



AN INTRODUCTION TO THE NYC EXISTING BUILDING CODE

BY

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MEETING AGENDA

- Introduction
 - Current Challenges for Building Alterations
 - The Need for the EBC
 - EBC Development
- Primary Goals and Objectives of the EBC
- Organization of the EBC
- Achieving the Goals & Objectives through the text
- Questions and Discussion

CURRENT CHALLENGES FOR ALTERATIONS

- Multi-layer regulations create challenges for design, plan exam, training and enforcement
- Construction codes have a complicated path for existing buildings, differing based on alteration type
- Current triggers to upgrade existing buildings are not incremental and may not be realistic
- Repeated need for sometimes common variances (CCD1s)
- Little incentive for owners to improve existing buildings
- Approval and permitting processes can be lengthy and complicated

THE NEED FOR THE EBC

The EBC is intended to:

- Solve the current complex regulatory structure
 - Compliance with multiple codes, laws, rules, guidelines and interpretive regulations.
- Bridge the significant gap between current and past codes
 - Clearer direction for 80,000+ annually filed alteration applications
- Utilize the International Existing Building Code base text
 - A new addition to NYC Construction Codes, with revision cycles
- Remove barriers to rehabilitation of existing buildings
 - Facilitating updates, while maintaining acceptable safety

EBC DEVELOPMENT PHASES



PHASE I

- CHARRETTES (COMPLETE)



PHASE II

- RESEARCH (COMPLETE)



PHASE III

- CODE DRAFTING (COMPLETE)



PHASE IV

- COMMITTEE WORK (COMPLETE)



PHASE V

- CITY COUNCIL

PHASE VI

- IMPLEMENTATION, OUTREACH, & TRAINING

PRIMARY GOALS AND OBJECTIVES OF THE EBC



build safe | live safe

NYC
Buildings

GOALS

1. Simplify regulations; eliminate the need for previous codes ('38, '68, '08, '14 codes, etc.).
2. Build on the foundation of the 2015 IEBC with appropriate NYC modifications.
3. Streamline operations; reduce the demand for job-specific interpretations.
4. Maintain safety by acknowledging the strengths of existing buildings and offering relief for difficult modifications.
5. Enhance safety in existing buildings; incremental compliance triggers, independent of the cost, move older buildings toward safer futures.
6. Incorporate applicable NYS MDL provisions to simplify compliance for alterations of multiple dwellings.
7. Make it user-friendly; easier navigation promotes compliance.



ORGANIZATION & KEY CONCEPTS OF THE EBC

build safe | live safe

NYC
Buildings

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
8	Level One	H	In-place Material, Properties & Archaic Systems
9	Level Two		
10	Change of Occupancy		
11	Additions		

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	Provisions for the application, enforcement & administration of the code.	
2	Definitions		
3	General Applicable Provisions		
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
8	Level One	H	In-place Material, Properties & Archaic Systems
9	Level Two		
10	Change of Occupancy		
11	Additions		

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative
1	Scope & Administration	Provisions for the application, enforcement & administration of the code.
2	Definitions	
3	General Applicable Provisions	
Scopes of Work		
(4)	- 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. - Details requirements for work exempt from permits. - Addresses buildings that have not been previously occupied (101.4.1).	
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Type		
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	Change of Occupancy	
	Additions	

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration		
2	Definitions		Code & Scoring
3	General Applicable Provisions		Existing Buildings
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
8	Level One	H	In-place Material, Properties & Archaic Systems
9	Level Two		
10	Change of Occupancy		
11	Additions		

All code-defined terms

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative
1	Scope & Administration	
2	Definitions	Alternative 1 & Scoring
3	General Applicable Provisions	Existing Buildings
Scopes of Work		
(4)	■ Carries existing definitions over from the NYC Administrative Code.	
5	■ ALTERATION. Any construction, addition, change of use or occupancy, or renovation to a building or structure in existence.	
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7	■ Some definitions updated / revised to align with EBC.	
Type	■ Includes common definitions of the NYS Multiple Dwelling Law for use by EBC Appendix D.	
8	■ COURT (MDL 4(32)). See Appendix D.	
9	■ Introduces new definitions to address new concepts in the EBC.	
10	■ 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.	
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All code-defined terms

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions		and Buildings
Scopes of Work			
(4)	(Reserved)		tion/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
8	Level One	H	In-place Material, Properties & Archaic Systems
9	Level Two		
10	Change of Occupancy		
11	Additions		

General provisions that apply to ALL types of alterations

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Existing Buildings
Scopes of Work			
(4)	(Reserved)		Renovation/ Demo
5	Limited Alterations	15	Referenced Standards
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Type			
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General provisions that apply to ALL types of alterations

- Addresses all code compliance methods in the EBC.
 - “Work area compliance method”
 - “Building safety performance and scoring method”
- 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.
- Acknowledges multiple dwellings and introduces Appendix D as a supplemental document to the MDL.

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	Scope-limited alterations, not requiring a Registered Design Professional	
6	Classification of Work		
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
8	Level One	H	In-place Material, Properties & Archaic Systems
9	Level Two		
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11	Additions		

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
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3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	Scope-limited alterations, not requiring a Registered Design Professional	
6	Classification of Work		
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types	- Limited Oil Burning Alterations - Limited Plumbing Alterations - Limited Sprinkler Alterations - Limited Standpipe Alterations - Limited Home Improvement Alterations - Limited Window Replacement Alterations - Limited Reroofing Alterations - Limited Elevator Alterations		
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ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
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2	Definitions	13	Building Safety Performance & Scoring
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Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work		
7	Structural Design		Existing Buildings
Types of Alterations			
8	Level One	H	In-place Material, Properties & Archaic Systems
9	Level Two		
10	Change of Occupancy		
11	Additions		

Classifies alterations by type, indicates applicable chapters, & introduces the “Work Area” concept

ORGANIZATION & KEY CONCEPTS

Adm
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Sco
(4)

- “Work Area” measurement determines the applicable level of alteration.
- Work Area may be cumulative across multiple applications filed after the effective date of the EBC, to trigger a Level 2 Alteration.
- Clarifies the type of work that constitutes a “reconfiguration” of space.
- Describes different types of Alterations; Level 1, Level 2, Change of Occupancy, Additions, Relocated, moved or raised buildings, Structural and the applicable EBC Chapters.

5 Limited Alterations

6 **Classification of Work**

7 Structural Design

Classifies alterations by type, indicates applicable chapters, & introduces the “Work Area” concept

Types of Alterations

8 Level One

H

In-place Material, Properties & Archaic Systems

9 Level Two

10 Change of Occupancy

11 Additions

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	Structural design requirements based on alteration level; the basis of compliance with BC 16	
Types of Alterations			
8	Level One		Existing Bldgs & Archaic Systems
9	Level Two		
10	Change of Occupancy		
11	Additions		

Structural design requirements based on alteration level; the basis of compliance with BC 16

ORGANIZATION & KEY CONCEPTS

Adm	In-kind replacement of facade elements.			
1	Compliance with various provisions is triggered by changes in floor area, changes in load, and/or changes in demand/capacity ratio.			
2	The existing structural condition is to be assessed by the DPoR.			
3	Existing structure is to be analyzed based on appropriate material properties and system standards.			
Sco	(4) System deficiencies are to be improved when encountered during work. The existing building stock will improve incrementally as a result.			
5				
6	Classification of Work	Appendices		
7	Structural Design	Structural design requirements based on alteration level; the basis of compliance with BC 16		
Types of Alterations				
8	Level One			g Exist. Bldgs
				s & Archaic
				Systems
9	Level Two			
10	Change of Occupancy			
11	Additions			

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDI
8	Level One		Historic & Archaic
9	Level Two		
10	Change of Occupancy		
11	Additions		

Work area does not exceed 50% of the total building area

ORGANIZATION & KEY CONCEPTS

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■ The provisions of CH 3 and of CH 8 apply to Level 1 alterations and form the baseline for other types of alterations, as described in CH 9-14.

■ Compliance with CH 8 provisions is limited to the work area, unless the Work Area exceeds 50% of a particular floor, where compliance may extend to the entire floor (See Supplemental Requirements).

■ CH 8 includes special provisions for prior code buildings.

■ CH 8 codifies many prior code buildings issues addressed by CCD-1s.

(Reserved)

15

Safeguards During Construction/ Demo

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Limited Alterations

16

Referenced Standards

6

Classification of Work

Appendices

7

Structural Design

A

Guidelines for Strengthening Exist. Bldgs

Types of Alterations

D

Matters Related to MDI

8

Level One

Work area does not exceed 50% of the total building area

s & Archaic

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Level Two

10

Change of Occupancy

11

Additions

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
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2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scopes of Work			
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6	Classification of Work	Appendices	
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Types of Alterations		D	Matters Related to MDL
8	Level One	H	In-place Material, Properties & Archaic
9	Level Two		
10	Change of Occupancy		
11	Additions		

Work area greater than 50% of the total building area

ORGANIZATION & KEY CONCEPTS

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- Cumulative requirements; CH 8 as a minimum level of code compliance except where CH 9 requires a higher standard for specific conditions.

- 110% Rule: Where a Level 2 alteration increases the existing floor surface area by more than 110%, such building shall comply with the BC as if hereafter erected.

- Includes applicability of life safety provisions of BC 403 for certain high-rise buildings where the building is subject to Alteration – Level 2.

- Where the work area exceeds 75% of building area, selected building elements and systems shall comply as hereafter erected and apply to the entire building.

Structural Design

A

Guidelines for Strengthening Exist. Bldgs

Types of Alterations

D

Matters Related to MDL

8

Level One

H

In-place Material, Properties & Archaic
Customs

9

Level Two

10

Change of Occupancy

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Additions

Work area greater than 50% of
the total building area

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
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3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
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9	Level Two		
10	Change of Occupancy		
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Provisions for changes of use in buildings and portions of buildings

ORGANIZATION & KEY CONCEPTS

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- A change of use within the same occupancy group includes three scenarios.
- Three Hazard categories associated with different Occupancy Classifications based on risk.
- Heights and Areas Hazard Categories
- Exposure of Exterior Walls Hazard Categories
- Means of Egress Hazard Categories
- Changes to higher hazard categories trigger more restrictive requirements while changes to equal or lower hazard categories may provide relief for existing buildings.
- Applicability of Chapters 8 and 9 to Change of Occupancy.

Types of Alterations

D

Matters Related to MDL

8

Level One

H

In-place Material, Properties & Archaic Systems

9

Level Two

10

Change of Occupancy

11

Additions

Provisions for changes of use in buildings and portions of buildings

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
8	Level One	H	In-place Material, Properties & Archaic Systems
9	Level Two		
10	Change of Occupancy		
11	Additions		

Minimum requirements for additions not separated by fire walls

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
4	Scopes	- An “ADDITION” as defined in Section 202 and AC 28-105 is “An extension or increase in the floor area, number of stories, or height of a building or structure.” - Ch 11 does not apply to additions that are totally separated from the main building by fire walls and treated as an independent new building. - An addition shall not create a new noncompliance or increase any existing non-compliance. - Mezzanines meeting the limitations of BC Section 505.2 is not considered an addition for the purpose of applying Chapter 11 .	
5	Types		
6	Level Two		
7	Change of Occupancy		
8	Change of Occupancy		
9	Change of Occupancy		
10	Change of Occupancy		
11	Additions		

Minimum requirements for additions not separated by fire walls

ORGANIZATION & KEY CONCEPTS

Adm		Alternative	
1	Alternative compliance path, based on evaluation of fire safety, egress, and general safety. (Future Rulemaking)	(12)	(Reserved)
2		13	Building Safety Performance & Scoring
3		14	Relocated, Raised, or Moved Buildings
General Applicable Provisions			
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
8	Level One	H	In-place Material, Properties & Archaic Systems
9	Level Two		
10	Change of Occupancy		
11	Additions		

ORGANIZATION & KEY CONCEPTS

Adm	Alternative compliance path, based on evaluation of fire safety, egress, and general safety. (Future Rulemaking)		Alternative	
	1		(12)	(Reserved)
	2		13	Building Safety Performance & Scoring
	3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scopes of Work				
(4)	- Ch 13 is elected by the RDP as an alternative to compliance with the life safety provisions of Chapters 8 through 14. - Chapter is intended for use by existing buildings constructed prior to the effective date of the 2008 code. - The department will develop rules to describe the investigation, evaluation, and scoring process. - It is expected that this method will be used by older buildings with unique characteristics to be preserved.			
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	9	LEVEL TWO		
	10	Change of Occupancy		
	11	Additions		

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Specific provisions for existing buildings being relocated, raised, or moved.	(12)	(Reserved)
2		13	Building Safety Performance & Scoring
3		14	Relocated, Raised, or Moved Buildings
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
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11	Additions		

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Specific provisions for existing buildings being relocated, raised, or moved.	(12)	(Reserved)
2		13	Building Safety Performance & Scoring
3		14	Relocated, Raised, or Moved Buildings
Scopes of Work			
(4)	■ This chapter provides the minimum requirements to ensure safety in relocated / raised buildings. ■ Other chapters are still applicable depending on the type of alteration proposed to make the building occupiable in the new location.		
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7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
8	Level One	H	In-place Material, Properties & Archaic Systems
9	Level Two		
10	Change of Occupancy		
11	Additions		

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	Supplements the requirements of BC 33 to protect the public and property during operations	14	Relocated, Raised, or Moved Buildings
Scop			
(4)		15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
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ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	Supplements the requirements of BC 33 to protect the public and property during operations	14	Relocated, Raised, or Moved Buildings
Scop			
(4)		15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	■ Details of Tenant Protection Plan (TPP) is included in the chapter for protection of residential occupants. ■ Occupant Protection Plan (OPP) is detailed for the protection of occupants in non-residential buildings. ■ Ch 15 Tenant or Occupant Protection Plans are applicable to occupied New Buildings with Temporary Certificates of Occupancy (TCO).		
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10	Change of Occupancy		
11	Additions		

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scop	Comprehensive listing of standards regulating materials and construction		
(4)		15	Safeguards During Construction/ Demo
5		16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
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1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scop	Comprehensive listing of standards regulating materials and construction		
(4)		15	Safeguards During Construction/ Demo
5		16	Referenced Standards
6	Classification of Work	Appendices	
7	Structural Design	A	Guidelines for Strengthening Exist. Bldgs
Type	Most standards align with those already included in 2022 Construction Codes.		
8	Level One	H	In-place Material, Properties & Archaic Systems
9	Level Two		
10	Change of Occupancy		
11	Additions		

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
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2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Prescriptive guidance for older in-place elements	16	Referenced Standards
6		Appendices	
7		A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
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ORGANIZATION & KEY CONCEPTS

Ad	- 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.
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(4)	(Reserved)	15	Safeguards During Construction/ Demo
5		16	Referenced Standards

Prescriptive guidance for older in-place elements

6		Appendices	
7		A	Guidelines for Strengthening Exist. Bldgs
Types of Alterations		D	Matters Related to MDL
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Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Applicable requirements of the NYS Multiple Dwelling Law	Appendices	
7		A	Guidelines for Strengthening Exist. Bldgs
Type		D	Matters Related to MDL
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ORGANIZATION & KEY CONCEPTS

Administration Terms & General		Alternative	
1	- Appendix D supplements the NYS MDL for alterations of existing multiple dwellings. - Includes most frequent MDL requirements & carries over definitions. - 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.		
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3			
4			
5	Limited Alterations	16	Referenced Standards
6	Applicable requirements of the NYS Multiple Dwelling Law	Appendices	
7		A	Guidelines for Strengthening Exist. Bldgs
8		D	Matters Related to MDL
9		H	In-place Material, Properties & Archaic Systems
10	Change of Occupancy		
11	Additions		

ORGANIZATION & KEY CONCEPTS

Administration, Terms & General		Alternative	
1	Scope & Administration	(12)	(Reserved)
2	Definitions	13	Building Safety Performance & Scoring
3	General Applicable Provisions	14	Relocated, Raised, or Moved Buildings
Scopes of Work			
(4)	(Reserved)	15	Safeguards During Construction/ Demo
5	Limited Alterations	16	Referenced Standards
6	Classification of Work	Appendices	
7	Provisions for uniquely archaic structural systems found in NYC	A	Guidelines for Strengthening Exist. Bldgs
Type		D	Matters Related to MDL
8		H	In-place Material, Properties & Archaic Systems
9	Level Two		
10	Change of Occupancy		
11	Additions		

ORGANIZATION & KEY CONCEPTS

Administration Terms & General		Alternative	
1	Promotes understanding of older systems and building materials:		
2	Provided as an alternative to ASCE 41, (Seismic Evaluation and Rehabilitation of Existing Buildings).		
3	Appendix is comprised of 3 major sections:		
4	- H101: In-place Material And Component Properties.		
5	- H102: In-place Archaic And Legacy Structural Systems Or Assemblies.		
6	- H103: Historic Material Properties .		
7	Classification of Work	Appendices	
8	Provisions for uniquely archaic structural systems found in NYC	A	Guidelines for Strengthening Exist. Bldgs
9		D	Matters Related to MDL
10		H	In-place Material, Properties & Archaic Systems
11	Level Two		
	Change of Occupancy		
	Additions		



ACHIEVING THE GOALS AND OBJECTIVES OF THE EBC THROUGH THE TEXT

ACHIEVING GOAL #1

Simplify regulations; eliminate the need for previous codes ('38, '68, '08, '14 codes, etc.).

- EBC Section 302.8 states that the EBC is the only code applicable to alterations of existing buildings
- Previous codes are used only for verifying existing lawful conditions and acknowledgement of the 1968 code retroactive provisions.

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.

ACHIEVING GOAL #2

Build on the foundation of the 2015 IEBC with appropriate NYC modifications.

- The 2015 IEBC, with select 2018 updates, was selected to ensure alignment with the current edition of NYC Construction Codes.
- Existing “special provisions” and allowances found in the current codes were reviewed and incorporated into the EBC text.
- Going forward, innovations in engineering and construction will be reflected through periodic code updates.

ACHIEVING GOAL #3

Streamline operations; reduce the demand for job-specific interpretations.

- Many Buildings Bulletins, and frequent code interpretation and variance requests were codified in the EBC.
 - Benefits for building owners:
 - Reducing CCD1s will save time and money.
 - Reduce delays and schedule uncertainties.
 - Benefits for DOB:
 - Resources of senior technical staff might be better allocated.
 - Mutual Benefit:
 - Facilitate code compliance

ACHIEVING GOAL #3

Codified issues now addressed in the EBC:

- **Accessibility:** Waiver provisions now include all existing buildings; not just 1968 code and older buildings. Section 306.3
- **Emergency power requirements for fire pumps:** An exception waives the requirement for fire pumps to be connected to emergency power when the building is not equipped with an emergency generator. Section 308.4.2
- **Elevators:** Allowances for the removal of smoke vents; new hoistways serving high floors; ambulance stretcher requirement; LULAs; standby power, and fire alarm connection requirements. Sections 312.6.1 through 312.6.6.
- **Gas piping (prohibited location) installations:** An allowance provide for prior code buildings that might not readily comply with FGC 404. Section 311.4.2
- **Limited Alterations:** Penetration of fire rated assemblies during Limited Alterations work filed by the Licensee. Section 502.7
- **Seismic separation requirements:** Under stated conditions, seismic separation may not be required. Section 703.7.

(CONTINUED)

ACHIEVING GOAL #3

Codified issues now addressed in the EBC:

- **Protection of existing shafts and vertical openings:** Occupancy group-specific accommodations for required shaft enclosures and vertical openings. Section 803.2.1
- **Corridor ratings:** Allowance to reduce the more robust fire-resistance rating of an existing corridor in accordance with the building code, based on the installation of sprinkler protection. Section 804.2.6
- **Special provisions for prior code buildings:** Allowances for existing single compartment fire reserve tanks; sprinkler water supply; and calculated demand insufficiency (20-minute demand). Section 804.2.8
- **Ventilation requirements for enlarged bathrooms and kitchens:** Relief for natural and mechanical ventilation where kitchens and bathrooms are enlarged to accommodate accessibility requirements. Section 814.1
- **Means of Egress from Cellar Level:** For small establishments, egress requirements are based on use; by employees or by customers. Section 1005.6.2

ACHIEVING GOAL #3

Codified Bulletins, Memoranda, and Directives:

- **Department Memorandum dated April 21, 1982 for existing “Special Occupancy Structures”.** Section 305.5.18.2
 - Places of assembly with 300+ occupants, constructed prior to 1938.
- **Buildings Bulletin #2015-025, later superseded by BB #2024-001.** Section 804.4.7
 - Fire alarm system alterations and replacements.
- **Buildings Bulletin #2017-009.** Section 1506.2
 - Temporary Core Sprinkler Protection (TCSP) requirements during alterations.

ACHIEVING GOAL #4

Maintain safety by acknowledging the strengths of existing buildings and offering relief for difficult modifications.

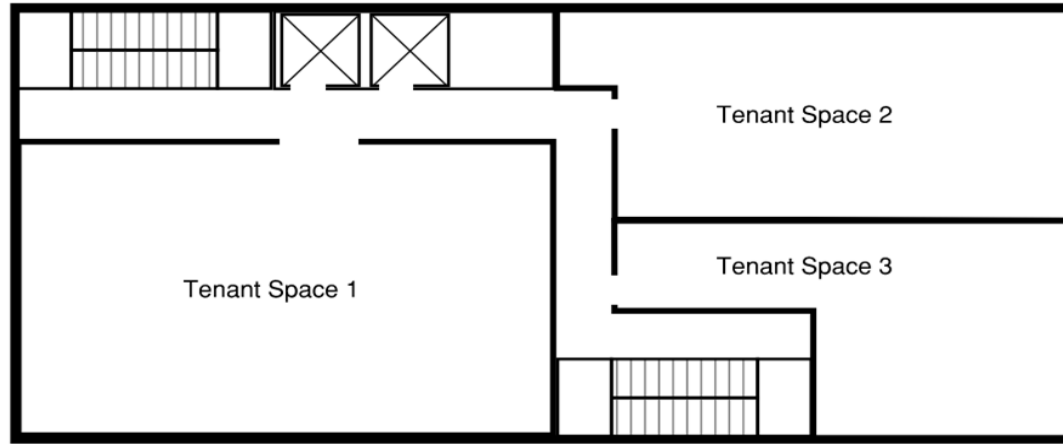
- Egress requirements of Subchapter 6 of the 1968 code are made applicable to prior code buildings – regardless of type and alteration level. Section 305.5
 - Occupant load & exit capacity
 - Egress accessibility
 - Exit remoteness
 - Travel distance
- Existing, lawfully constructed shaft enclosures and vertical openings may continue to exist (but cannot be reduced). Section 803.2.
- Bearing requirements for joists in existing non-fireproof buildings were carried over from the 1938 code. Section 803.11.
- Single exit provisions were carried over from the '68 code. Section 805.3.1.1.
- Occupancy-based dead-end corridor limits carried from '68 code. Section 805.6

ACHIEVING GOAL #5

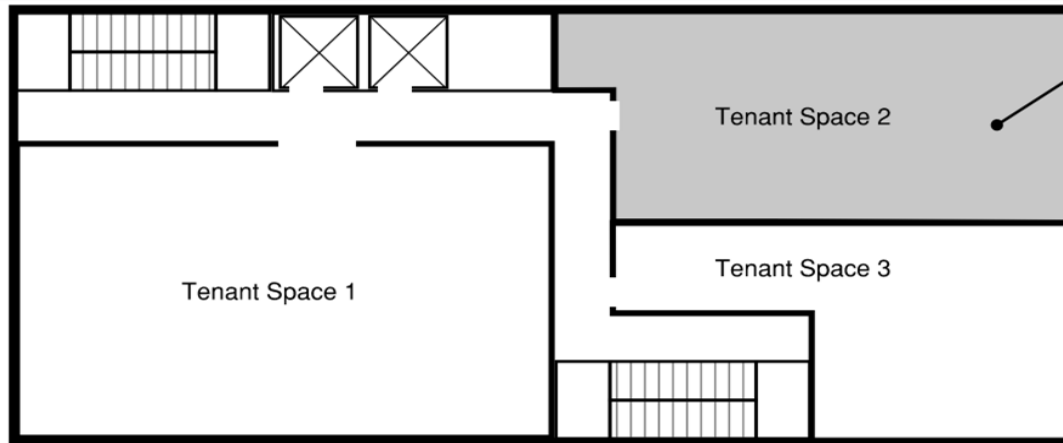
Enhance safety in existing buildings; incremental compliance triggers, independent of the cost, move older buildings toward safer futures.

- EBC chapters 8, 9, 10, and 11 introduce tailored requirements for safety, accessibility, and quality of life criteria based on the level and type of proposed alteration.
 - Level 1, level 2, change of occupancy, and addition
- “Work Area” concept is the basis for Level 1 and Level 2 alteration triggers.
 - Cost percentage no longer drives compliance.
- Examples of incremental upgrades for Level 1 Alterations (Chapter 8):
 - Work area with exits or corridors shared by multiple tenants shall be sprinklered if it exceeds 50% of the floor and the sprinkler water supply is available. If not available, work area must be protected by partial coverage smoke detection. Section 804.2.2.
 - Greater stringency for work areas including shared exits & corridors. Section 805

ACHIEVING GOAL #5



EXISTING PLAN



LEVEL 1 ALTERATION - PROPOSED PLAN

Work Area:

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

ACHIEVING GOAL #6

Incorporate applicable NYS MDL provisions to simplify compliance for alterations of multiple dwellings.

- Appendix D clarifies permissible compliance options for applicable requirements imposed by the NYS MDL.
 - Provisions are specific to converted, heretofore and hereafter erected multiple dwellings.
- EBC maintains MDL Article 7B for existing buildings converted to residential use.
 - Aligns with current demands for more housing.
- Many MDL definitions are updated to align with current codes.
- Appendix D allows other classifications to fully comply with applicable requirements of the EBC and modern construction codes.
 - MDL restrictions based on classification (old/new law tenements) must remain.

ACHIEVING GOAL #7

Make it user-friendly; easier navigation promotes compliance

- EBC organization aligns with DOB operations for type and level of alteration.
- Chapter 6 guides users through the types of alterations and applicable chapters.
- Chapters are consistently organized by building system.
 - Fire Protection Sections are 304, 804, 904, 1004, and 1104.
 - Means of Egress Sections are 305, 805, 905, 1005, and 1105.
 - Accessibility Sections are 306, 806, 906, 1006, and 1106, etc.
- Compliance triggers are easily measurable and associated with the type or magnitude of work being performed. Level 1, Level 2, Change of occupancy, and additions.
- Frequently applicable MDL provisions are located in Appendix D.
- App A & H provide guidance and details for older buildings and systems.



THANK YOU

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