

**BUILDING CODE  
OF THE CITY OF NEW YORK**

---

**Plus Selected Rules of the Department of Buildings  
LOCAL LAW NO. 76 Effective Dec. 6, 1968  
INCLUDES AMENDMENTS To October 1, 2004**

**MICHAEL R. BLOOMBERG  
MAYOR**

**PATRICIA J. LANCASTER, A.I.A.  
Commissioner**

**PREFACE**

The current Building Code was enacted by the City Council on October 22, 1968, and approved by the Mayor on November 6, 1968. It became effective on December 6, 1968, superseding the Building Code enacted in 1938. The "New Code" is based largely upon nationally accepted performance standards and specifications for materials and construction assemblies.

The present edition updates the Building Code to October 1, 2004.

The State Legislature, pursuant to Chapter 907 of the Laws of 1985, repealed and reenacted the Administrative Code of the City of New York to reflect changes in form, particularly a complete renumbering of the sections of the Code.

Accordingly, General Provisions, Licenses and Building Construction are contained in Chapter 1 of Title 26 and the Building Code is contained in Chapter 1 of Title 27. The old section numbers of the Building Code are shown in brackets, followed by the new section numbers. This serves as a convenience to architectural and engineering professionals and construction industry members familiar with the Code prior to this revision.

To facilitate the adoption of proven results of research and development in the dynamic field of construction, the Code provides that the Buildings Commissioner may adopt new standards or revise existing standards. In the past, this could only be accomplished by legislative action. Moreover, the Code further provides that equipment and materials may be accepted by the Department of Buildings based upon national reference standards and tests conducted by recognized national laboratories. Such acceptance previously required approval by the Board of Standards and Appeals.

Since 1968, there developed a need to respond to new situations or exigencies through the passage of local laws whose provisions were incorporated in the Building Code. Some of these included Local Law 5/73 (Fire Safety in Office Buildings); Local Law 41/78 (Fire Safety in Places of Public Assembly); Local Law 10/80 and Local Law 11/98 (Owners' Inspection of Building Facades); Local Law 10/81 (Owners' Inspection of Elevators); Local Law 16/84 (Fire Safety in Buildings,

including Hotels); Local Law 10/99 (sprinkler protection of residential building).

Recent significant amendments to the Building Code include:

- **Padlock Law (Local Law 6/93)**
- **Sidewalk Sheds**
- **Elevators and Escalators**
- **Fees**
- **Registration of Expeditors**
- **Boiler Inspections**
- **Consolidation of the Board of Standards and Appeals Equipment Section into the Materials & Equipment Acceptance Section of the Department of Buildings**
- **Cranes and Derricks**
- **Sprinklering of Residential Buildings (Local Law 10/99)**
- **Regulation of Outdoor Advertising (Local Law 14/01)**
- **Use of Mercury Gauges to Test Plumbing, Prohibited (Local Law 17/01)**
- **Awnings (Local Law 44/03)**
- **Carbon Monoxide Detectors (Local Law 07/04)**
- **Sprinklers, Exit Signs, and Photo-Luminescent Marking in High Rise Office Buildings and Other Prospective Changes to the Code relating to Fire Safety (Local Law 26/04)**
- **Mechanical Refrigeration (LL 32/04)**

## Preface

For further information, readers may wish to refer to the published series of the Department of Buildings' Directives and Memorandums which are available at

CityStore (NYC.gov/citystore) or visit the Department of Buildings website at NYC.gov/buildings for the latest policy and procedure notices.



Patricia J. Lancaster, AIA  
Commissioner

### EDITOR'S NOTE:

In addition to Chapter 907 of the state laws of 1985 mentioned in the preface above, the legislature enacted, effective September 1, 1986, Chapter 839 of the state laws of 1986, which made certain technical corrections and changes to the recodification.

Within the Reference Standards Appendix of this volume are references to specific sections in the Building Code. Standards enacted prior to the recodification of the Building Code refer to the code using the old section numbers. For your convenience, therefore, we have included a two-part conversion table which lists former to current and then current to former section numbers. In addition, the Table of Contents lists old and new major headings.

Editorial notes pointing out discrepancies between the former code and the recodified version not specifically indicated as changes, or references to laws that have amended the code since recodification, are indicated with asterisks and corresponding footnotes in bold italics at the following the section. Obvious errors (such as misspellings) are corrected and noted within the text with a [*sic*] following the particular word.

### Page Setup:

Where text is interrupted by a table, left column above the table will continue unto the right column above the table. Text below the table will follow the same pattern.

**TABLE OF CONTENTS**  
**Volume I**

**TITLE 26, ADMINISTRATIVE CODE**  
**HOUSING AND BUILDINGS**

**CHAPTER 1 — DEPT. OF BUILDINGS**

**SUBCHAPTER 1—General Provisions**

**SUBCHAPTER 2—Licenses**

**Article**

- 1 General Provisions**
- 2 Master Plumbing License; Master Fire Suppression Piping Contractor License**
- 3 Welder License**
- 4 High Pressure Boiler Operating Engineer and Portable High Pressure Boiler Operating Engineer Licenses**
- 5 Hoisting Machine Operator License**
- 6 Rigger License**
- 7 Sign Hanger Licenses**
- 8 Oil-Burning Equipment Installer License**
- 9 Concrete Testing Laboratory License**

**SUBCHAPTER 3—Building Construction**

**Article**

- 1 General Provisions**
- 2 Permits**
- 3 Fees**
- 4 Inspections**
- 5 Certificates of Occupancy**
- 6 Projections Beyond Street Line**
- 7 Safety in Building Operations**
- 8 Unsafe Buildings and Property**
- 9 Violations and Punishments**
- 10 Miscellaneous Provisions**

**SUBCHAPTER 4- Regulation Of Outdoor Signs**

**Article**

- 1 Maintenance Permit for Outdoor Signs**
- 2 Outdoor Advertising Companies**

**TITLE 27, ADMINISTRATIVE CODE**  
**CONSTRUCTION AND MAINTENANCE**

**CHAPTER 1—BUILDING CODE**  
**SUBCHAPTER**

- 1 Administration and Enforcement**
- 2 Definitions**
- 3 Occupancy and Construction Classifications**
- 4 Building Limitations**
- 5 Fire Protection Construction Requirements**
- 6 Means of Egress**
- 7 Special Uses and Occupancies**
- 8 Places of Assembly**
- 9 Loads**
- 10 Structural Work**
- 11 Foundations**
- 12 Light, Heat, Ventilation and Noise Control**
- 13 Mechanical Ventilation, Air Conditioning, and Refrigeration Systems**
- 14 Heating and Combustion Equipment**
- 15 Chimneys and Gas Vents**
- 16 Plumbing and Gas Piping**
- 17 Fire Alarm, Detection and Extinguishing Equipment**
- 18 Elevators and Conveyers**
- 19 Safety of Public and Property During Construction Operations**

**INDEX**

Title 26, Chapter 1  
Title 27, Chapter 1

## **Preface**

**This page is intended to be left blank**