

2014 New York City General Administrative Provisions for Construction Codes
Effective December 31, 2014
Including all amendments up to Local Law 33 of 2014

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NEW YORK CITY CONSTRUCTION CODES

PREFACE

Background

The 2014 *New York City Construction Codes*, effective December 31, 2014, are patterned after the family of model construction codes published by the International Code Council (ICC). While the ICC Codes, with their interpretive commentary and history of amendments, will in the future be a rich new source for interpreting the City's building laws, New York City has extensively modified the ICC text. As modified, the provisions incorporate the collective wisdom of more than 350 years of building regulation in the City.

New York City was the first jurisdiction in the country to experience the problems associated with building construction in a high-density urban environment and the first to attempt to solve them through regulatory measures. In 1625, the Dutch West India Company established rules for the types and locations of houses that could be built in the colony of New Amsterdam. This early attempt at meeting public safety and sanitation needs would evolve into one of the most comprehensive building codes in the United States.

Based initially on fire prevention principles, the City's regulations evolved into provisions governing sanitation and building construction and materials. From their start in the late 17th century, to creation of the position of "Superintendent of Buildings" within the Fire Department in 1860, to creation of a citywide Department of Buildings in 1936, through comprehensive revisions in 1938, 1968 and 2008, the City's building code grew to become one of the most stringent in the nation. The 1938 revisions were geared toward capturing provisions to meet the needs of new skyscrapers and multiple dwellings. The 1968 revisions were designed to incorporate new technologies and building practices, including performance criteria for building construction.

After the collapse of the World Trade Centers in 2001, the City recognized the need to comprehensively review and modernize the *1968 Building Code* to bring construction requirements up to date. Acting upon the recommendations of the Mayor's 2003 Advisory Commission, the NYC Model Code Program was born, housed in, and supported by the City's Department of Buildings ("Department"). This multi-year effort resulted in the adoption, in modified form, of the 2003 edition of the ICC's family of codes. The Department organized more than 400 industry stakeholders into technical, advisory and managing committees. Committee members included: architects; engineers; planners; and representatives of building owners, labor, affordable housing and government. These committees reviewed the entire *1968 Building Code* and compared it with the 2003 editions of the *International Building Code*[®] (IBC[®]), *International Mechanical Code*[®] (IMC[®]), *International Fuel Gas Code* (IFGC[®]) and *International Plumbing Code*[®] (IPC[®]), known as I-Codes[®], to identify the "new" code provisions. This work culminated in the passage of Local Law 99 of 2005 and Local Law 33 of 2007, also known as the 2008 *New York City Construction Codes*. An important feature of the legislation was the mandatory three-year revision cycle, a system designed to prevent code standards from becoming obsolete for want of timely revision. It is believed that if New York City's buildings are to continue to function as monuments of the City's ingenuity, vision, and expertise, its Construction Codes should do the same.

The Code Development and Revision Process

The 2014 *New York City Construction Codes* is the first product of the periodic revision mandated by Local Law 33 of 2007. Once again the Department reached well beyond the agency's corridors to continue the public/private partnership of code development, involving more than 350 participants on 11 technical, advisory and managing committees. The Committee participants came from the architectural and engineering community, real estate, industry, labor, and government. They contributed more than 48,500 hours attending more than 255 technical, advisory, and managing committee meetings, as they pored over and developed new text and debated policy.

Many jurisdictions have adopted the I-Codes, but with fewer modifications than New York City. New York City is recognized as a unique and premiere urban environment, with no other American city matching the diversity of New York's built environment. From the canyons of Manhattan to the brownstones and houses of Brooklyn, Queens, the Bronx, and Staten Island, New York City poses a unique challenge for any building code. Because of this, the committees extensively reviewed and modified the I-Codes in many technical areas.

The Department used a consensus-based approach to propose changes to the 2008 *New York City Construction Codes*. These changes involved reviewing the 2008 *New York City Construction Codes* and the 2009 editions of the IBC, IMC, IFGC and the IPC. The Committees came to consensus whether to accept, reject or modify the new text for incorporation into the 2014 *New*

TITLE 28 OF THE NEW YORK CITY ADMINISTRATIVE CODE INCLUDING THE NEW YORK CITY CONSTRUCTION CODES

28-100	Administration (included in this volume)
28-200	Enforcement (included in this volume)
28-300	Maintenance of Buildings (included in this volume)
28-400	Licensing and Registration of Businesses, Trades and Occupations Engaged in Building Work (included in this volume)
28-500	Miscellaneous Provisions (included in this volume)
28-600	NYC Plumbing Code
28-700	NYC Building Code
28-800	NYC Mechanical Code
28-900	NYC Fuel Gas Code
28-1000	NYC Energy Conservation Code

EFFECTIVE DATE

This code has an effective date of December 31, 2014.