

2014 New York City Building Code
Effective December 31, 2014
Including all amendments up to Local Law 33 of 2014

First Printing: July 2014

ISBN: 978-1-60983-593-4 (loose-leaf)

COPYRIGHT © 2014
by
International Code Council, Inc.

ALL RIGHTS RESERVED. The 2014 *New York City Building Code* is based on the 2009 *International Building Code*, which is a copyrighted work owned by the International Code Council. ICC reserves all rights in its copyrighted works. For information on permission to copy material exceeding fair use, please contact: ICC Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478. Phone 1-888-ICC-SAFE (422-7233). For information from New York City, please contact: Technical Affairs & Code Development Division, New York City Department of Buildings, 280 Broadway, New York, New York 10007.

Trademarks: “International Code Council,” the “International Code Council” logo and the “International Building Code” are trademarks of the International Code Council, Inc.

PRINTED IN THE U.S.A.

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 IPC. The Committees came to consensus whether to accept, reject or modify the new text for incorporation into the 2014 *New York*

TITLE 28 NEW YORK CITY CONSTRUCTION CODES

CHAPTER 7 THE NEW YORK CITY BUILDING CODE

ARTICLE 701 ENACTMENT AND UPDATE OF THE NEW YORK CITY BUILDING CODE

§28-701.1 Update. No later than the third year after the effective date of the section 701.1 and every third year thereafter, the commissioner shall submit to the city council proposed amendments that he or she determines should be made to this code to bring it up to date with the latest edition of the International Building Code or otherwise modify the provisions thereof. In addition, prior to the submission of such proposal to the city council, such proposal shall be submitted to an advisory committee established by the commissioner pursuant to this title for review and comment.

§28-701.2 Enactment of the New York city building code. The New York city building code based on the 2003 edition of the International Building Code published by the International Code Council, with changes that reflect the unique character of the city and amendments that bring it up to date with the 2009 edition of such International Building Code, is hereby adopted to read as follows:

EFFECTIVE DATE

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