

NYIEC PRESENTATION #3

Title: From Work Area to Compliance Path: Applying the NYC Existing Building Code

New York City's Existing Building Code was approved by the City Council on December 18, 2025 and enacted into law on January 17, 2026. This new code will take effect on July 17, 2027 and will govern the repair, alteration, change of occupancy, addition to, and relocation of existing buildings, repealing the 1968 Building Code in the process. In a city of roughly 1.1 million buildings averaging more than 90 years of age, and with over 80,000 alteration applications filed each year, the EBC will touch nearly every design professional practicing here.

This presentation will focus on EBC Chapter 6, the roadmap for compliance. Chapter 6 establishes work area as the organizing concept of the code — replacing the long-standing practice of using the cost of alteration as the trigger for compliance — and uses it to classify every job into a level of alteration with a defined set of requirements. The session walks through how work area is measured, what counts as a reconfiguration of space under Section 601.2.3.1, how the cumulative and project-specific work area provisions operate, and how the resulting classification routes a project to Chapter 8, Chapter 9, or Chapter 10, with Chapters 3, 7, 11 and appendices layered on as applicable.

The presentation then applies the method to the Department's forthcoming EBC case studies. An office fit-out in which the work area results in a Level 1 Alteration, but pulls in supplemental requirements; and a vertical enlargement of an existing mercantile building where an addition and an alteration run in parallel on one application.

Attendees will leave with the ability to determine their project work area, classify the resulting level of alteration, identify the significant compliance triggers that follow, and be informed on the Department's guidance materials in advance of the EBC's effective date.

Speaker: Robert Holub, RA (NYC DOB)



Executive Director of Code Development, NYC DOB

A registered architect with the Department of Buildings, Robert Holub leads the Code Development Unit, within the bureau of Technical Affairs & Code Development. The unit organizes the periodic revisions to the city's construction codes, working across disciplines with hundreds of internal and external subject matter experts. Robert holds a bachelor's degree in architecture from the New Jersey Institute of Technology (NJIT) and master's degrees in both architecture and city planning from the University of Pennsylvania.