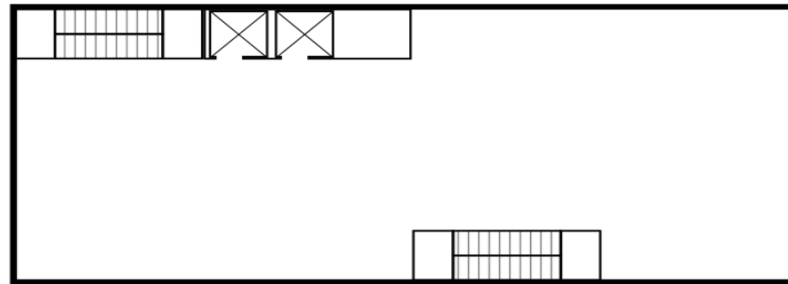
- Reconfigured Space in Gray;
- >50% of floor;



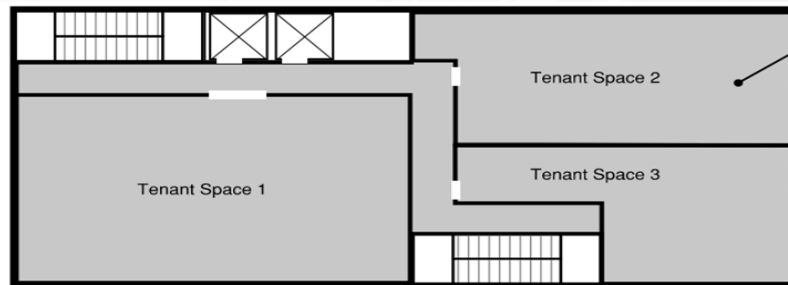
PROPOSED PLAN

# Chapters & Appendices

## ■ Chapter 6 – Classification of Work: WORK AREA



EXISTING PLAN



PROPOSED PLAN

### Work Area:

- Reconfigured Space in Gray;
- >50% of floor; and
- Including shared corridor

# Chapters & Appendices

## ■ Chapter 7 – Structural

- Chapter 7 is dedicated to structural alterations made to existing buildings.
  - Provisions work in concert with BC Ch 16.
- Introduces the condition assessment requirements for structural elements.
  - Reflects best practices in engineering.
- References EBC Appendix A to guide the industry on the requirements and details when upgrading / strengthening existing older buildings and structures.
- Recognizes the need to address NYC unique archaic structural systems and references EBC Appendix H.
- Describes remediation work for 13 specific conditions.

- **Note:** *This chapter is included in training Module E*

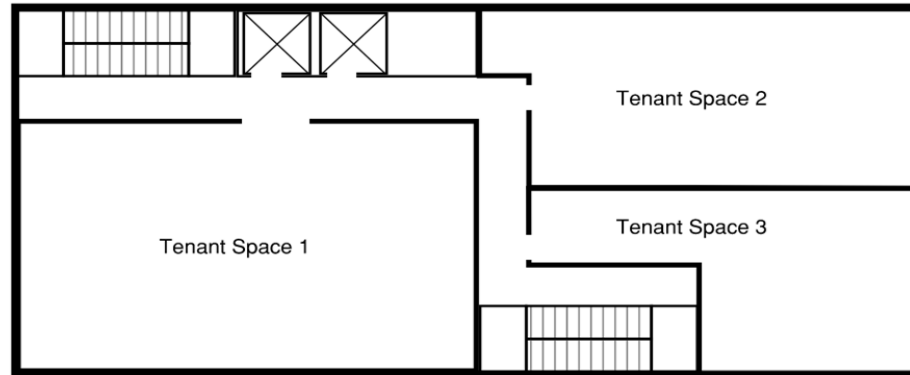
# Chapters & Appendices

## ■ Chapter 8 – Alteration, Level 1

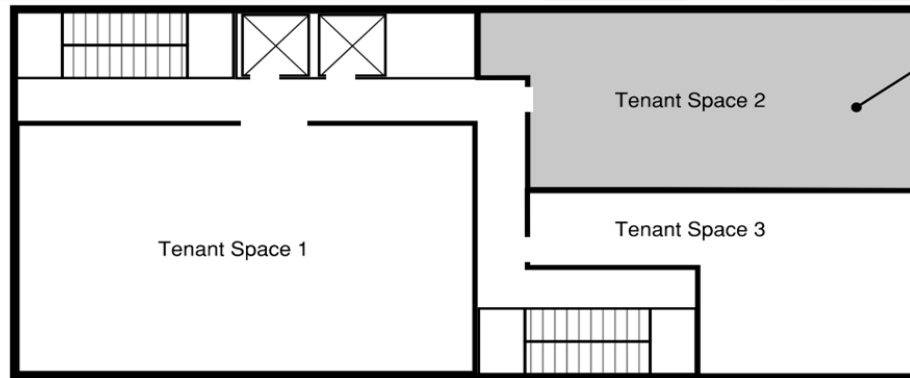
- Work area does not exceed 50% of the building area.
- Compliance with CH 8 requirements is the baseline for all other types of alterations.
- Most of current Alt Type 2 applications will be a Level 1.
  - Subject to CH 8
- Sections in this chapter are organized by building system.
- Compliance with CH 8 provisions is generally limited to the work area.
  - Compliance may extend beyond the work area when it exceeds 50% of the floor area
    - These supplemental requirements include:
      - Architectural investigation and condition assessment
      - Automatic sprinkler system
      - Door closers and panic hardware
- Chapter also codifies some issues currently addressed through CCD1's.
- Section 804 codifies fire alarm alteration requirements from BB # 2015-025 / 2024-001
  - **Note:** This chapter is included in training Module D

# Chapters & Appendices

## ■ Chapter 8 – Alteration, Level 1



EXISTING PLAN



LEVEL 1 ALTERATION - PROPOSED PLAN

**Work Area:**

- Reconfigured Space in Gray;
- <50% of floor; and
- Not including shared corridor

# Chapters & Appendices

## ■ Chapter 9 – Alteration, Level 2

- Ch 8 represents minimum levels for code compliance; Ch 9 may require a higher standard for specific conditions.
- When Work Area exceeds 75% of building area, selected building elements and systems must comply as hereafter erected.
  - Refer to Ch 6 for special considerations for these projects.
- Includes the current trigger of 110% increase in floor surface area
  - Requires full compliance of the entire building as hereafter erected.
- Includes applicability of certain high-rise buildings' life safety provisions of Section BC 403.
  - **Note:** *This chapter is included in training Module D*

# Chapters & Appendices

## ■ Chapter 10 – Change of Occupancy

- Expands on the definition of “Change in Occupancy” to include:
  - A change of occupancy classification
  - A change of use within the same occupancy group.
- A change of use within the same occupancy group includes:
  1. A change that requires compliance with different code requirements.
  2. A change that triggers more restrictive fire protection requirements.
  3. A change of how a space is being used within a facility.
- Chapter introduces the concept of “Hazard Categories”
  - Categories determine level of compliance for different building elements and systems.
- Chapter codifies common variances.
  - Egress from cellar levels used in connection with commercial uses above.

- **Note:** This chapter is included in training Module F

# Chapters & Appendices

## ■ Chapter 11 – Additions

- Includes the current trigger of 110% increase in floor surface area
    - Requires full compliance of the entire building as hereafter erected.
  - Aligns with Fire District technical provisions of BC Appendix D.
    - Increases in height or area.
  - Provides relief for existing buildings increasing floor surface area +110%.
    - Where the horizontal addition acts as an independent building section.
  - Codifies a frequent CCD1 request regarding vertical additions triggering elevator installations.
  - Chapter does not apply to additions that are totally separated from the existing.
    - Those are considered as New Buildings.
- **Note:** This chapter is included in training Module F

# Chapters & Appendices

## ■ Chapter 12 – Historic Buildings (RESERVED)

- Chapter is reserved due to the current jurisdiction of NYC LPC.
  - Alterations of these buildings will continue to be coordinated with both LPC and DOB.

# Chapters & Appendices

- **Chapter 13 – Building Safety Performance & Scoring Method**
  - Chapter is intended for use by existing buildings constructed prior to the 2008 code.
    - An alternative to compliance with the life safety provisions of Chapters 8 through 11.
  - DOB expects this method will be used by older buildings with unique characteristics to be preserved.
  - This chapter will not apply when other provisions require compliance as newly constructed.
  - DOB will develop rules to describe the investigation and evaluation process.
    - **Note:** *This chapter is included in training Module F*

# Chapters & Appendices

## ■ Chapter 14 – Relocated, Raised Or Moved Buildings

- This chapter addresses relocated, raised or moved buildings.
  - Ex. in the aftermath of Superstorm Sandy.
- This chapter clarifies compliance with certain requirements that were not clear in current practice.
  - Ex. zoning, accessibility and fire protection.
- Chapter requirements are coordinated with other chapter, based on alteration level.
- DOB expects to expand this chapter in future revisions.

- **Note:** *This chapter is included in training Module F*

# Chapters & Appendices

## ■ Chapter 15 – Additional Safeguards During Construction Or Demolition For Existing Buildings And Occupied Buildings

- Chapter is a supplement to BC Ch 33, focusing on safety of occupants during construction activities in existing buildings.
  - Chapter is coordinated with BC CH 33 on safety measures and safeguards during construction, including partial demolition.
    - Full demolition is maintained under BC CH 33.
  - Section 1503 is dedicated to Tenant Protection Plan
    - Largely aligns with current practice.
  - Section 1504 introduces new provisions to provide an “Occupant Protection Plan”.
  - Section 1506 is dedicated to sprinkler system during construction
    - Clarifies when “Temporary Core Sprinkler Protection” (TCSP) is needed.
    - Codifies BB 2020-012 .
- **Note:** This chapter is included in training Module F

# Chapters & Appendices

## ■ Chapter 16 – Referenced Standards

- Updated referenced standards and coordinated with RSs in other Construction Codes.

# Chapters & Appendices

## ■ Appendix A – Guidelines for the Strengthening of Existing Buildings

- Appendix A is comprised of 4 Chapters:
  - A1: Strengthening Provisions For Unreinforced Masonry Walls and Parapets and Chimneys.
  - A2: Reserved.
  - A3: Prescriptive And Schematic Provisions For Strengthening Of Sill Plate Anchorage and Cripple Walls Of Light, Wood-frame Residential Buildings.
  - A4: Strengthening Provisions For Unreinforced Masonry Wall Buildings With Open Front Or Rear Walls At Ground Floor Level.
    - **Note:** This chapter is included in training Module E

# Chapters & Appendices

## ■ Appendix D – Multiple Dwellings

- Appendix D supplements the NYS MDL for alterations of existing multiple dwellings.
  - Includes most frequent MDL requirements.
- Carries over MDL definitions with modifications to meet modern codes.
- Maintains traditional MDL classifications
  - (OL, NL, HCA, HACA, HAEA)
- New classifications
  - EBC-CDA
  - 3 classes of HAEA and HAEB
    - Buildings constructed / converted
      - 1929-1968
      - 1968-2008
      - 2008+
- Aligns EBC requirements for compliance with MDL
  - Provides the ability to modify HCA, HACA, HAEA without the need for MDL Articles 4, 5, and 6.
- MDL Article 7B is maintained in the MDL by reference to continue the current practice for loft conversions.

# Chapters & Appendices

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|                            |                                                                                                         |
|----------------------------|---------------------------------------------------------------------------------------------------------|
| <b>OL</b>                  | <b>Old Law Tenement</b><br>Prior to 4/12/1901                                                           |
| <b>NL</b>                  | <b>New Law Tenement</b><br>4/12/01 - 4/18/29                                                            |
| <b>HCA</b>                 | <b>Heretofore Converted</b><br>1-2 family converted<br>prior to 4/18/29                                 |
| <b>HACA</b>                | <b>Hereafter Converted</b><br>1-2 family constructed<br>prior to 12/6/68,<br>converted after<br>4/18/29 |
| <b>HAEA<br/>/<br/>HAEB</b> | <b>Hereafter Erected</b><br>Erected or converted<br>after 1/1/29                                        |

Legislation

New

# Chapters & Appendices

- **Appendix H – In-place Material, Component Properties And Archaic Structural Systems**
  - Appendix is comprised of 3 major sections:
    - H101: In-place Material And Component Properties.
    - H102: In-place Archaic And Legacy Structural Systems Or Assemblies.
    - H103: Historic Material Properties .
  - Promotes understanding of older systems and building materials:
    - Wood, masonry, steel, concrete
    - Building and structural systems
  - Provided as an alternative to ASCE 41, (Seismic Evaluation and Rehabilitation of Existing Buildings).
    - **Note:** *This chapter is included in training Module E*



# CHAPTER APPLICABILITY FOR TYPICAL PROJECTS

# CHAPTER APPLICABILITY FOR TYPICAL PROJECTS

## Where to start?

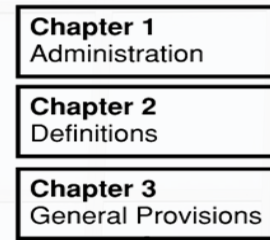
- Identify if the scope of work falls under:

- EBC 105.3
  - exempt from permit,
- Chapter 5
  - Limited Alterations
- Chapter 6
  - Level 1,
  - Level 2,
  - Change of Occupancy
  - Additions
  - Relocated, moved or raised buildings.

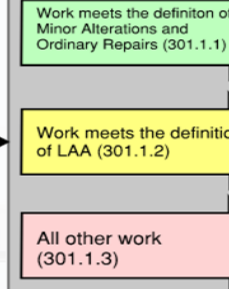
- If minor alterations and ordinary repairs, per EBC 105.3:

- Work may be performed by:
  - building owner, or
  - Contractor
- No DOB permit is required
- No architect or engineer is required to develop plans.

### START HERE



### Scope of Work:

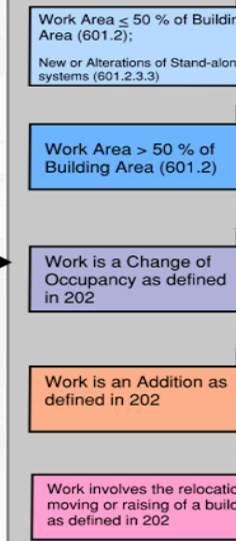


**EBC 105.3**  
Work Exempt from Permit

**Chapter 5**  
Limited Alterations

**Chapter 6**  
Classification of Work

### Alteration Type:



**Chapter 8**  
Alteration Level 1 (602)

**Chapter 9**  
Alteration Level 2 (603)

**Chapter 10**  
Change of Occupancy (604)

**Chapter 11**  
Additions (605)

**Chapter 14**  
Relocated, Moved or Raised Buildings (606)

**Chapter 13**  
Building Safety Performance & Scoring Method (301.1.4, Table 301.1.4 & Rules of the DOB)

RDP may elect compliance Chapter 13 when compliance with applicable means of egress and fire protection may interfere with design or preservation objectives.

This method is limited to buildings constructed prior to July 1, 2008.

### Applicability of Other Chapters & Appendices:

**Chapter 3**  
General Provisions

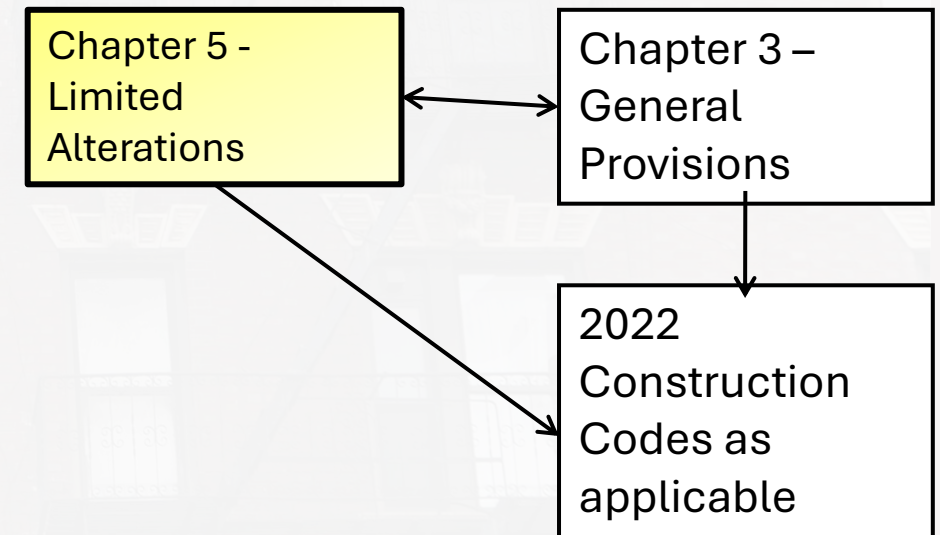
**Chapter 7**  
Structural (607) & Appendix A & H as applicable

**Appendix D**  
Work is proposed in a Multiple Dwelling

**Construction Codes**  
As referenced

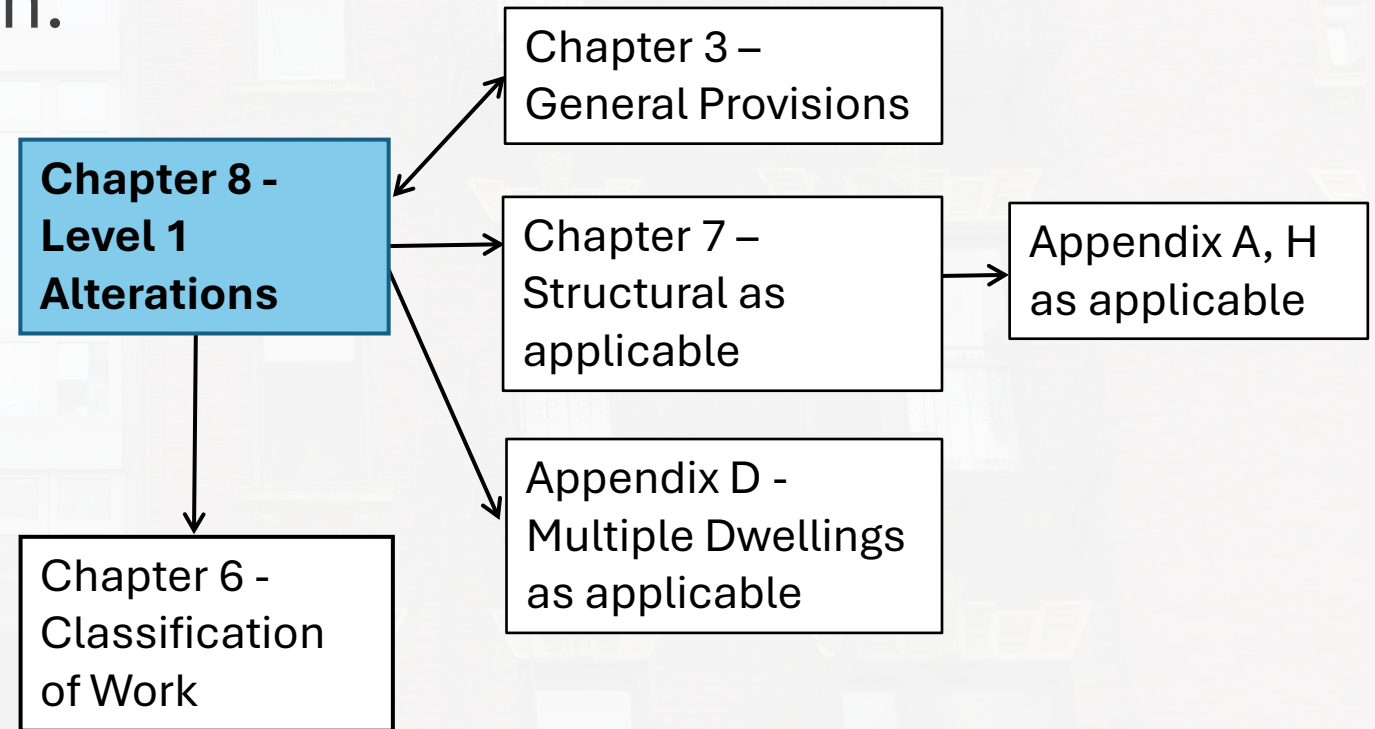
# CHAPTER APPLICABILITY FOR TYPICAL PROJECTS

- **If the scope of work is identified as a Limited Alteration as described in Ch 5:**
  - A permit and qualified applicant are required
  - Neither RDP nor plans are required
  - For Limited Home Improvements, work may be performed by building owners or home improvement contractors.



# CHAPTER APPLICABILITY FOR TYPICAL PROJECTS

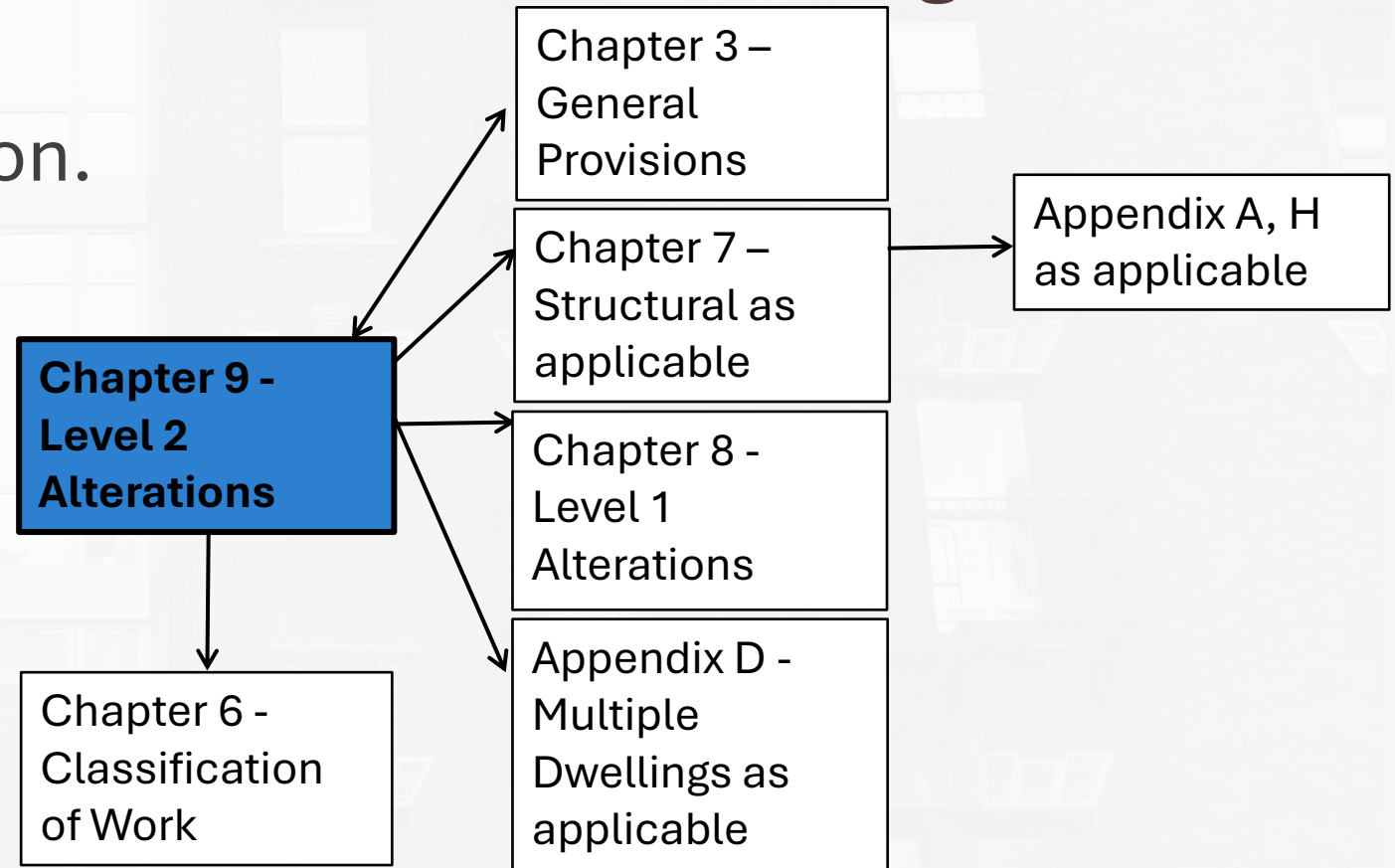
- When the work area is not more than 50% of building area (EBC 601.2).
  - Work is a Level 1 Alteration.
  - Governed by Chapter 8.



# CHAPTER APPLICABILITY FOR TYPICAL PROJECTS

## ■ When the work area is more than 50% of building area (EBC 601.2)

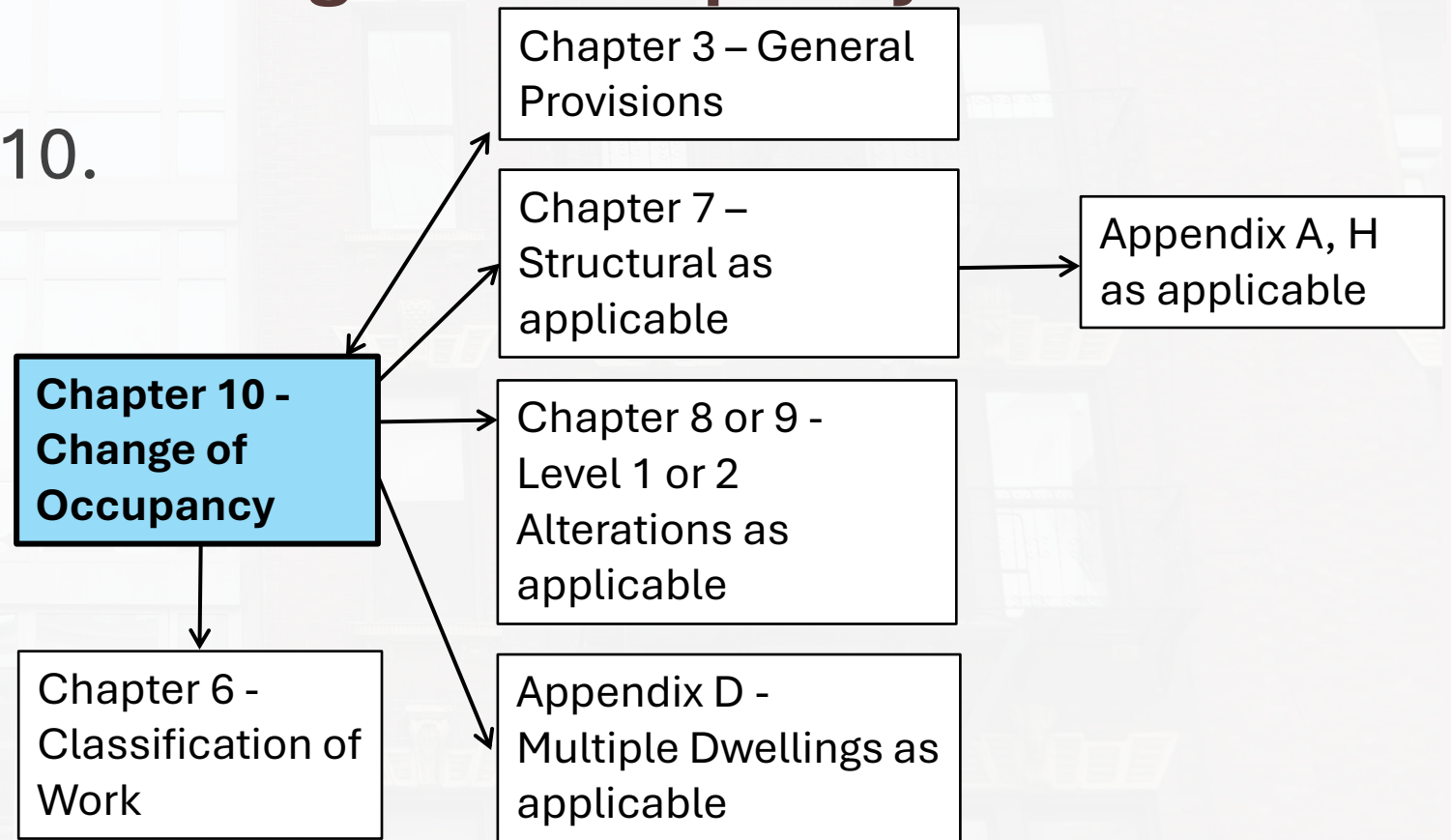
- Work is a Level 2 Alteration.
- Governed by Chapter 9.



# CHAPTER APPLICABILITY FOR TYPICAL PROJECTS

- If the scope of work is a **Change of Occupancy** as defined in **EBC 202**

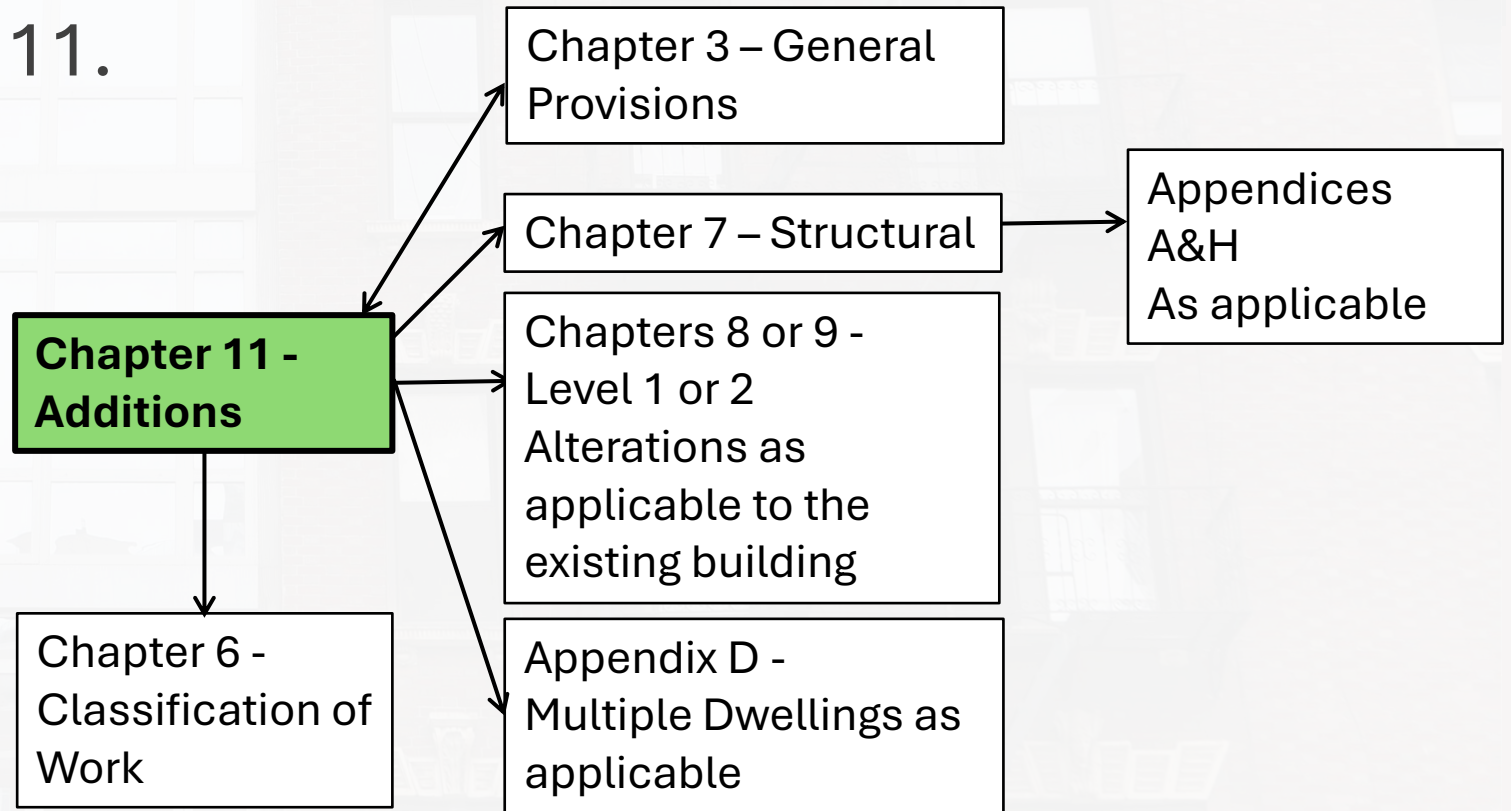
- Governed by Chapter 10.



# CHAPTER APPLICABILITY FOR TYPICAL PROJECTS

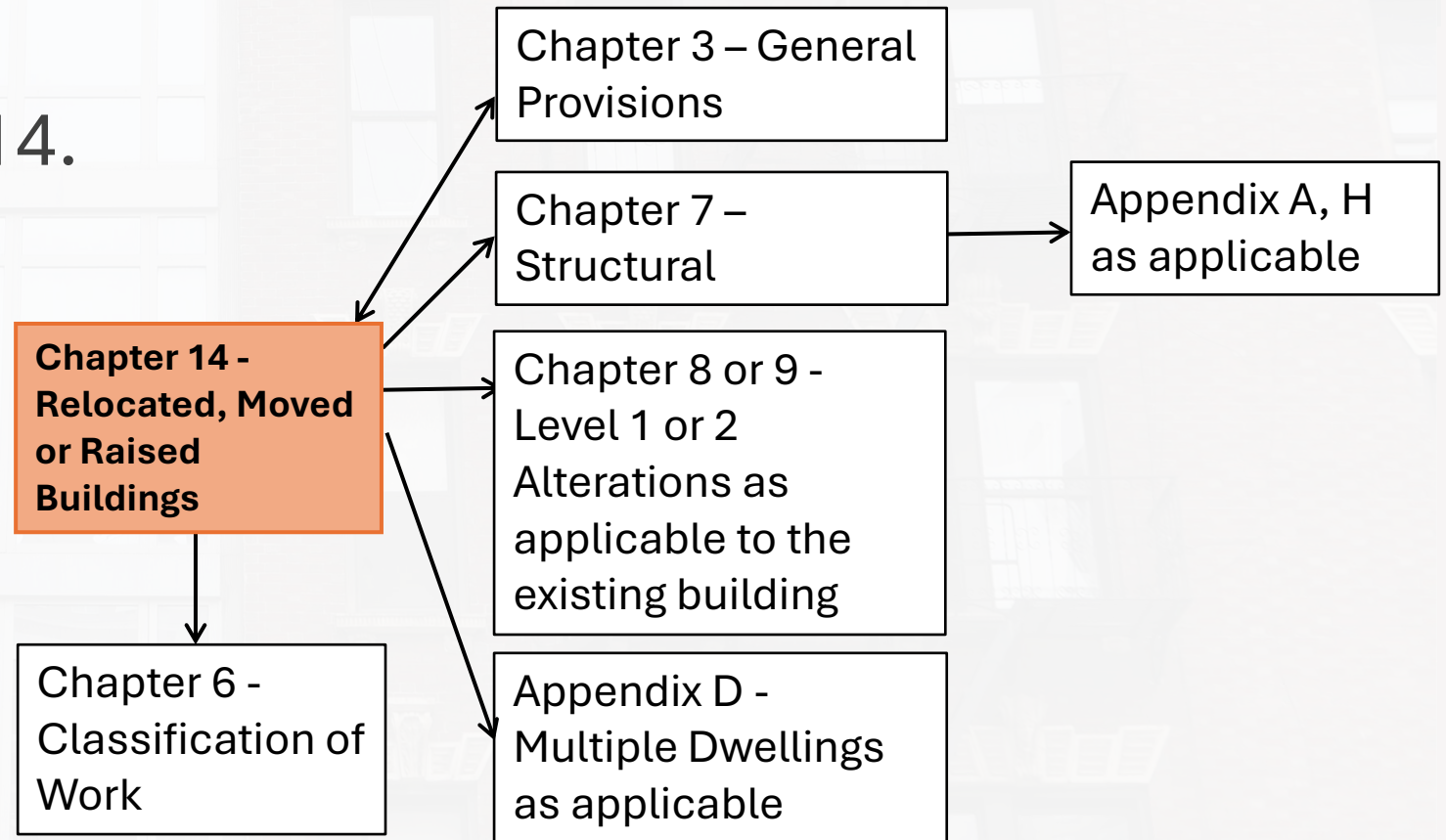
## ■ If the scope of work constitutes an **Addition**

- Governed by Chapter 11.



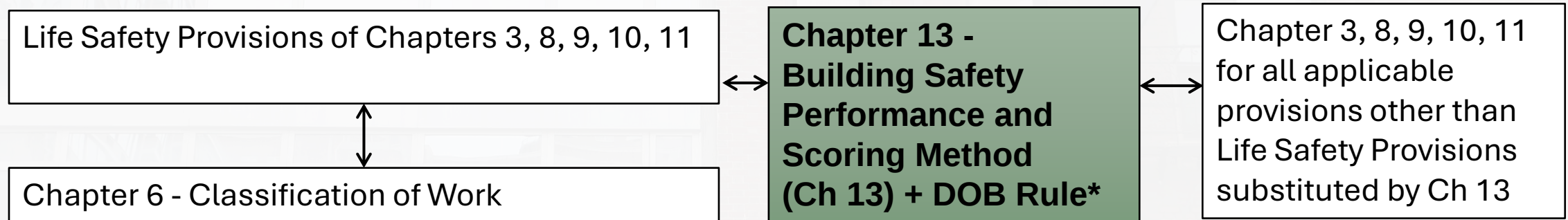
# CHAPTER APPLICABILITY FOR TYPICAL PROJECTS

- **If the scope of work is the relocation, moving or raising of a building**
  - Governed by Chapter 14.



# CHAPTER APPLICABILITY FOR TYPICAL PROJECTS

- If the scope of work is an alteration of an existing building constructed before July 1, 2008 and strict compliance with certain provisions of chapters 8-11 as per Table 301.1.4 may not be feasible.
- RDP may elect to comply with Ch 13 Building Safety Performance and Scoring Method



\*DOB will develop rules to describe the investigation and evaluation process.



# Next Steps

# UPCOMING SESSIONS

|                      |             |                                                                                         |
|----------------------|-------------|-----------------------------------------------------------------------------------------|
| 9/30/25<br>10-11:30  | A<br>module | All About the Existing Building Code: An Overview                                       |
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| 10/22/25<br>10-11:30 | D<br>module | <b>Everything Alterations:</b> Level 1 (Chapter 8) and Level 2 (Chapter 9)              |
| 10/29/25<br>10-11:30 | E<br>module | <b>Designing Structural Alterations:</b> Chapter 7 and Related Appendices               |
| 11/5/25<br>10-11:30  | F<br>module | <b>Future Changes:</b> Occupancy, Additions, and Relocation of Buildings                |

# CONTACT US

## ■ WEBPAGE

- <https://www.nyc.gov/site/buildings/codes/existing-building-code.page>

## ■ EMAIL

- [EBC@buildings.nyc.gov](mailto:EBC@buildings.nyc.gov)



# *QUESTIONS?*



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The logo features the letters 'NYC' in a large, bold, white, sans-serif font. Below 'NYC' is the word 'Buildings' in a smaller, white, sans-serif font. A small 'TM' trademark symbol is positioned to the upper right of the 'C'. The text is centered and overlaid on a background image of two city buildings.

# NYC<sup>TM</sup> Buildings

