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### **MODERNIZED BUILDING CODES**

For the first time since 1968, the New York City building code will undergo a comprehensive overhaul, bringing the statutes for construction into the 21st Century. The new codes, which will go into effect July 1, 2008, will improve building and construction safety, lower the cost of development and open up new and innovative measures for construction.

“Having safe homes and work places is critical,” said **Speaker Quinn**. “It’s long past time the city improved its Building Code. This new legislation offers enhanced safety regulations for new residences and for the people who work on construction job sites around the city. It also calls for more sustainable development and promises to be a valuable tool in the greening of our city. Mayor Bloomberg and his Administration, Housing and Buildings Chair Erik Martin Dilan and the rest of my Council Colleagues should be proud of accomplishing something that our government has not addressed for nearly 40 years.”

“With the adoption of this bill, we are literally putting the New York City Build Code into the 21<sup>st</sup> Century,” said **Housing and Buildings Chair, Erik Martin Dilan**. “For 40 years, developers and contractors have been using these outdated codes. This bill finds the perfect balance in mandating safer and more sustainable buildings, while protecting the construction workers who risk their lives everyday on the job. It also takes advantage of the technological advances by mandating the use of better, and often cheaper, materials.”

The new safety code covers both residential and commercial properties. Some of the featured improvements require:

- . • Sprinkler systems to be installed in new residential buildings with 3 or more units and in 1 and 2 family homes that are over 3 stories;
- . • Better-equipped and better-placed smoke detectors in new buildings;
- . • Improved safety standards for high-rise residential buildings;
- . • Student dorms to be classified similar to hotels to better protect occupants with fire protection features, including sprinklers and fire alarm systems; and

Additionally, the new code has measures in place to lower the cost of development, by offering contractors more cost effective alternatives, more flexible parameters and elimination of redundancies.

To increase sustainability, the city, under the authority of the Department of Buildings, will offer rebates on permit fees if a building is in compliance with the United States Green Building

Council's Leadership in Energy and Environmental Design (LEED) rating system. Rebates would also be provided for other sustainability measures, including the use of:

- . • Renewable energy;
- . • Energy use reduction;
- . • Water conservation systems;
- . • Redevelopment, remediation and reuse of contaminated properties known as "brownfields";
- . • Recycling construction and demolition waste; and
- . • Bicycle storage facilities.

Under this new proposal, the Council would be able to review the new codes every three years, to see which aspects are working and which measures need to be improved.