



NYC EXISTING BUILDING CODE

Beginning Chapters:
Administration, General Requirements
and Limited Alterations

build safe | live safe

MODULE B

COPYRIGHT

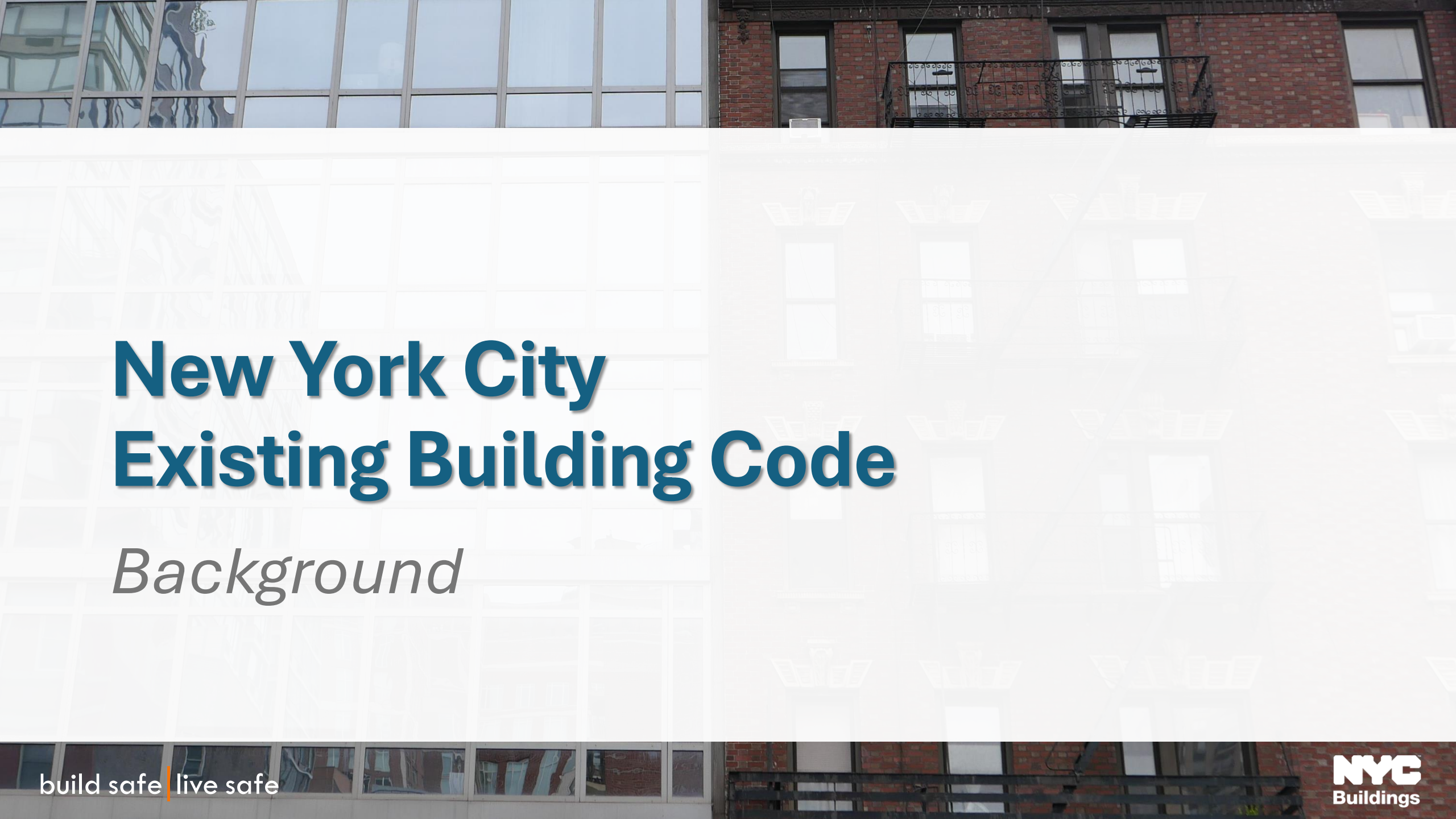
This presentation is protected by United States and International Copyright laws. Reproduction, distribution, display and use of the presentation without written permission of the speaker is prohibited.

© 2025 New York City Department of Buildings

DISCLAIMER

The information in this document is only a summary and overview and is not intended to substitute for the full text and meaning of any law, rule or regulation. The City disclaims any liability for errors that may be contained in this document and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this document and/or the information contained herein. The City reserves the right to take action at variance with this document. This document shall not be construed to create a substantive or procedural right or benefit enforceable by any person. The information contained in this document is current only as of the publication date of this document.

© 2025 New York City Department of Buildings



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
	☐ HOUSING & BUILDINGS COMMITTEE HEARING
	☐ COUNCIL VOTE
	☐ ENACTMENT
	☐ EFFECTIVE DATE
Phase 6	IMPLEMENTATION, OUTREACH & TRAINING

INDUSTRY TRAINING PROGRAM

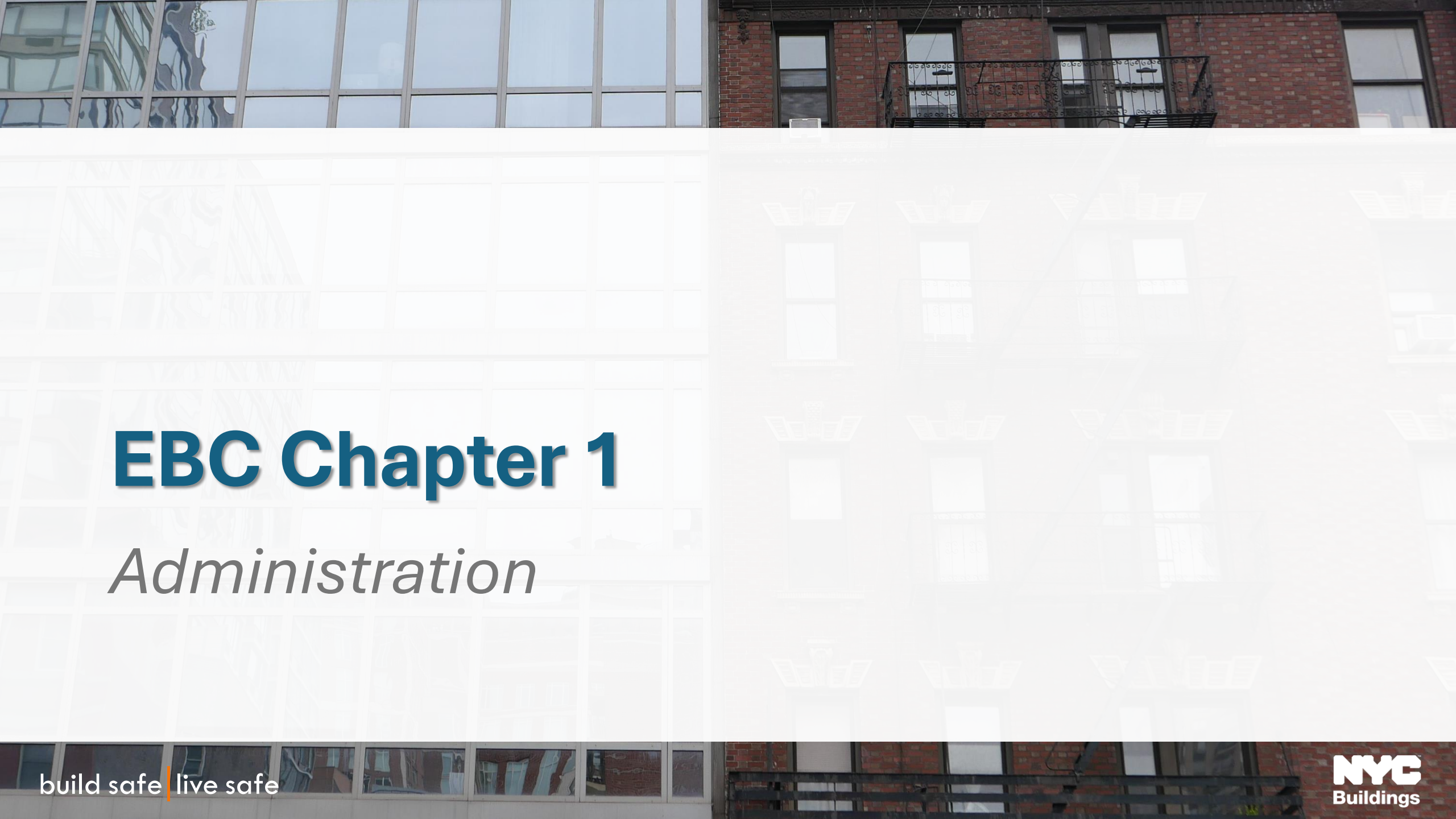
9/30/25 10-11:30	A module	All About the Existing Building Code: An Overview
10/9/25 10-11:30	B module	Beginning Chapters: Administration, General Requirements and Limited Alterations
10/16/25 10-11:30	C module	Charting the Compliance Path: Work Area Method and Levels of Alteration
10/22/25 10-11:30	D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

BEGINNING CHAPTERS

CHAPTER	TITLE
1	ADMINISTRATION
2	DEFINITIONS
3	APPLICABILITY AND GENERAL PROVISIONS
4	RESERVED
5	LIMITED ALTERATIONS

INFORMATION LEGEND

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



EBC Chapter 1

Administration

Table of Contents

101	General	108	Fees	114	Stop Work Order
102	Applicability	109	Inspections	115	Reserved
103	Department of Buildings	110	Certificate of Occupancy	116	Emergency Measures
104	Duties and Powers of Commissioner of Buildings	111	Service Utilities	117	Demolition
105	Permits	112	Reserved	118	Maintenance of Buildings
106	Construction Documents	113	Violations	119	Retroactive Provisions
107	Temporary Structures and Uses				

Key Concepts

- Administrative and enforcement provisions are coordinated with Title 28 of the Administrative Code and Chapter 1 of the NYC Building Code.
- Permits, fees and construction documents are coordinated with Chapters 1 of the Administrative and Building Code.
- Includes references to maintenance, periodic inspections, testing and retroactive requirements in Chapter 3 of the Administrative Code.
- Introduces Appendices as part of this code.
- Details requirements for work exempt from permits.
- Introduces new required inspections performed by DOB or by others on behalf of the building owner.
- Addresses buildings that have not been previously occupied (101.4.1).

Notable Provisions

- **101.4 Applicability.** EBC applies to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.
- **101.4.1 Buildings not previously occupied:** A building that has not been previously occupied in accordance with the laws in existence at the time of its completion, may be occupied and used pursuant to such laws, subject to AC 28-105.9.
 - Example: A 3-story single family home was constructed in the year 1990 in accordance with the 1968 code, it was completed on the year 1995 by then, a valid permit but was never signed off.
 - Upon request by the building owner, the commissioner may allow the reinstatement of the permit for the sole purpose of signing off the application and obtaining a CO pursuant to AC 28-105.9.1.

Notable Provisions

- **101.4.2.3 Alteration of existing buildings.** Chapters 3 and 5 - 15 apply to alterations of existing buildings & systems. Appendix D applies to multiple dwellings, including conversions:
 - **Chapter 3** applies to all types of alterations
 - **Chapter 5** is devoted to Limited Alterations
 - **Chapter 6** describes different types of alterations.
 - **Chapter 7** addresses structural requirements associated with any type of alteration.
 - **Chapter 8** sets the requirements for Level 1 Alterations where the work area is equal or less than 50% of building area.
 - **Chapter 9** sets the requirements for Level 2 Alterations where the work area is more than 50% of building area.
 - **Chapter 10** sets the requirements for Change of Occupancy.
 - **Chapter 11** sets the requirements for additions made to the building.
 - **Chapter 13** is an alternative method of compliance that the RDP may elect to comply with.
 - **Chapter 14** sets the requirements for Relocated, moved, or raised buildings.
 - **Chapter 15** supplements BC Ch 33 for safety of building occupants during construction.

Notable Provisions

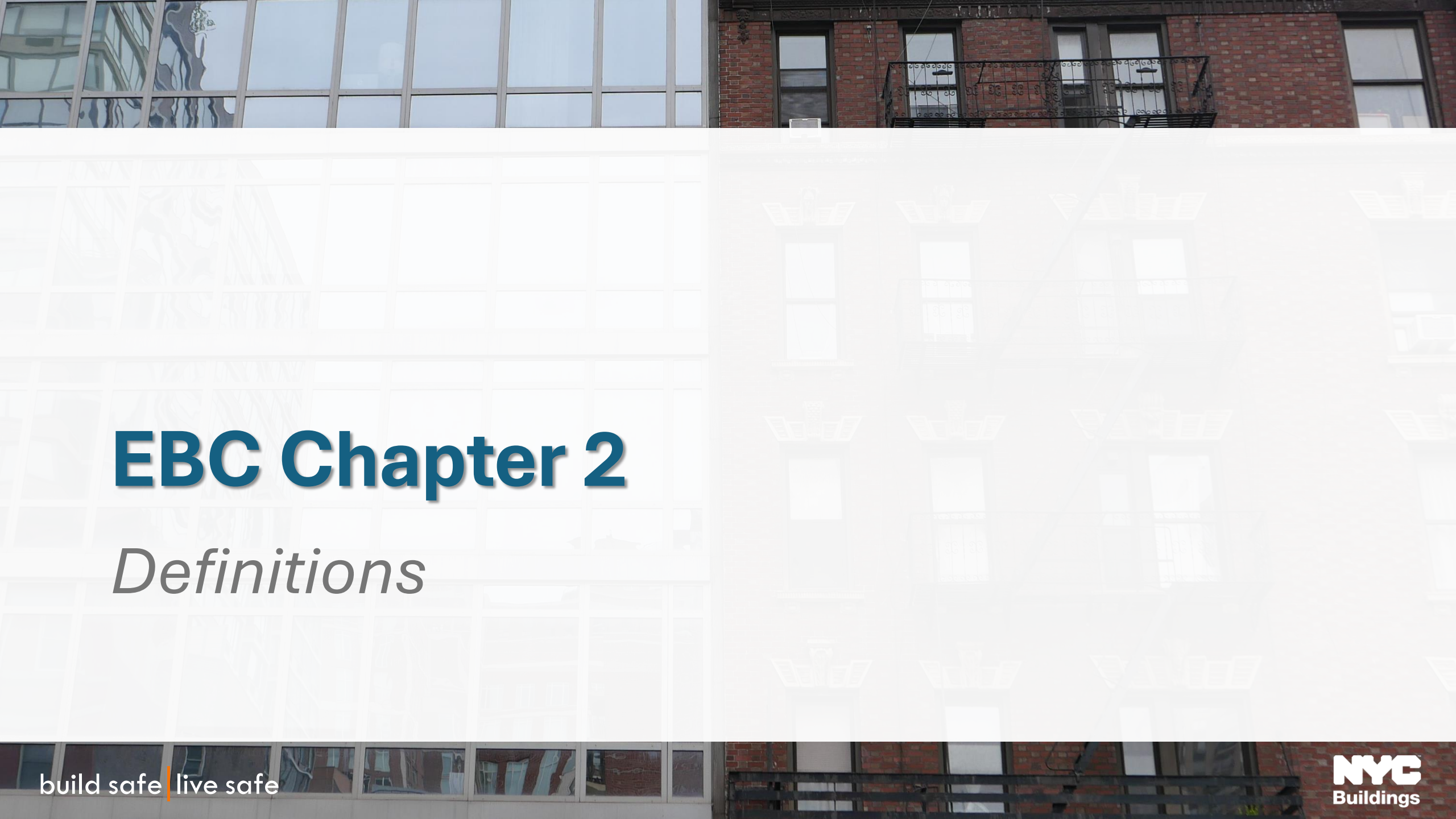
- **EBC 105.3 Work exempt from permit.** This section describes the requirements to perform scopes of work that are exempt from permits:
 - Minor alterations and ordinary repairs,
 - Ordinary plumbing work, Category 1 and Category 2.
 - Repairs to fire alarm systems,
 - Repairs to elevators and conveying systems.
 - **Note:** *No such work shall cause the building to be less compliant.*
- Owners responsibilities:
 - Protect adjacent properties and building occupants.
 - Stop work if the scope of work changes and triggers a permit requirement.
 - May include obtaining approvals or permits from other agencies or utilities.
 - *This section guides owners to achieve & maintain compliance for existing and new materials, glazing in hazardous locations, maintaining accessibility for bathrooms and kitchens, and adhering to the energy code.*

Notable Provisions

- **Section 106 Construction documents.** In addition to AC 28-104 and BC 107 requirements, EBC 106.2 addresses construction documents for alteration of existing buildings, requiring:
 - Structural plans as required by BC 107.7 and Ch 16 in addition to new requirements of EBC 702.
 - Fire protection systems as required by BC 107.9 and a plot plan indicating the location of the system in relation to the rest of the building.
 - Means of egress details as required by BC Ch 10 and EBC Chapters 8 - 11, 13 & 14, based on work area.
 - Exterior wall envelope details, demonstrating compliance with building and energy conservation codes.
 - Use of similar materials, assemblies and details as permitted by EBC 302.4.
 - Site plan drawn to scale in accordance with boundary line survey, specially for horizontal additions and relocation or moving of buildings.
 - Mechanical, Fuel Gas, and Plumbing system plans as required by those corresponding codes.
 - Construction documents for:
 - Special requirements, per EBC 106.2.9.
 - Additional requirements as per EBC 106.3

Notable Provisions

- **Section 108 Fees.** Fees shall be paid in accordance with AC 28-112 and department rules.
- **Section 109 Inspections.** Work shall be subject to inspections as per AC 28-116 and BC 110 in addition to:
 - Tenant protection plan
 - Architectural conditions assessment. Assessment is performed by the RDP when work area exceeds 50% of the area of a floor.
 - Structural condition assessment. Assessment, initial and detailed, is performed by the structural engineer where required by EBC 704.
- **Sections 110 through 117.** Refers to Title 28 of Administrative code.
- **Section 118 Maintenance of Buildings.** Provides a listing of required maintenance and periodic inspections as per AC Chapter 3.
- **Section 119 Retroactive requirements.**
 - Refers to required retroactive provisions of Article 315 of the Administrative code.
 - Reminds building owners of required retroactive provisions of the 1968 code.



EBC Chapter 2

Definitions

Table of Contents

201	General				
202	Definitions				

Key Concepts

- Carries existing definitions over from the NYC Administrative Code.
 - Some definitions updated / revised to align with EBC.
- Aligns definitions with other Construction Codes.
- Includes common definitions of the NYS Multiple Dwelling Law for use by EBC Appendix D.
 - Some MDL definitions updated to align with modern codes.
- Introduces new definitions to address new concepts in the EBC.

Notable Provisions

- **Section 201.3.1 Terms defined in the general administrative provisions.**

- Over 70 terms defined in AC 101.5 are applicable to EBC, including:
 - **ALTERATION.** Any construction, addition, change of use or occupancy, or renovation to a building or structure in existence.
 - **BUILDING.** Any structure used or intended for supporting or sheltering any use or occupancy. The term shall be construed as if followed by the phrase “structure, premises, lot or part thereof” unless otherwise indicated by the text.
 - **COMMISSIONER.** The commissioner of buildings of the city of New York, or his or her duly authorized representative.
 - **DEPARTMENT.** The department of buildings of the city of New York.
 - **EXISTING BUILDING OR STRUCTURE.** A completed building or structure that is in existence at the time of an applicable reference in this code.
 - **OWNER.** Any person, agent, firm, partnership, corporation or other legal entity having a legal or equitable interest in, or control of the premises.

Notable Provisions

- **Section 202. Terms newly defined in the EBC.**
 - The list includes terms pertaining to administrative concepts:
 - **ALTERATION, LEVEL 1.** An alteration made to an existing building or structure, other than an addition, a change of occupancy or relocation, moving or raising of a building, where the work area does not exceed 50 percent of the building area. Such Level 1 Alteration shall be subject to Chapter 8.
 - **ALTERATION, LEVEL 2.** An alteration made to an existing building or structure, other than an addition, a change of occupancy or relocation, moving or raising of a building, where the work exceeds 50 percent of the building area. Such Level 2 Alteration shall be subject to Chapter 9.
 - **ALTERATION, LIMITED.** Alterations filed with the Department pursuant to Chapter 5. Such alteration shall not include any associated alteration that would otherwise require the filing of a plan by a registered design professional.
 - **AREA, BUILDING.** For the purpose of calculating work area as a percentage of building area, building area shall be calculated to include the floor area of the entire building including above and below grade stories exclusive of vent shafts and courts. All measurements shall include thickness of exterior walls.

Notable Provisions

- **Section 202. Terms newly defined in the EBC.**
 - The list includes terms carried over from MDL Section 4, applicable to Appendix D, including:
 - **CLASS A MULTIPLE DWELLING (MDL 4(8)).** See Appendix D.
 - **CLASS B MULTIPLE DWELLING (MDL 4(9)).** See Appendix D.
 - **CONVERTED DWELLING (MDL 4(10)).** See Appendix D.
 - **COURT (MDL 4(32)).** See Appendix D.
 - **CUBICLE (MDL 4(21)).** See Appendix D.
 - **CURB LEVEL (MDL 4(33)).** See Appendix D.
 - **HOTEL (MDL 4(12)).** See Appendix D.
 - **LIVING ROOM (MDL 4(18)).** See Appendix D.
 - **PUBLIC HALL (MDL 4(17)).** See Appendix D.

Notable Provisions

- **Section 202. Terms newly defined in the EBC.**
 - The list includes terms pertaining to Structural Safety and Stability provisions, including:
 - **DANGEROUS.** Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:
 1. The building or structure has collapsed, has partially collapsed, has moved off its foundation; is excessively leaning, bowing, or bulging; or lacks the necessary support of the ground.
 2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, wall, appurtenance or ornamentation of the building or structure.
 - **DEMAND.** Loads and deflections imposed on structural elements in accordance with the load combinations of the New York City Building Code.
 - **GRAVITY LOAD.** Gravity loads are forces resulting from the self-weight of a building and its use, including dead, live, snow, rain and ice loads.
 - **STRUCTURAL ALTERATION.** Work performed on a structural element or that increases the loading on a structural element in an existing building

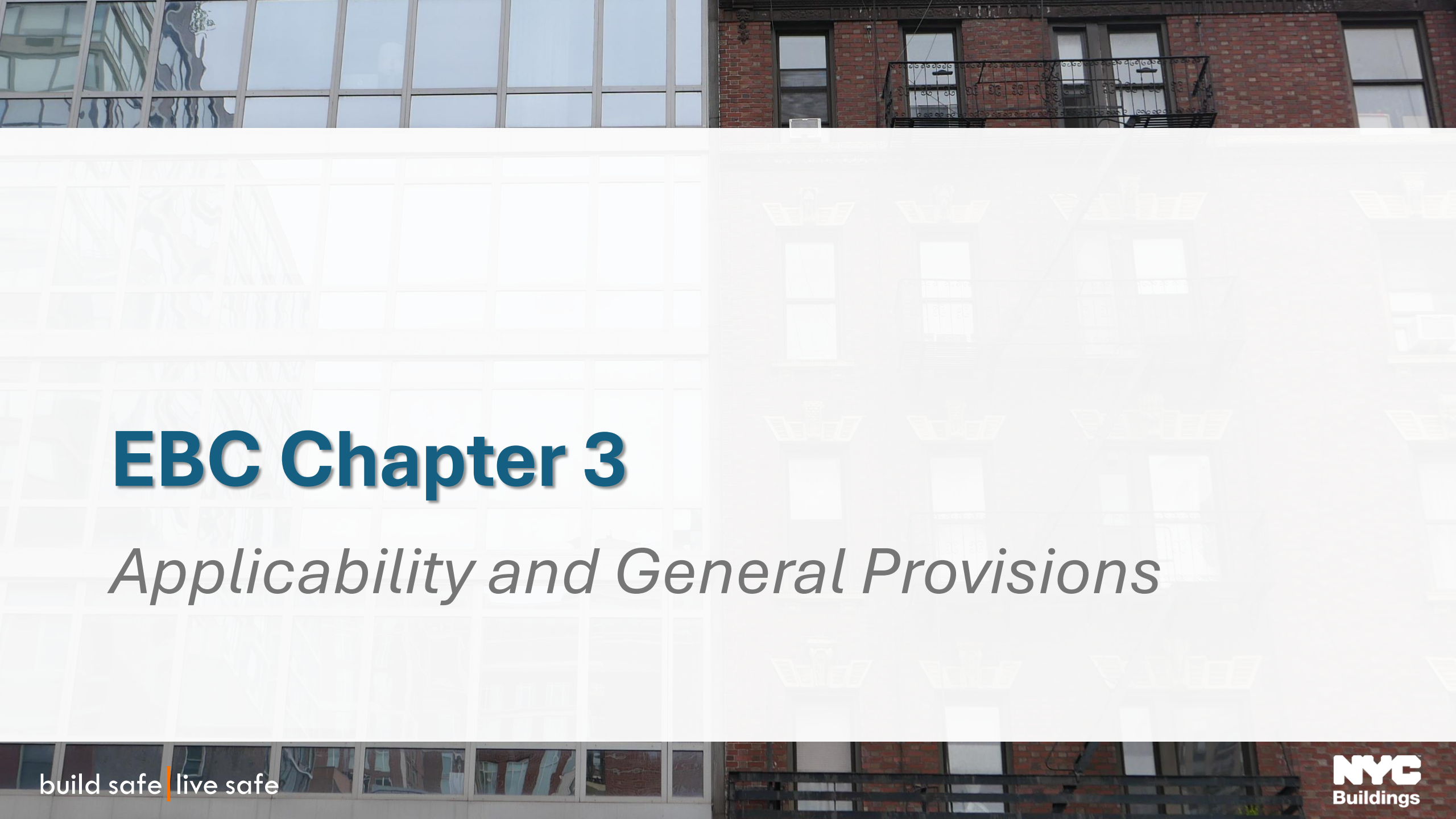
Notable Provisions

- **Section 202. Terms newly defined in the EBC.**
 - The list includes terms pertaining to Accessibility provisions, including:
 - **FACILITY (ACCESSIBILITY).** For the purpose of applying the accessibility provisions, a facility is all or any portion of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a site.
 - **PRIMARY FUNCTION.** A primary function is a major activity for which the facility is intended. Areas that contain a primary function include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a primary function.
 - **TECHNICALLY INFEASIBLE.** An alteration of a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and that are necessary to provide accessibility.

Notable Provisions

- **Section 202. Terms newly defined in the EBC.**

- The term “Work Area” is used to apply Level 1 and Level 2 Alterations as used in EBC Chapters * and 9.
 - **WORK AREA.** That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents and described in Chapter 6.
 - Reconfiguration of spaces is further detailed in EBC 601.2.
- **Note:** *This concept is included in training Module C*



EBC Chapter 3

Applicability and General Provisions

Table of Contents

301	Administration	308	Electrical		
302	General Provisions	309	Mechanical		
303	Building Elements and Special Construction	310	Plumbing		
304	Fire Protection	311	Fuel Gas		
305	Means of Egress	312	Other Building Systems		
306	Accessibility	313	Energy Conservation		
307	Structural	314	Multiple Dwellings		

Key Concepts

- Addresses all code compliance methods in the EBC.
- Introduces new EBC concepts
 - “Work area compliance method”
 - “Building safety performance and scoring method”
- Addresses applicability of codes in existence prior to November 7, 2022.
- Contains technical provisions that apply to all types of alterations.
- Incorporates AC 28-101.4.3’s (20) exceptions for prior code buildings.
- Frequently used 1968 BC provisions are carried over to maintain code compliance for prior code buildings.
- Organized by building systems, including electrical and elevators.
- Acknowledges multiple dwellings and introduces Appendix D as a supplemental document to the MDL.

Notable Provisions

■ Section 301 Administration

- The section clarifies provisions that apply to all types of alterations, based on the scope of work.
 - Work not requiring permits as detailed in EBC 105.3
 - Limited alterations as per Ch 5,
 - Work Area compliance method as classified by Ch 6
 - Building Safety performance and scoring method as per Ch 13
 - Applicability of Ch 13 Table 301.1.1.4
 - Relocated, moved or raised buildings as per Ch 14.

Notable Provisions

- **Section 302. General Provisions**

- **Section 302.4 New and replacement materials, assemblies and details.**

- New and replacement materials and assemblies must comply with the code for new construction
- For facade and roof repairs, an exception allows the use of like materials and assemblies under the following conditions:
 1. No unsafe condition is created by use of like materials or assemblies,
 2. The RDP determines that compliance with the energy conservation code would overload building systems or lead to unsafe conditions such as:
 - Freeze-thaw cracking,
 - Blockage of a cavity,
 - Condensation, or
 - Mold
 3. This exception is applicable to partial and restorative repairs and not to whole building or full elevation replacement.

Notable Provisions

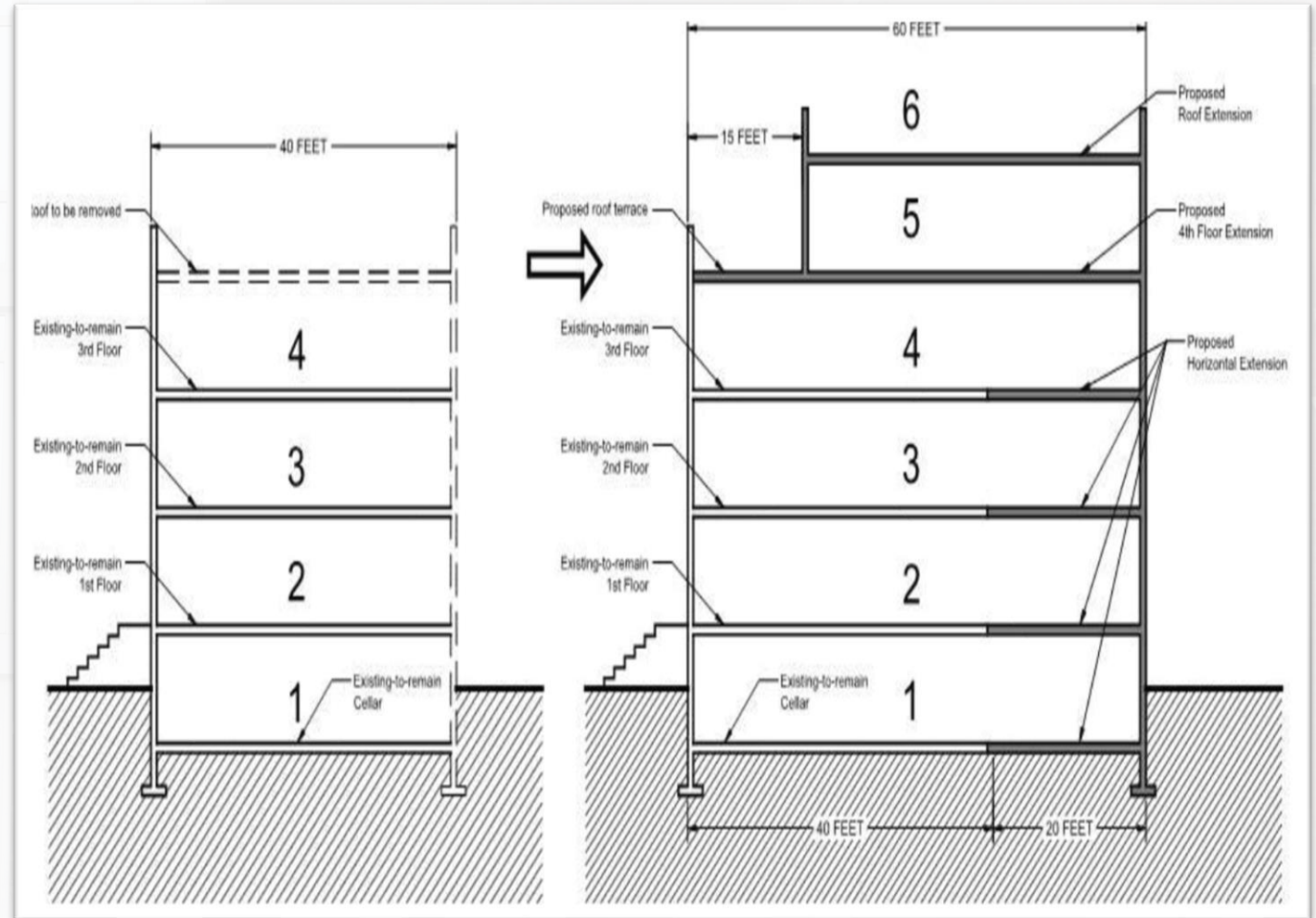
■ Section 302.5.1 Occupancy Classification in Prior Code Buildings

- For prior code buildings, the prior codes' occupancy classifications shall be translated into occupancy classifications established by Chapter 3 of the New York City Building Code.

EXISTING BUILDING CODE			1938 BC	1968 BC
Group	Description	Example Uses		
Assembly A-1	Fixed seating for viewing of a performance	Theater, movies theaters, concert halls	Public	F-1a / F-1b
	A-2	For food & drink consumption	Public	F-4
	A-3	Assembly uses intended for worship, recreation or amusement (and not classified elsewhere in Group A)	Public	F-3/F-1b
	A-4	Viewing of indoor sporting events with spectator seating	Public	F-1b
	A-5	Viewing of outdoor sporting events Assembly spaces with less than 75 persons	Public	F-2
Business B	For the use of office, service-type transactions or for conducting public or civic services	Offices, banks, outpatient clinics, Professional services (architects, attorneys, dentists, physicians, engineers, etc.)	Comm.	E

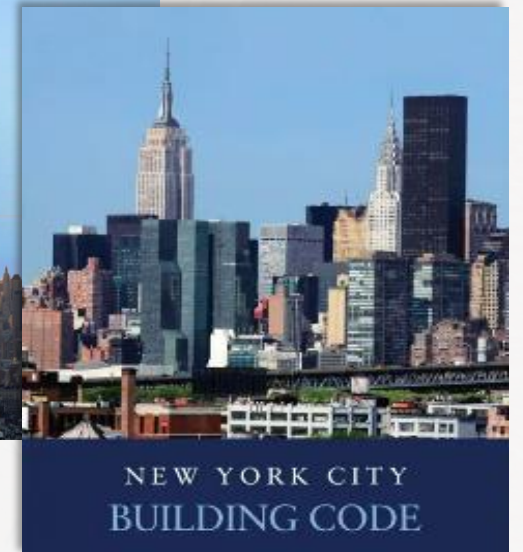
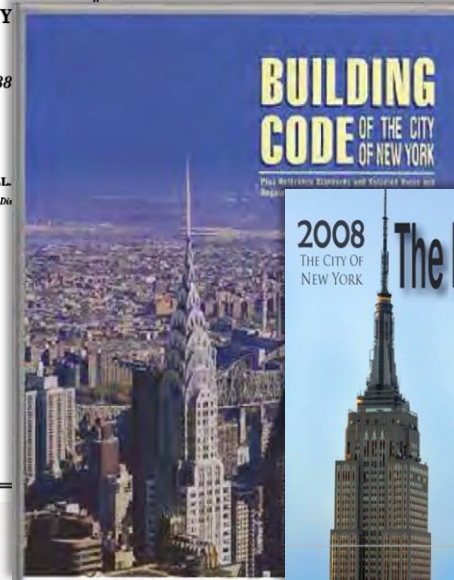
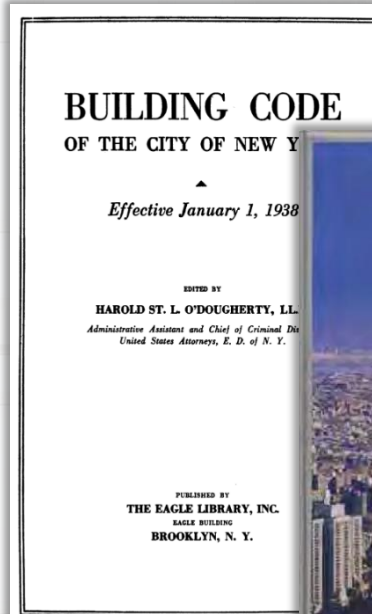
Notable Provisions

- **Section 302.7 Work that increases floor surface area of an existing building by more than 110 percent**
 - The concept is carried over from AC 28-101.4.5
 - Section 302.7 expands the applicability to all existing buildings.
 - Floor surface area increases of more than 110% in existing buildings will require compliance with the NYC Building Code as a new if newly constructed.



Notable Provisions

- **Section 302.8 Applicability of previous codes.**
- EBC is the lead code applicable to existing buildings
- Previous codes in existence prior to the effective date of the 2022 Building Code are no longer in effect. However, such codes (1938, 1968, 2008, 2014) may be used:
 1. To establish lawfully existing conditions; and
 2. To evaluate compliance with retroactive provisions of the '68 code.



Notable Provisions

- **Section 302.9 Mechanical, fuel gas, plumbing, and fire protection systems.**
 - This section summarizes the general requirements for these systems included in Chapter 1s of the Mechanical, Fuel Gas, Plumbing Codes, and BC Chapter 9 regarding:
 - Minor additions, alterations, renovations and repairs
 - Maintenance
 - Compliance with structural requirements
 - Required insulation of certain concealed piping exposed during alteration or repair
 - Work that increases sanitary or stormwater load

Notable Provisions

- **Section 303 Building Elements and Special Construction**

- **Section 303.2 Fire resistive elements.** Existing fire resistive ratings of building elements must be maintained and cannot be reduced.
 - The exception provides relief to fully sprinklered existing buildings where a reduction is permissible under two conditions:
 1. The building element subject to reduction in fire resistive rating is in full compliance with BC Chapters 7 and 10,
 2. The sprinkler protection is not used for existing noncomplying condition.
- **Example:**

An existing high-rise office building achieved compliance with Local Law 26/2004 by installing a full-building sprinkler system. In addition, the stair enclosures are pressurized.

 - **Question:** Can this building reduce the required fire-resistance rating of its public corridor?

Notable Provisions

- **Section 303 Building Elements and Special Construction**

- **Section 303.2 Fire resistive elements.** Existing fire resistive ratings of building elements must be maintained and cannot be reduced.
 - The exception provides relief to fully sprinklered existing buildings where a reduction is permissible under two conditions:
 1. The building element subject to reduction in fire resistive rating is in full compliance with BC Chapters 7 and 10,
 2. The sprinkler protection is not used for existing noncomplying condition.
- **Example:**

An existing high-rise office building achieved compliance with Local Law 26/2004 by installing a full-building sprinkler system. In addition, the stair enclosures are pressurized.

 - **Question:** Can this building reduce the required fire-resistance rating of its public corridor?
 - **Answer:** Yes. The building satisfies the two conditions outlined in Section 303.2.

Therefore, the required fire-resistance rating of the public corridor may be reduced to “0,” in accordance with footnote “a” of BC Table 1020.1.2.

a. Public corridors need not be fire rated in high-rise buildings in Occupancy Group B equipped throughout with an automatic sprinkler system... where such building is provided with smokeproof enclosures in stairways in accordance with Section 403.5.4.

Notable Provisions

- **Section 303 Building Elements and Special Construction**

- Sections 303.3 – 303.9 guide users to other applicable codes based on work and system components:
 - Roof recovering and replacements (BC Ch 15)
 - Cool roofs, vegetative roofs, solar photovoltaic panels, sustainable roofs
 - Chimneys and vents (BC Ch 21, MC Ch 8, FGC Ch 5)
 - Mold resistance (BC Sections 2506 and 2509)
 - Interior environment (BC Ch 12)
 - Window guards (NYC Dept of Health)
 - Emergency escape and rescue openings (BC Section 1030)
 - Special construction (BC Ch 31)
 - Exterior glazing (BC Section 1403.8)

Notable Provisions

■ Section 304 Fire Protection

- **304.1.1** Requirements for system additions, alterations, or repair
 - Must conform to Section 804 or, Sections 504 or 506 for limited sprinkler and standpipe alterations.
- **304.1.2, 304.1.3, 304.1.4** Fire Protection systems shall comply with:
 - Section 804 – Level 1 Alterations
 - Section 904 – Level 2 Alterations
 - Section 1004 – Change of Occupancy
 - Section 1104 – Additions to Buildings

Notable Provisions

■ Section 304.2 & 304.3

- Painting requirements for sprinkler and standpipe systems
 - Any sprinkler risers, standpipe risers, and cross connection piping exposed as part of alteration work must be painted in accordance with 304.2 and 304.3
 - Certificate of completion for that painting work must be maintained on the premises and ready for inspection by DOB and FDNY



Notable Provisions

■ Section 304.4 Fire Department Connections

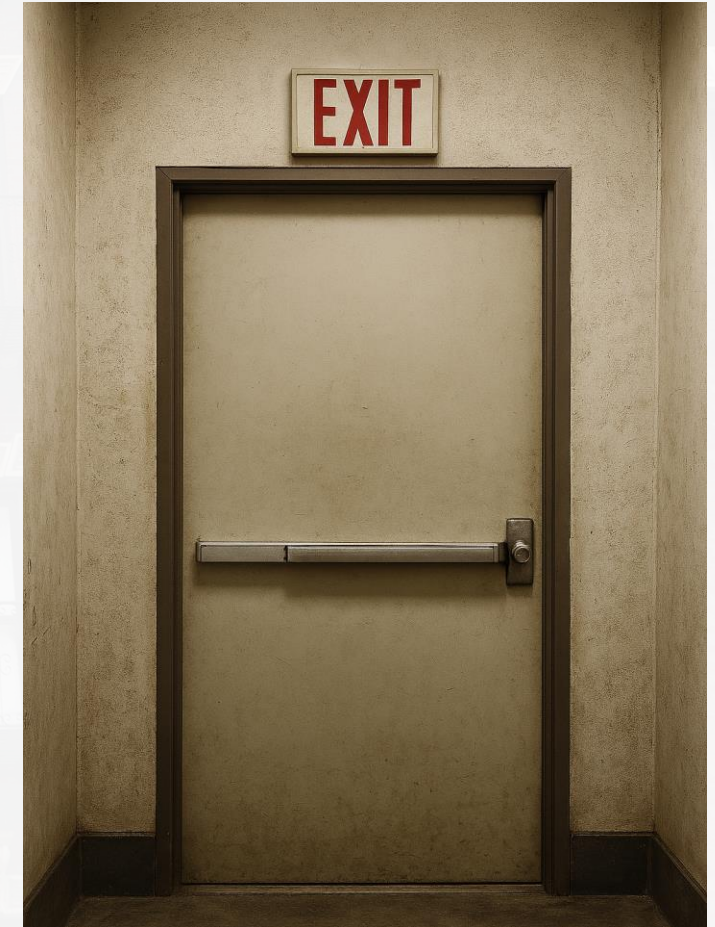
- Fire department connections on existing buildings which are not readily visible to approaching fire department apparatus must be identified with a supplementary ‘approved sign’ mounted on the street front or side of the building.



Notable Provisions

■ Section 305 Means of Egress

- Section 305 and Chapters 8-11 & 14 govern changes to egress for alterations, repairs, additions, changes of occupancy & building relocations.
- Section 305.5 carries over special provisions for prior code buildings
 - Use of escalators
 - Lobbies as exit passageways
 - Places of assembly.
- BC Chapter 10 remains applicable to new means of egress.



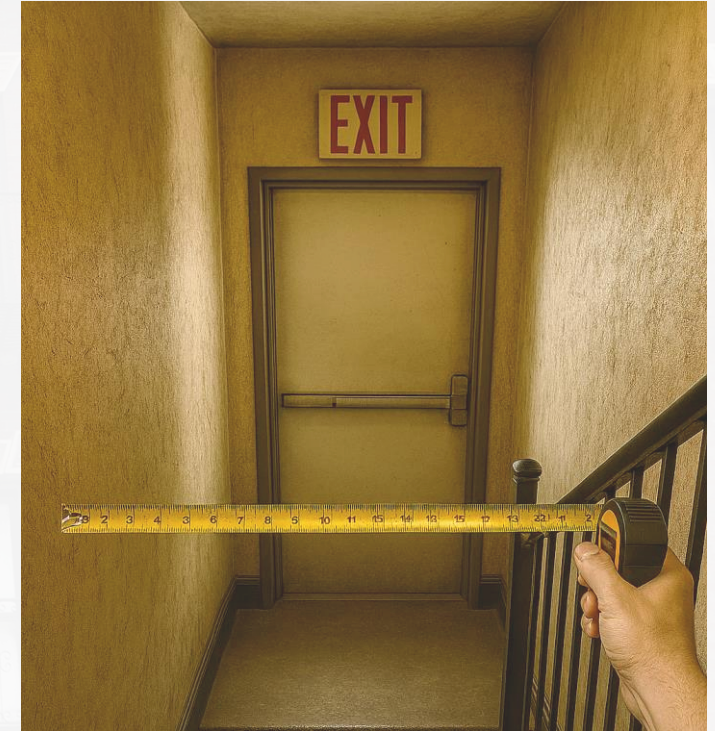
Prior

Legislation

IEBC

Notable Provisions

- **Sections 305.2, 305.3, and 305.4 are carried over from BC Ch. 10:**
 - **305.2 Minimum requirements.** No reduction of means of egress to less than requirements of BC Ch 10.
 - **305.3 Maintenance.** After occupancy, means of egress shall be maintained in code compliant condition. No obstruction or locking of means of egress
 - Workplace exits
 - **305.4 Inadequate exits for existing structures.** Existing buildings with inadequate means of egress shall be made safe and code compliant as required by the commissioner.



Notable Provisions

■ Section 305.5 Special provisions for prior code buildings.

Highlights:

- Requirements of Sections 305.5.1 through 305.5.19 address means of egress in prior code buildings as defined in EBC 202 and AC 28-101.5.
- Other means of egress components that are not addressed in Sections 305.5.1 through 305.5.19 or in Sections 805, 905, 1005 or 1105 shall comply with Chapter 10 of the New York City Building Code.
- Prior code buildings or spaces that are required to be altered as if newly constructed(>110% floor surface area) must comply with BC Ch 10.

Notable Provisions

- **Section 305.5.1 Occupant load and exit capacity**
- Occupant load must be determined in accordance with BC Ch 10 except:
 1. Level 1 Alteration with an occupant load documented by an existing CO or approved plans,
 2. Level 2 Alterations of two-story buildings, with a 10,000 sq. feet or less with an occupant load documented by an existing CO or approved plans.



Notable Provisions

- **Section 305.5.2 Accessible means of egress.**
 - Not required for prior code buildings unless compliance as new construction is triggered (>110% floor surface area)
- **Section 305.5.3 Remoteness.**
 - Existing remoteness may be maintained, however compliance with BC Ch 10 or BC Ch 4 for High-rise buildings are required for:
 - added or relocated exits
 - changes to a higher hazard category as per Section 1005, or
 - When required as new construction (>110% floor surface area).

Notable Provisions

■ Section 305.5.4 Travel distance

- The maximum travel distance shall not exceed the limits specified in Chapter 10 of the New York City Building Code. **Except:**
 - Travel distances from Occupancy Groups F and S shall comply with Table 305.5.4(1).
 - Travel distances within Occupancy Group A shall comply with Table 305.5.4(2).

Table 305.5.4(1) Travel Distances For F and S Occupancies

Occupancy group of building or space		Maximum Travel Distance (feet)	
		Unsprinklered	Sprinklered
Factory	F-1	125	175
	F-2	150	200
Storage	S-1	100	150
	S-2	125	175

Table 305.5.4(2) Maximum Travel Distance Within Assembly Space (FT)^a

Occupancy group of building or space	Primary	Secondary
A-1 ^b	100	125
A-2	85 ^d	125 ^d
A-3 ^c	100 ^d	125 ^d
A-4 ^c	100	125
A-5	175	250

Notable Provisions

- **305.5.5 Means of egress doors.** Exit doors shall be maintained in their code compliant conditions. New doors shall comply with BC Ch 10.
- **305.5.6 Alteration of corridors.** Refers to Section 805 for compliance with openings and doors in corridors and dead-end corridors. New corridors shall comply with BC Ch 10.
- **305.5.7 Dead end corridors.** Refers to Section 805 for dead-end corridors that should not exceed 20 ft. Exceptions are provided for:
 1. Fully sprinklered buildings with fire alarm system may comply with BC Ch 10 dead-end corridors.
 2. Prior code buildings are permitted to use the values of Table 805.6. These values are carried over from Subchapter 6 of the 1968 code.
 - a. Except in occupancy group I, when a corridor is completely enclosed in construction having a two-hour fire resistance rating, with all corridor doors being self-closing and having a fire protection rating of one and one-half hours, the permissible length of dead ends may be increased 100 percent above the length listed in Table 805.6.
 - b. There shall not be more than one classroom on each side of a corridor between an exit and the end of the corridor (dead end).
 - c. There shall be no patient bedrooms between an exit and the end of the corridor (dead end).

Table 805.6 Maximum Length of Dead-End Corridor (FT)

Occupancy Group		Max. Dead-End Length (ft) ^a
Assembly	A	30
Business	B	50
Educational	E	30 ^b
Factory	F	50
High Hazard	H	NP
Institutional	I-1, I-2, I-4	30 ^c
	I-3	40
Mercantile	M	50
Residential	R-1, R-2	40
	R-3	NP
Storage	S1	50
	S2	NP
Utility	U	NP

Notable Provisions

- **305.5.8 Existing smoke-stop doors in corridors**
- The concept of smoke stop doors does not exist in BC Chapter 10. This feature was carried over from Subchapter 6 of the 1968 code for prior code buildings to maintain existing smoke stop doors for:
 - Educational facilities Group E if the corridor length exceeds 300 ft.
 - Groups I-1, I-2, R-1, and R-2 if the corridor length exceeds 150 ft.
 - **Exception:** Smoke-stop doors may be eliminated when the prior code building is protected by fire protection systems in compliance with BC Ch 9.
 - The above exception does not apply to smoke-stop doors at elevator lobbies.



Notable Provisions

- **Section 305.5.9 Exit passageways.**
- In prior code buildings, alteration of exit passageways shall maintain compliance with BC Ch 10.
 - Such alteration should not allow more than 50% of the required exits to discharge in one exit passageway.
- However, exit passageways serving as street floor lobbies have more allowances for such buildings that are maintained and carried over from Subchapter 6 of the 1968 Code.
 - See Section 305.5.10.

Notable Provisions

- **305.5.10 Street floor lobbies.**
- Existing street floor lobbies serving as exit passageways in prior code buildings may be altered in compliance with the following:
 - 100% of the total number of vertical exits may be served by the existing street floor lobby, if vertical exits terminate remotely from each other to open exterior spaces;
 - Such lobbies are sized to accommodate the existing and new occupant load of all stairs and communicating spaces; and
 - Openings between street floor lobbies, and elevators or communicating spaces, shall comply with the BC Ch 10.
 - ▣ **Exceptions** are provided for modification of openings, show windows, and change of use within hazard category 3 of EBC Table 1005.2.

Notable Provisions

- **Section 305.5.11 Stairs.**
- New or relocated stairs shall comply with BC Ch 10 as new construction.
 - Exception: Smoke proof enclosures and pressurization of stairways in BC Chapter 10 shall not apply unless the building is required to comply as if it were a new building (>110 increase in floor surface area, or Level 2 Alteration where work area exceeds 75% of building area).
- **305.5.11.1 Stair width.** Alteration to existing stairs shall maintain a minimum width of 44 inches. **Exceptions** are granted for prior code buildings to allow for less than 44 inches in:
 - Not less than 36 inches :
 - Groups R-1 and R-2 with 30 occupants per stair
 - Group R-3 not more than 4 stories
 - Groups B, F, and S with 60 occupants per stair
 - Buildings with an area of not more than 4000 Sq. ft and occupancy of not more than 50 persons above the first floor.
 - Not less than 30 inches:
 - Mezzanine with a maximum occupant load of 25 persons.
 - Group R-3 not more than 3 stories.
 - Production areas in assembly occupancy.

Notable Provisions

- **305.5.11.2 Riser height and tread depth.**
- New stairs treads and risers must comply with BC Ch 10.
- Replacement or vertical extensions of stairs, treads and risers within an existing shaft may be maintained in compliance with Table 305.5.11.2.

Table 305.5.11.2
Maximum Riser Height And Minimum Tread Depth
In Prior Code Buildings

Occupancy Classification of Building	Maximum Riser Height	Minimum Tread Depth
Group R-3 w/ closed risers	8-1/4"	9", plus 1-1/4" nosing
Group R-3 w/ open risers	8-1/4"	9", plus 1/2" nosing
Group R-2 limited to three dwelling units	8-1/4"	9", plus 1-1/4" nosing
Group A ^c	7-1/2"	9-1/2", plus nosing
Group I-2	7"	10", plus nosing
All other occupancies ^d	7-3/4"	9-1/2", plus nosing

Notable Provisions

■ Sections 305.5.12 through 305.5.19

Sections per BC Ch 10 and/or Ch 16		Sections carried over from the 1938 or 1968 code	
	Notes		Notes
305.5.13 Handrails	Comply with BC Ch 10	305.5.12 Fire Towers	A means of egress from the 1938 code that was restored in the Building Code for high-rise buildings
305.5.14 Security grille	Comply with BC Ch 10	305.5.16 Fire escapes	Details are carried over from the 1968 Code
305.5.15 Guards	Comply with BC Ch 10 and BC Ch 16	305.5.17 Escalators	Details are carried over from the 1968 Code
		305.5.18 Existing Places of Assembly	See details on next slide
		305.5.19 Balconies	Details are carried over from the 1968 Code for R-2 buildings.

Notable Provisions

- **Section 305.5.18 Places of Assembly. Highlights:**
- **305.5.18.1** Existing places of assembly undergoing alterations, changes of occupancy, or additions are subject to EBC Chapters 3, 8, 9, 10, and 11.
- **305.5.18.1.1** When limited to changes in seating arrangements, modification to stages and platforms:
 - It is a Level 1 Alteration regardless of the size of the work area
 - Work must be performed in compliance with BC 410 and BC 1029, as applicable
 - Work must comply with EBC Ch 8 for:
 1. Interior finishes;
 2. Guards;
 3. Architectural investigation of exits;
 4. Means of egress lighting, exit signs, handrails; and
 5. Accessibility.
- **305.5.18.2** Section codifies current practice for existing occupancy structures (Motion picture theaters, theaters, concert halls, operas) with an occupant load of more than 300 persons.
- **305.5.18.3** New places of assembly shall comply with BC Ch 10, BC 1029 and BC 410. However, existing means of egress may be maintained for the occupant load allowed by BC Ch 10.

Notable Provisions

- **Section 305.6 Means of egress illumination.**

- Any modification to exit lighting must comply with BC Chapter 10
- Existing emergency lighting in places of assembly shall be maintained. Any modification shall comply with BC Chapter 10.

- **Section 305.7 Luminous egress path markings**

- Luminous egress path markings are required in high-rise buildings subject to Section 905, 1005, Or 1105 in accordance with BC Chapter 10.
- **Exceptions:**
 - Group R-2 occupancies
 - Existing photoluminescent exit path markings tested to 2 foot-candles,
 - Additions with the existing portion of the stair contains photoluminescent markings that are tested to 2 foot-candles.

- **Section 305.8 Flood hazard areas. In accordance with BC Appendix G:**

- Temporary flood shields are permitted
- Temporary stairs and ramps are permitted

Notable Provisions

■ Section 306 Accessibility. Highlights:

- Clarifies that compliance with BC Chapter 11 requirements is required for all types of work
 - Alterations, including minor alterations (806, 906, 105.3)
 - Repairs, excluding ordinary repairs (105.3)
 - Alteration affecting an area containing a primary function (806.3)
 - Changes of use or occupancy (1006)
 - Additions (1106)
 - Relocations of existing buildings (1402.6, 806, 906)
- **306.2** Special accessibility provisions carried over from BC Ch 11
- **306.3** Waiver of requirements. Applies to all existing buildings not just prior code buildings.

Notable Provisions

■ **Section 306.2 Special accessibility provisions.**

- Highlights provisions specifically related to alteration work in existing buildings for:
 - Directional signage must be provided per NYCBC 1111.2
 - Identification signs must be provided per NYCBC 1111.1
 - Other signs required by NYCBC 1111.3
 - LULA elevators allowed in existing buildings less than 10,000 sf and in larger buildings with individual occupancies less than 10,000 sf

■ **Section 306.3 Waiver of requirements**

- Provisions and process are consistent with BC Ch 11.
- All existing buildings are eligible to apply for waiver

■ **Section 306.4 Existing facilities**

- EBC may not impose greater accessibility requirements than BC Ch 11 for new construction.
- No alterations are allowed that:
 - Cause reduction of accessibility level to less than that required for new construction
 - Reduce or have the effect of diminishing accessibility for a facility.

Notable Provisions

- **Section 307 Structural**

- **307.1 General**

- Special attention is required for structural alterations, repairs, partial demolitions, changes of occupancy, and other work impacting existing building structures
- Users are referred to Chapter 7 for requirements
 - **Note:** *Details of Chapter 7 and Appendices A & H are included in Module E*

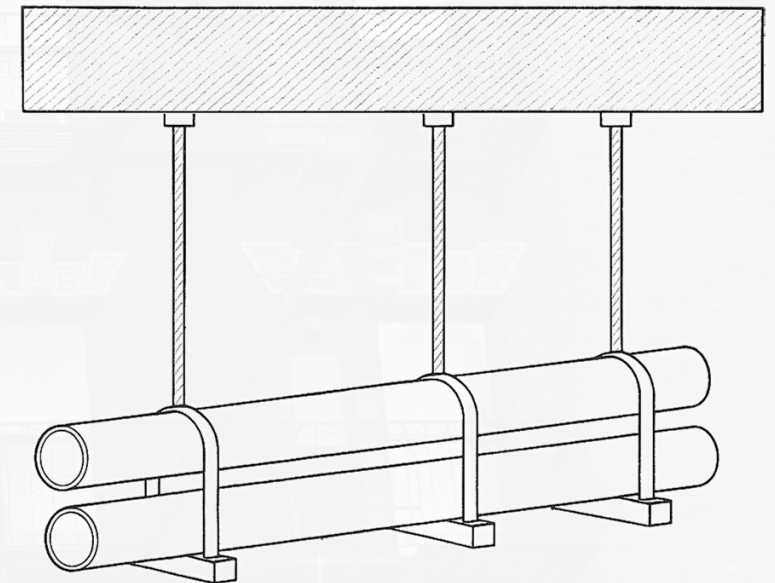
- **307.1.1 - Condition assessment and remediation**

- Requires PE of record to assess:
 - The area surrounding proposed structural work; and
 - All areas impacted by new structural loading.
- Defects that are exposed must be remediated

Notable Provisions

- **Section 307.2 Non-structural building elements, equipment and systems**
 - 307.2.1 Seismic support.
 - New building elements in existing buildings of seismic categories C and D shall be provided with seismic supports as per BC 1613.
 - 307.2.2 Wind Resistance.
 - New building elements exposed to wind must be designed to resist wind pressures.
 - 307.2.3 Loading.
 - Increased loading on a structural member must either be verified for support capability, or redesigned

Seismic bracing of non-structural components



Notable Provisions

■ Section 308 Electrical. Highlights:

- **308.1** Requires compliance with NYC Electrical Code and NYCBC for
 - All new installations and new work on emergency and standby power systems; and
 - For increased electrical service at parking lots and garages.
- **308.2** When a generator is not required, Group A occupancies are allowed to use gas generator or uninterruptable power source (UPS) as an emergency power source for voice/alarm communication system.
- **308.3** - Regulates “optional” standby power systems
 - Unless connected to emergency power, optional standby power to supply:
 - Emergency lighting;
 - Fire alarm systems; and
 - Elevators in R-2 buildings 125+ feet / all other occupancies 75+feet.
 - Allows natural gas as the fuel supply for optional standby systems.
 - Additional optional standby power system need not supply power to those loads already connected to a functioning emergency power system.

Notable Provisions

■ Section 308 Electrical. Highlights:

- **308.4** - Addresses the connection of new or replacement fire pumps to an emergency power systems in existing buildings:
 - **308.4.1** – Existing buildings equipped with an emergency power system: new or replacement fire pumps shall be connected.
 - **308.4.2** – Existing buildings not equipped with an emergency power system. Where the fire is required to be connected: a new emergency power source shall be installed and connected to the fire pump.
 - **Exception:** A new emergency power system need not be installed when the alteration is not a change of use/occupancy, and:
 1. And existing fire pump is not modified; or
 2. An existing fire pump is replaced with one of the same or smaller capacity.
- **308.5** Parking garages and open parking lots. Electric vehicle charging stations should be installed where there is an increase of the main electric service for these parking facilities.

Notable Provisions

■ Section 309 Mechanical. Highlights:

- New mechanical installations must comply with NYC Mechanical Code
- Work on existing mechanical systems must comply with NYCMC and EBC chapters 8, 9, 10 and 11, as applicable
- **Section 309.2** addresses special provisions applicable to prior code buildings.
 - These provisions are intended to provide relief for prior code buildings, including:
 - Air duct and transfer openings: Protection of openings upon penetration of fire rated partitions by air ducts.
 - Guards and access to roofs and elevated structures: Compliance may not be required where replacement of equipment is made in the same location.
 - Vibration isolators for cooling towers: Vibration isolators may be omitted where physical limitation prohibit compliance.
 - Non-combustible fill for cooling towers: Existing cooling towers with combustible fill

Notable Provisions

■ Section 310 Plumbing. Highlights:

• 310.1 General.

- New plumbing systems must comply with NYCPC and EBC Chapters 3, 8, 9, 10, and 11, as applicable. Existing plumbing systems may be altered, added to and repaired without need to upgrade existing portions to standards for new installations.

• 310.2 Plumbing fixtures.

- Fixture count requirements of PC 403 must be checked when occupant load is increased +10%

• 310.3 Existing piping used for grounding.

- Grounding by use of metal piping shall be maintained unless approved means are provided.

• 310.4 Rehabilitation of piping system.

- Cured in Place pipe (CIPP) and epoxy spray pipe-lining systems are prohibited.

• 310.5 Reuse of piping.

- Piping that has been utilized for any purpose other than conveying potable water shall not be utilized for conveying potable water.

• 310.6 Abandonment of existing building sewer connections.

- Abandoned sewers shall be plugged in accordance with DEP permit requirements.

Notable Provisions

- **Section 310.7 Sanitary Drainage.**

- Alterations/additions to existing buildings that impact sanitary flow must comply with NYCPC Chapter 7, department rules, and DEP standards.
- Increasing capacity/flow to sanitary system beyond the available capacity requires DEP approval

- **310.7.1 Individual private on-site sewage disposal systems**

- Alterations/additions to existing systems serving one-and two-family homes, and non-residential properties receiving less than 1000 gallons daily must comply with NYCPC and rules of the department

- **310.7.1.1** Alterations/additions to one-and two-family dwellings that increase the number of bedrooms or the daily flow rate of other properties must comply with rules of the department

- **310.7.1.2** Where public sewers are made available to such premises, they must be connected, and the private system must be lawfully abandoned.

Notable Provisions

- **Section 310.8 Storm Drainage.**
- Horizontal building additions or alteration that increases impervious surface area on a tax lot must comply with NYCPC Chapter 11 and DEP standards.
 - **310.8.1** Increasing existing impervious surface area will require the flow to drain into a storm sewer system, combined sewer system or approved place of disposal in compliance with NYCPC and EBC 106.
 - **301.8.2** Private on-site stormwater system shall comply with PC Section 1114
- **310.9 Secondary (emergency) roof drains.**
- Existing emergency drains shall be maintained. Such emergency drains may not be required under certain conditions.

Notable Provisions

- **Section 311 Fuel Gas.**

- **311.1 General. Highlights:**

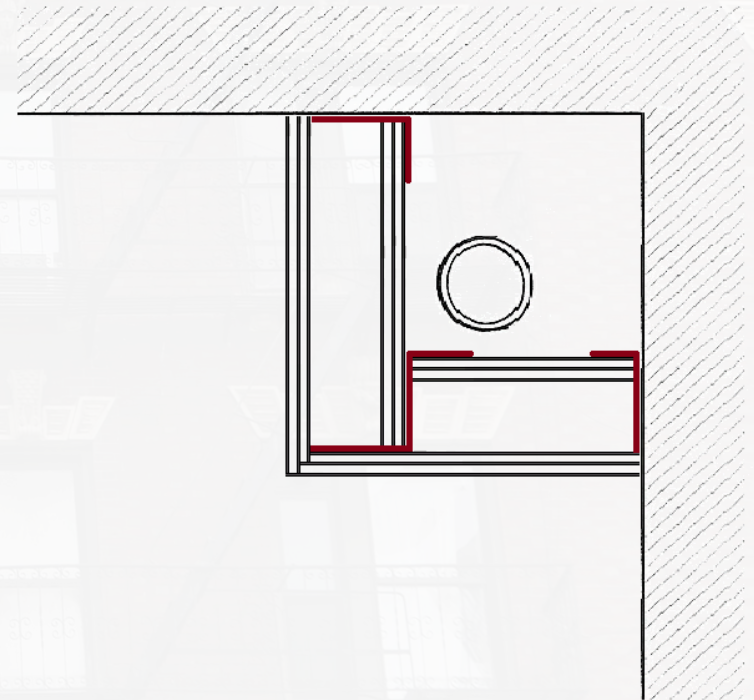
- Installation of and work on fuel gas piping and appliances must comply with EBC Sections 302.9 and 311, 504, Sections 811 and 911, as applicable, and the NYCFCG.
- Meters and service piping are governed by the requirements of NYS Rules and Regulations 16 NY-CRR part 255 and Appendix E of the NYC FGC.
- Lawfully existing installations must be maintained; connections to existing fuel gas systems should not require such existing system to be removed, altered or abandoned.

Notable Provisions

- **Section 311 Fuel Gas.**
- **311.2 Special provisions for prior code buildings.**
 - This section provides safe solutions for certain conditions in prior code buildings where full compliance with the NYCFCG may not be feasible.
- **311.2.1 Repair or replacement of existing fuel gas piping.**
 - Existing installations in public corridors, exit enclosures, stairways, fire rated construction, and spaces containing fire pumps, may be repaired or replaced in an emergency, under 4 conditions:
 1. The piping undergoing work must have been shut and locked by the utility in response to an emergency;
 2. Minor deviations from the existing piping location is permissible, up to 5 feet;
 3. In spaces with fire pumps, replaced piping must be separated by a fire-rated enclosure, meeting the applicable impact resistance requirements; and
 4. Existing work must have been lawfully installed in accordance with the code requirements in effect at the time of installation.

Notable Provisions

- **Section 311 Fuel Gas.**
- **311.2.2 Alterations, additions and new fuel gas piping.**
 - In prior code buildings, alterations, additions or new installations of gas piping in existing corridors, exit enclosures, and fire rated construction may be permitted under 4 conditions:
 1. Installation shall be separated by a fire rated enclosure
 2. Where located in a public corridor at the lowest level may not be enclosed
 3. New valves shall be accessible for maintenance and inspection
 4. All new piping shall be welded.



Notable Provisions

- **Section 311 Fuel Gas.**
- **311.2.3 Guards and access to roofs and elevated structures.**
 - As required by FG 306.5 and 306.6.
- **311.2.4 Seismic supports.**
 - As required by EBC 307 and 302.9
- **311.2.5 Wind resistance.**
 - As required by EBC 307 and 302.9
- **311.2.6 Drips.**
 - Existing drips to be maintained
- **311.2.7 Gas piping supplying domestic cooking appliances.**
 - ½ inch pipes shall be permitted to remain.

Notable Provisions

- **Section 311 Fuel Gas.**
- **311.3 Gas piping in townhouses.**
 - Existing gas service piping passing from one townhouse through to others may remain if constructed per codes in effect prior to October 1, 2014.
 - Alterations and repairs to such service may continue to comply with those standards, with minor deviations
 - Valves shall be accessible
 - New joints shall be welded
- **311.4 Gas Piping Installation.**
 - **311.4.1 Identification.** Piping shall be identified as per FGC Ch 4.
 - **311.4.2 Prohibited locations.** Refer to Section FGC 404 except where permitted for prior code buildings per Section 311.2.
 - **311.4.3 Inspection and testing of piping.** Refer to Section FGC 404 for inspection and testing.

Notable Provisions

- **Section 312 Elevators and Conveyors**

- **312.1 General.**

- Work on elevators, conveying systems, and amusement rides is subject to BC Ch 30 and Appendix K, rules of the department, and this code.

- **312.3 Change of use of an existing elevator.**

- Refer to BC 3001.4 for a change in the use of an existing elevator.

- **312.4 Existing shafts.**

- New elevator cabs in existing prior code building shafts, are allowed to be smaller than required by BC Ch 30.

- **312.5 Signage.**

- “CAUTION” sign tapes must be provided during work on existing elevators or the installation of new elevators. Refer to BC 3011.1.

Notable Provisions

- **Section 312 Elevators and Conveyors**
- **312.6 Additional provisions for existing buildings.**
 - This section addresses a few cases where the RDP applied for a determination by the DOB senior staff.
- **312.6.1 Removal of existing hoistway smoke venting.**
 - As smoke venting is no longer required, existing installations may be eliminated when satisfying 4 conditions:
 1. The building is protected with sprinkler system;
 2. Elevator lobbies and machine rooms are provided with smoke detection connected to the fire alarm system;
 3. The elevator cabs are provided with emergency recall; and
 4. The elimination of the smoke venting does not impede the elevator operation.
- **312.6.2 New hoistways serving occupied floors more than 120ft above FDNY vehicle access.**
 - At least one elevator serving those same stories as that new hoistway must meet the standards of a fire service elevator.

Notable Provisions

- **Section 312 Elevators and Conveyors**
- **312.6.3 Elevator car to accommodate ambulance stretcher.**
 - When new hoistways are proposed, at least one elevator must be designed with a car that accommodates an ambulance stretcher. Refer to BC 3002.4.2.
- **312.6.4 - Limited Use Limited Application (LULA) elevators in prior code buildings.**
 - LULA elevators are allowed provided they are designed as:
 - Maximum rise of 25 feet
 - Maximum capacity of 1400 lbs
 - Maximum speed of 30 ft / minute
 - Limited in used as allowed by BC Ch 30
- **312.6.5 Connection to standby power.**
 - In new hoistways, at least one elevator must be connected to standby power.
- **Connection with existing fire alarm.**
 - Upgraded elevators (ex. new operational controls), must be connected to existing fire alarms.

Notable Provisions

- **Section 313 Energy Conservation.**
- **313.1 Energy efficiency.** Section clarifies the applicability of the NYC ECC to work on existing buildings:
 - NYC ECC sections R501 through R504
 - Additions, alterations, changes of use and repair projects for existing **residential** buildings.
 - NYC ECC sections C501 through C505
 - Additions, alteration, change of use and repair projects for existing **commercial** buildings.
 - C501.7 Compliance alternative.
 - Additions, alterations, repairs, and changes of occupancy are alternately permitted to comply with the requirements of ASHRAE 90.1/2016

Notable Provisions

- **Section 314 Multiple Dwellings.**
- **314.1 Applicability of the New York State Multiple Dwelling Law (MDL) and Appendix D.**
 - Existing multiple dwellings in Groups, I-1, R-1, and R-2 are regulated by the NYS MDL and the new EBC Appendix D.
- **314.2 Definitions.**
 - Defined terms in Section 4 of the MDL are carried over to EBC Ch 2 to serve Appendix D. Refer to EBC 202.
- **314.3 Classification**
 - Existing multiple dwellings classifications and new classifications are detailed in D103.
- **314.4 Compliance.**
 - Alterations, repair, change of use or occupancy, and additions must comply with this code and Appendix D, as applicable.

Notable Provisions

- **Section 314 Multiple Dwellings.**

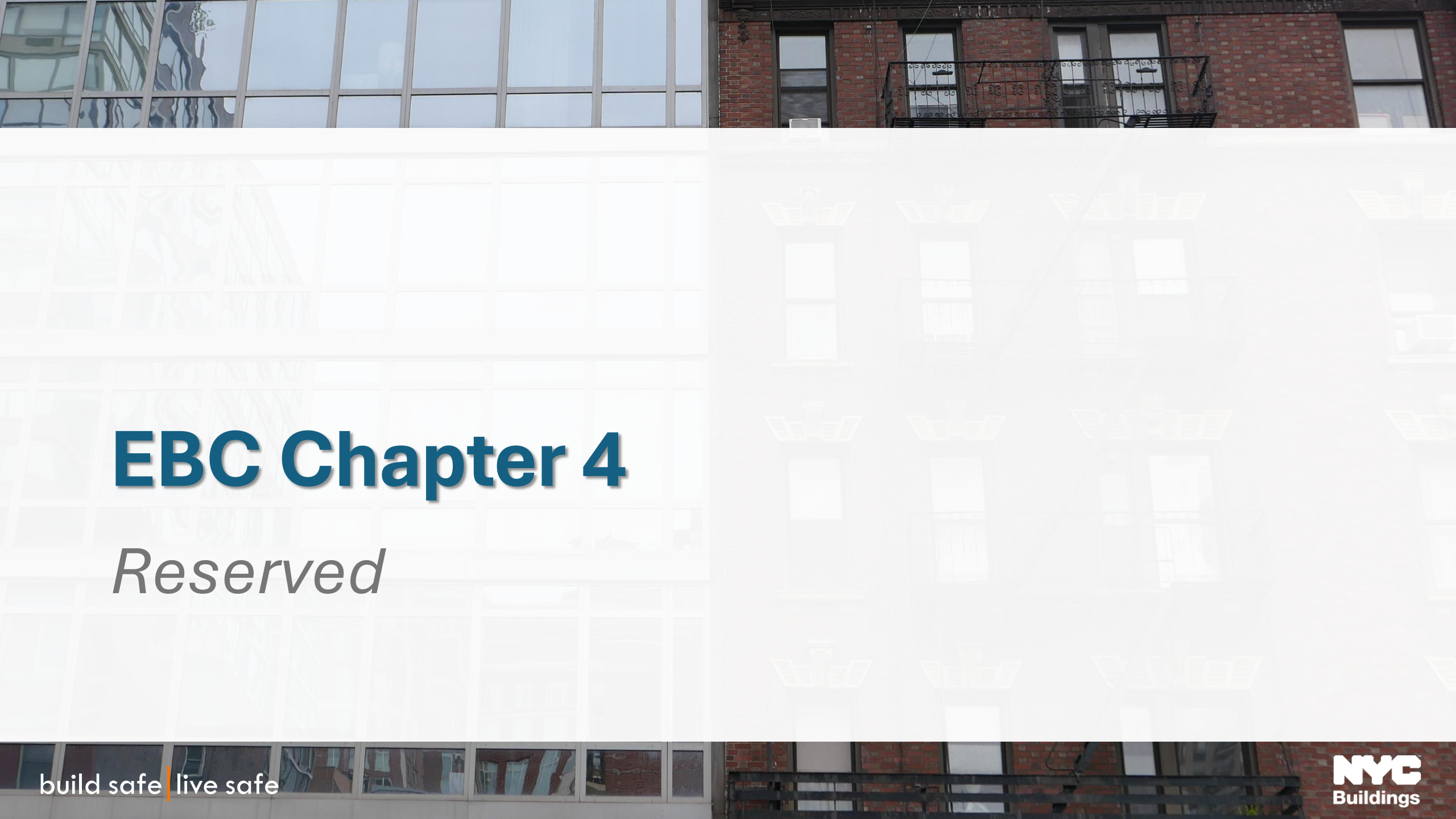
- **Table D103 Multiple Dwelling Classifications (Class A)**

OL	Old Law Tenement Prior to 4/12/1901 Originally erected as a multiple dwelling in accordance with the laws in effect prior to April 12, 1901, and recorded as OL in the Tenement House Department (now Department of Housing Preservation and Development) before April 18, 1929.
OLSR	Old Law Tenement Prior to 4/12/1901 Single Room Occupancy – Old law tenements that contain units converted to single room occupancy pursuant to MDL § 248. When a Class A tenement is converted to OLSR, it remains a Class A multiple dwelling.
COL	Converted Old Law Tenement An OL not originally erected as a tenement but converted to OL and recorded as COL in the Department of Housing Preservation and Development.
NL	New Law Tenement 4/12/01 - 4/18/29 Originally erected as a multiple dwelling in accordance with the laws in effect after April 12, 1901, and prior to April 18, 1929, and recorded as NL in the Tenement House Department (now Department of Housing Preservation and Development) before April 18, 1929.
NLSR	New Law Tenement 4/12/01 - 4/18/29 Single Room Occupancy – New law tenements that contain units converted to single room occupancy pursuant to MDL § 248. When a Class A tenement is converted to NLSR, it remains a Class A multiple dwelling.

Notable Provisions

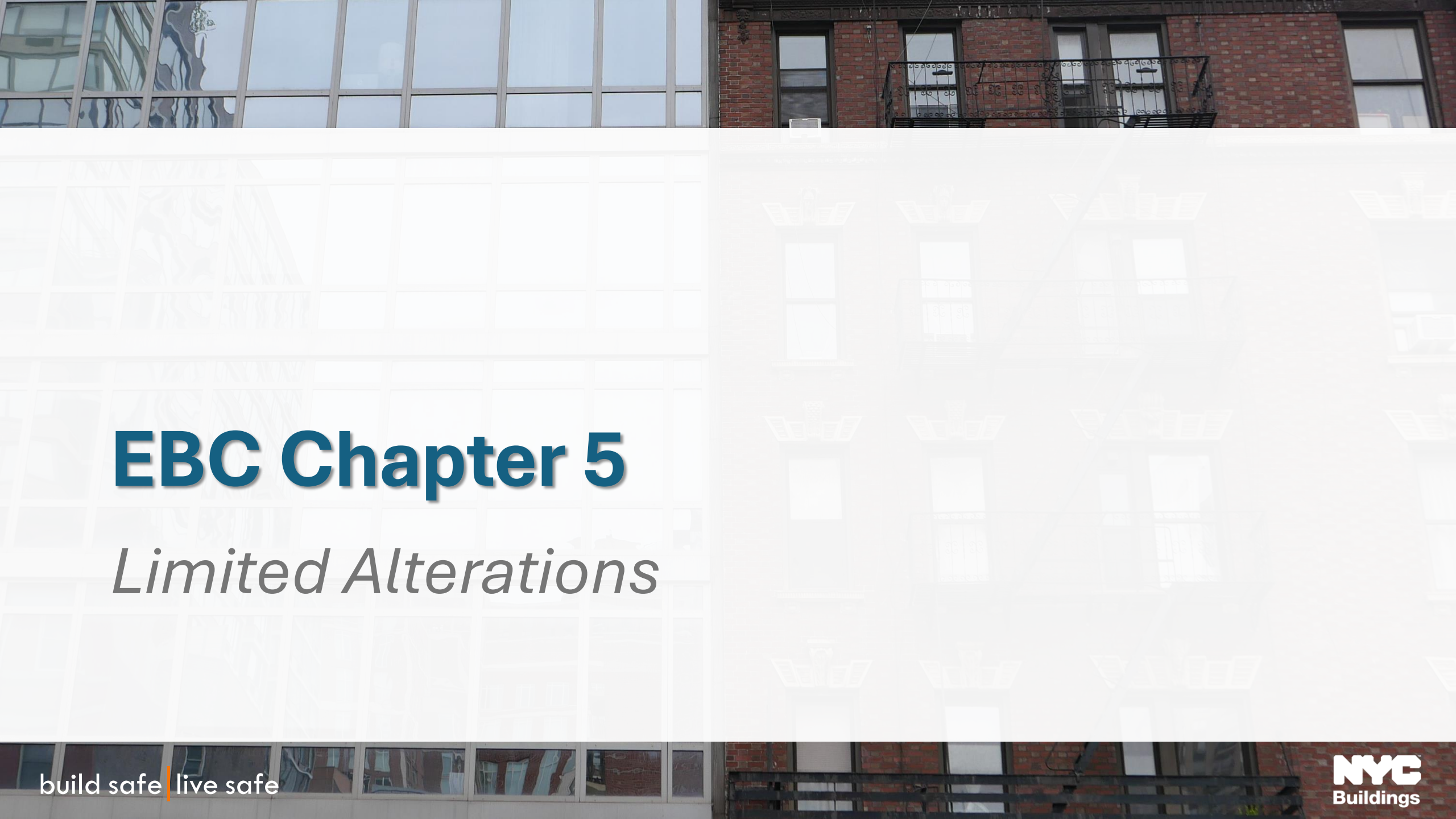
- **Section 314 Multiple Dwellings.**
- **Old Law Tenement**
 - Originally erected as a multiple dwelling in accordance with the laws in effect prior to April 12, 1901, and recorded as OL in the Tenement House Department (now Department of Housing Preservation and Development) before April 18, 1929





EBC Chapter 4

Reserved



EBC Chapter 5

Limited Alterations

Table of Contents

501	General	508	Limited Window Replacement Alterations		
502	Compliance	509	Limited Reroofing Alterations		
503	Limited Oil-Burning Appliance Alterations	510	Limited Elevator Alterations		
504	Limited Plumbing Alterations				
505	Limited Sprinkler Alterations				
506	Limited Standpipe Alterations				
507	Limited Home Improvement Alterations				

Key Concepts

- **Contains established LAA's with added work:**
 - 503 – Limited Oil Burning Alterations
 - 504 – Limited Plumbing Alterations
 - 505 – Limited Sprinkler Alterations
 - 506 – Limited Standpipe Alterations
- **Adds new LAAs:**
 - 507 - Limited Home Improvement Alterations
 - 508 – Limited Window Replacement Alterations
 - 509 – Limited Reroofing Alterations
 - 510 – Limited Elevator Alterations

Notable Provisions

- **Section 507 Limited Home Improvement Alterations.**
 - Applies to 1 & 2 Family Dwellings. No plans by an RA or PE required.
- **507.1 Filing.**
 - Filed by Homeowner or Home Improvement Contractor
- **507.2 Covered work.**
 - Homeowner or Home improvement contractor:
 - New storage closets – with limitations
 - Adding insulation material to attics
 - Home Improvement Contractor:
 - Attached rear yard decks – with limitations
 - Installing central air conditioning systems up to 5 tons
 - Homeowner and/or Home Improvement Contractor.
 - Renovation of existing kitchen, bathroom, toilet room limited to removal and replacement of:
 - Plumbing fixtures
 - Cabinets
 - Appliances
 - Wall, floor, ceiling finishes and insulation

Notable Provisions

- **Section 508 Limited Window Replacement Alterations.**
- **508.1 Filing.**
 - Must be filed and performed by a home improvement contractor or by a general contractor.
 - If not filed by HIC or GC, then must be filed as part of Level 1 or Level 2 Alteration.
- **508.1.1 Work exempt from permit.**
 - Window replacement on 1 and 2 family dwellings is exempt from a **permit** per NYCEBC section 105.3.
- **508.2 Covered work.**
 - Scope is limited to sash replacement and window coverings with no change in window size.
- **508.3 Compliance.**
 - Window replacement filed as an LAA must comply with the following:
 - NYC Energy Conservation Code
 - Chapters 12, 16 and 33 of the NYC Building Code
 - New windows shall not reduce the area of glazing or operable area for Groups I-1, R-1, R-2, & R-3.
 - Emergency escape & rescue opening requirements of Section 303.8 and BC Ch 10 for Groups R-2 & R-3.
 - Requirements for window guards per Section 303.7

Notable Provisions

- **Section 509 Limited Reroofing Alterations.**
- **509.1 Filing.**
 - Must be filed and performed by a home improvement contractor or by a general contractor.
 - If not filed by HIC or GC, then must be filed as part of Level 1 or Level 2 Alteration.
- **509.1.1 Work exempt from permit.**
 - Reroofing on 1 - & 2-family dwellings is exempt from permit per NYCEBC section 105.3.
- **509.2 Covered work.**
 - Work shall be limited to the following:
 - Roofing repairs
 - Reroofing of less than 1000 sf
 - Adding above deck insulation
 - Adding reflective coatings
 - Replacing roof sheathing with limitations
- **509.3 Compliance.**
 - Materials and methods of installation shall comply with BC Section 1511.

Notable Provisions

- **Section 510 Limited Elevator Alterations (LEA).**
- **510.1 Filing.**
 - Filed by Licensed Elevator Agency Director meeting the requirements of NYCAC Article 421
 - Repairs, replacements, modification to broken, worn or damaged parts of existing elevators that are part of the normal maintenance.
 - Elevator work that require an electrical/mechanical load test shall be filed as a Level 1 Alteration.
- **510.2 Covered work.**
 - See new Table 510.2 for list of allowable work.
- **510.3 Level 1 alteration work**
 - LEA shall not include items in Table 812.1

Table 510.2
Limited Elevator Alterations

A17.1 Section	Name of Section	Subsection	Name of Subsection
8.6.2	Repairs	8.6.2.6	Repairs involving SIL rated devices
8.6.3	Replacements	8.6.3.14	Replacements involving SIL rated devices
8.7.2	Alterations to electric elevators	8.7.2.12	Power operation of hoistway doors
8.7.2	Alterations to electric elevators	8.7.2.13	Door reopening device
8.7.2	Alterations to electric elevators	8.7.2.14	When alterations to the car enclosure cause an increase or decrease of the deadweight of the car by less than 5%, (see ASME section 8.7.2.15.2)

(Continued)



build safe | live safe

NYC EXISTING BUILDING CODE

Beginning Chapters: Administration, General Requirements and Limited Alterations

Course# S100925 Expires 9/22/28

Joseph Ackroyd, PE & Robert Holub, RA **MODULE B**

UPCOMING SESSIONS

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



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

NYCTM Buildings

