

THE ARCHITECT'S ANGLE

John W. Baumgarten Architect, P.C.

June 16, 2008

Vol. 24



John Baumgarten
R.A., AIA, NCARB, LEED

Do You Know That...?

- The New York City's International Building Code (IBC) will now be updated by the International Code Council (ICC) every three years to stay current with new materials, technologies and standards.
- We can help! Please contact us if you need help managing the transition to the new IBC. Our experts are already up-to-speed and can help you avoid code related delays and cost overruns.

Contact us:

Principal

John W. Baumgarten, R.A.
john@jwbarch.com

Associate

Anthony Hatzioannou, R.A.
anthony@jwbarch.com

John W. Baumgarten
Architect, P.C.
366 North Broadway
Suite 207
Jericho, NY 11753

T – (516) 939-2333
F – (516) 939-0033
jwbarch.com



Discovering the New Building Code

July 1, 2008 will mark a new era in the New York City construction industry. On this date, a “New Building Code” will go into effect. These new regulations will make sweeping changes focusing on construction safety, field inspections, the use and approval of building materials and fire protection systems and assemblies.

New York City's “new Code” is based upon the International Building Code (IBC), which is already a standard for many jurisdictions throughout the country and across the world. This update represents the first major overhaul of New York City Building regulations in over 40 years. For several years now, complimentary codes regulating plumbing and electrical work have already been in effect in New York City.

The IBC will be mandatory for all new buildings and for significant alterations which involve a change in Zoning Use Group or Building Code Occupancy Group. “Smaller” alterations not involving changes in Use or Occupancy may still use certain provisions of the 1968 Code relating to exits and fire protection.

However, regardless of the nature of the alteration work, all construction projects filed after July 1, 2008 must meet IBC requirements relating to plumbing, mechanical, sprinkler, standpipe, fire alarm and fuel gas work.

Additionally, all new buildings and building alterations must meet more stringent construction safety and inspection requirements. All such construction projects must now be managed by a certified Project Superintendent who has been tested and credentialed by the Building Department. Larger, more complex projects, defined by the code as “major buildings”, must also be supervised by a Site Safety Manager, a specially trained and credentialed Architect or Engineer specializing in job site safety.

Inspections of Life Safety sensitive areas of construction (steel, concrete, underpinning, etc.) will still be required as before. However, the qualifications of the various inspectors will be more carefully verified (by a national agency) with more training being required to obtain inspectors credentials. Formally called controlled inspections under the 1968 Code, these quality control observations are now referred to as “special inspections” under the IBC Code.

From a general perspective, the IBC code should result in safer construction sites and safer building. In broad terms the IBC requires/promotes sprinkler systems, fire protection of individual structural members and the segregation of building floor plans into more fire compartments separated by fire walls.

The IBC is a “model Code” which adopts by reference, numerous National Standards Codes such as the NFPA Family of Codes and the “UL” and “ASTM” Standards for the testing of building materials and assemblies. The acceptance of these almost universal standards eliminates the City's current duplicative requirement that all materials and equipment be separately tested and approved for use in New York City.

John W. Baumgarten Architect, P.C.: Recent Projects:

