

REPORT OF THE NEW YORK CITY NEW YORK STATE TASK FORCE ON BUILDING AND FIRE SAFETY

Issued pursuant to Chapter 283 of the Laws of 2010, to examine the status of building and fire safety issues related to State property in New York City



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Executive Summary

Introduction

The State of New York (State) and City of New York (City) are committed to ensuring that State owned buildings, located in NYC, meet the highest standards in fire and building safety. The State and City have worked together on the New York City/New York State Task Force on Building and Fire Safety, pursuant to Chapter 283 of the Laws of 2010, to examine the status of building and fire safety issues related to State property in the City. This collaboration has resulted in the development of this Report with its finding and recommendations, as required by law. This Report is presented to the Governor, Legislature, Mayor of the City of New York and New York City Council.

The Task Force was co-chaired by Division of Homeland Security and Emergency Services Commissioner Jerome M. Hauer and New York City Fire Commissioner Salvatore J. Cassano, and is comprised equally of New York State (State) and New York City (City) officials with fire, code and operational experience.

The Task Force was established to advance cooperative efforts of the State and the City and recommend approaches to address the issues related to the administration and enforcement of the applicable codes in State buildings in the City. The Task Force has a shared commitment to protect the safety of first responders, workers and the public on State property in the City.

The issues addressed by the Task Force align with several goals identified by Mayor Bloomberg's Construction, Demolition, and Abatement Working Group's July 2008 Report. This Report identifies the importance for the City to have visibility and awareness of construction, demolition, and other hazardous activity taking place on State property to allow for safe operations by the Fire Department of the New York (FDNY).

This Report provides the framework of fire safety and building code issues which will serve as the foundation for an on-going dialogue between the State and the City.

Statutory Responsibilities

The Task Force's statutory responsibilities identified in Chapter 283 of the Laws of 2010 include:

- Review key distinctions between the building and fire codes of the City and State and recommend enhancements to the respective codes as applied to State buildings in the City;
- Review safety issues and concerns encountered by first responders in the City when responding to emergencies in State buildings;
- Review and update the inventory of buildings in the City owned or leased by the State or a State agency and the entities controlling such buildings;
- Review existing formal and informal arrangements for building and fire code compliance, and inspections by City agencies for buildings owned or leased by the State;
- Develop mechanisms to enhance transparency of construction and operation of State buildings in the City, including posting of inspection data and publication of information about new State projects;
- Review major State capital projects over the last decade in the City and identify issues related to compliance with fire codes and life-safety for such capital projects; and
- Make recommendations that would address the relationship of the building and fire codes of the City to buildings owned or leased by the State.

Administration and Enforcement of Codes

State law requires every local government, with the exception of the City, to administer and enforce the Uniform Fire Prevention and Building Code (State Code). The City retained its authority to adopt, administer and enforce its own building and fire codes. The State and City codes are principally similar, with the International model codes serving as the foundation for the respective codes.

The State Code applies to State (public) buildings¹, including those located in the City. The State is responsible for the administration and enforcement of the State Code with respect to all buildings and property in the custody of the State. Likewise, the City codes apply to City buildings and the City is responsible for the administration and enforcement of the City's codes.

The State and the City differ as to whether State buildings in New York City are subject in certain instances to local regulation and inspection.

¹ The terms State buildings and State property, as used in this Report, generally refer to all buildings and property owned by a State agency, public benefit corporation or authority.

The State Code is a technical document and does not contain administrative requirements or procedures for the administration of the State Code. Rather, such administrative requirements are separately contained in 19 NYCRR Parts 1203 and 1204. These regulations establish the minimum standards for the administration and enforcement of the State Code by local government and the State, respectively.

The City addresses its administrative requirements and procedures through a combination of code provisions, local laws and Commissioners' rules.

The implementation of the recommendations of the Task Force will require action through a variety of ways, including policy directives, regulatory amendments and modifications to the code through the appropriate code adoption process and respective entity.

Summary of Recommendations

The following summarizes the recommendations, submitted by the Task Force as outlined in this Report, to address the code applicability, compliance and fire safety issues, related to State buildings in the City, intended to increase the safety of the public and firefighters and are the result of careful evaluation.

Immediately following each summarized recommendation is a cross reference to the full recommendation(s) contained within the body of the Report and a proposed timeframe for completion.

- ❖ *The Task Force recommends that the State and City continue to evaluate the areas of divergence in their respective codes. This assessment will assist the State and City with the consideration of future modifications through the appropriate code adoption process and body for the respective entity.*

- *Recommendations 1 & 4*

- *Recommended timeframe for completion ... 6 months*

- ❖ *The Task Force recommends that the State and City work together to perform a detailed analysis to determine the significance of the City's reported operational concerns in State buildings in the City, including those related to construction site safety and administrative policies, such as permitting, leased space and certification of personnel.*

- *The Task Force recommends that certain issues, such as color coding standpipes, incompatible hose thread connections and reporting the presence of hazardous materials, may be addressed through a change in current State codes, agency practice or policy. These concerns may be rectified through State Code changes, inter-agency communications, memoranda of understanding, or other administrative action.*
 - *Recommendations 2, 3, 4, 6, 7 & 9*
 - *Recommended timeframe for completion ... 6-12 months*
- ❖ *The Task Force recommends the State and City continue to explore ways to provide for transparency of inspections of State buildings and increase awareness of State construction projects in the City and statewide.*
 - *The Task Force recommends that the State’s Office of Fire Prevention and Control (OFPC) continue to work with the City to: (1) request background and operational information regarding the properties inspected by OFPC; (2) extend the offer to FDNY to accompany OFPC during its inspections; (3) facilitate joint inspections; (4) maintain an open dialogue; and (5) share inspection data.*
 - *The Task Force recommends that the State require the filing of the Annual Report by all State Agencies required to prepare such report, pursuant to 19 NYCRR Part 1204, and that the reports be posted on the Department of State’s website.*
 - *The Task Force recommends that for the purpose of pre-incident planning, the State work to assure that FDNY has access to, and pertinent information about, State buildings in the City.*
 - *The Task Force recommends that, in addition to code, contractual or other changes, an arrangement similar to FDNY’s transportation liaison program be established to promote information sharing and resolution of safety concerns identified by the City. It is further recommended that OFPC serve as FDNY’s non-jurisdictional liaison for State buildings and property in the City.*
 - *Recommendations 3, 5, 10, 12, 13, 16 & 17*
 - *Recommended timeframe for completion ... 6-9 months*

- ❖ *The Task Force recommends that a comprehensive fire inspection program, with adequate follow-up and a system to ensure the correction of violations, is needed for State buildings and property in the City and would provide a more effective approach to fire safety.*
 - *The Task Force recommends with respect to State enforcement of its Code, that consistency exist in the fire safety inspection process for State buildings in the City and that it be uniform in nature and carried out in a comprehensive and coordinated manner by a single State entity.*
- *Recommendations 14 & 15*
- *Recommended timeframe for completion ... 9-12 months*

- ❖ *The Task Force recommends that the State require retail tenants and concessionaires who lease or operate in State property to comply with applicable provisions of the City codes and rules.*
 - *Recommendations 18 & 19*
 - *Recommended timeframe for completion ... 6 months*

- ❖ *The Task Force recommends that the State take immediate appropriate action to address the regulation of the use, handling and storage of explosives on State property in the City.*
 - *Recommendation 8*
 - *Recommended timeframe for completion ... 3 months*

Conclusion

The Task Force provided the State and City an opportunity to collaborate on fire and building safety issues on State property in the City resulting in recommendations which will serve as the basis for an on-going dialogue and provide for further consideration of enhancements in code, policy and procedure by both entities.

The Task Force stresses that no single recommendation will resolve all fire and building safety issues on State property in the City. Implementation of an open and active dialogue between the State and the City is the first step towards resolving these issues.

Topics for Task Force Review

The following is an evaluation of the seven building and fire safety issues charged to and reviewed by the Task Force, pursuant to Chapter 283 of the Laws of 2010. These issues are introduced by large capital letters with the related recommendations highlighted in the following manner:

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Task Force recommendations are set off in bold italics in this manner throughout the Report.
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Proposed timeframes for completion of recommended actions by the State and City are contained in the Executive Summary.

Review key distinctions between the building and fire codes of the City and State and recommend enhancements to the respective codes as applied to State buildings located in the City.

Foundation for Current State and City Codes

New York State Uniform Fire Prevention and Building Code Act, Executive Law Article 18, was enacted in 1981 for the purposes of:

- Providing a minimum level of protection from the hazards of fire in the State;
- Creating a uniform code addressing building construction and fire prevention in order to provide a basic minimum level of protection to all people of the state from hazards of fire and inadequate building construction.
 - Reconciling the myriad existing and potentially conflicting regulations which apply to different types of buildings and occupancies;
 - Recognizing that fire prevention and fire prevention codes are closely related to the adequacy of building construction codes, that the greatest portion of a building code's requirements are fire safety oriented, and that fire prevention and building construction concerns should be the subject of a single code;
 - Placing public and private buildings on an equal plane with respect to fire prevention and adequacy of building construction;
 - Requiring new and existing buildings alike to keep pace with advances in technology concerning fire prevention and building construction, including, where appropriate, that provisions apply on a retroactive basis; and
 - Providing protection to both residential and non-residential buildings;

- Insuring that the uniform code be in full force and effect in every area of the State;
- Encouraging local governments to exercise their full powers to administer and enforce the uniform code; and
- Providing for a uniform, statewide approach to the training and qualification of personnel engaged in the administration and enforcement of the uniform code.

Prior to the enactment of the New York State Uniform Fire Prevention and Building Code Act, the adoption, administration and enforcement of building and fire codes was initiated at the local government level. In addition, the vast majority of municipalities had no fire prevention code. The lack of uniformity was further exacerbated by the confusion regarding the complexity of overlapping State laws and regulations regarding fire and life safety.

Since January 19, 1984, the law requires every local government², with the exception of the City, to administer and enforce the Uniform Fire Prevention and Building Code (State Code). The City retained its authority to adopt, administer and enforce its own building code.³

The State Fire Prevention and Building Code Council⁴, was created and empowered, in part to:

- Develop a uniform fire prevention and building code to include:
 - uniform standards and requirements for construction and construction materials for public and private buildings, including factory manufactured homes.
 - use of modern technical methods, devices and improvements which tend to reduce the cost of construction without substantially affecting reasonable requirements for the health, safety and security of the occupants or users of buildings;
 - the standardization of construction practices, methods, equipment, material and techniques; and
 - elimination of restrictive, obsolete, conflicting and unnecessary building regulations and requirements which tend to increase unnecessarily construction costs or retard unnecessarily the use of new materials, or provide unwarranted preferential treatment to types or classes of material or products or methods of construction.

² Executive Law § 381 grants local governments the ability to adopt a local law to opt out of administering and enforcing the State Code, thereby transferring such responsibility to the county, and in the event the county opts out, the State maintains responsibility for local administration and enforcement of the State Code.

³ Executive Law § 383 states that, “in cities with a population of over one million, the existing building and fire prevention codes shall continue in full force and effect beyond January one, nineteen hundred eighty-four unless the council, after analysis and consultation with the building and fire officials of such cities, shall determine that said local code provisions are less stringent than the uniform [State] code.”

⁴ Representatives serving on the State Fire Prevention and Building Code Council include: Secretary of State, the State Fire Administrator and 2 other State officials, 6 local elected officials, one of whom represents the City of New York, and 7 other individuals including: one fire service official, one registered architect, one professional engineer, one code enforcement officials, one for builders, other for trade unions, and one person with a disability.

- Periodically review the entire code to assure that it effectuates the purposes and the specific objectives and standards established by statute.
- Study the operation of the uniform fire prevention and building code, local regulations and other laws relating to the construction of buildings and the protection of buildings from fire to ascertain their effects upon the cost of building construction and the effectiveness of their provisions for health, safety and security, particularly as such provisions relate to the protection of life and property from the dangers of fire.
- Recommend tests and approvals or to require the testing and approval of materials, devices and methods of construction to ascertain their acceptability under the requirements of the uniform fire prevention and building code.

Effective July 1, 2002, the State adopted the International Code Council model codes⁵, with State enhancements. On July 1, 2008, the City adopted the International Code Council model codes⁶, with City enhancements.

The State Code applies to State (public) buildings, pursuant to Executive Law Article 18. The State is responsible for the administration and enforcement of the State Code with respect to buildings and property in the custody of the State, including property in the City, pursuant to 19 NYCRR Part 1204 (Part 1204).

Part 1204, attached as Appendix A, includes in relevant part:

- Responsible personnel to manage a code compliance program
- Construction permits
- Inspection during construction
- Use and Occupancy of Buildings
- Stop work orders and revocation of permits
- Fire safety inspections
- Annual reporting

Similarly, the City codes apply to City owned buildings and the City is responsible for the administration and enforcement of the City's codes and rules.

The New York City Department of Buildings (DOB) is responsible for the interpretation and

⁵ Model codes used: International Building Code; International Fire Code; International Residential Code; International Property Maintenance Code; International Mechanical Code; International Plumbing Code; International Fuel Gas Code; and International Existing Buildings Code.

⁶ Model codes used: International Fire Code; International Building Code; International Mechanical Code; International Plumbing Code; and International Fuel Gas Code.

enforcement of the NYC Construction Codes⁷ and other laws and regulations that govern the construction, maintenance, safety, occupancy and use of buildings and structures in the City.

In November 2002, New York City Executive Order No. 30, created an advisory commission to study the feasibility of adopting a model code for the City. The Mayor's Advisory Commission issued its report in May 2003, recommending that the City adopt, in modified form, the International Code Council's (ICC's) family of codes. The New York City Construction Codes Program was created and housed in DOB. The effort culminated in 2007 with the enactment of Local Law 33 of 2007, adopting a new set of Construction Codes for New York City based on the 2003 version of the ICC family of codes, with New York City specific amendments. The Construction Codes took effect a year later on July 1, 2008.

The purpose of the Construction Codes is to provide reasonable minimum requirements and standards, based upon current scientific and engineering knowledge, experience and techniques, and the utilization of modern machinery, equipment, materials, and forms and methods of construction, for the regulation of building construction in the city of New York in the interest of public safety, health and, welfare and the environment, and with due regard for building construction and maintenance costs.

FDNY is responsible for the administration and enforcement of the City's fire safety laws and regulations. Pursuant to the Mayor's Advisory Commission recommendation, the Fire Department undertook a Fire Code Revision Project to review the 2003 edition of the International Fire Code against the existing New York City Fire Prevention Code and regulations, and proposed amendments to address the unique character of New York City. The enactment of the 2008 New York City Fire Code marked the first comprehensive revision of that code in a century.

The New York City Fire Code regulates such matters as emergency preparedness; the prevention and reporting of fires; the manufacture, storage, handling, use and transportation of hazardous materials and combustible materials; the conduct of various businesses and activities that pose fire hazards; and the design, installation, operation and maintenance of the buildings and premises that house such materials, businesses and activities.

The State and the City differ as to whether State buildings in New York City are subject in certain instances to local regulation and inspection.

⁷ The "NYC Construction Codes" and rules include: Building Code, Mechanical Code, Plumbing Code, Fuel Gas Code, and Title 28 of the Administrative Code and Title 1 of the Rules of the City of New York.

Key Distinctions Between State and City Codes

The Department of State and FDNY prepared a document identifying the key distinctions between the State and City fire codes, attached as Appendix B.

The City Department of Buildings prepared a document outlining the provisions of the City codes⁸ where the City reports that the State does not have identical requirements, attached as Appendix C.

These assessments support the fact that the State and City codes are principally similar, as a result of the International model codes having served as the foundation for the respective codes. Notwithstanding, there are areas within the City codes which are more restrictive than the State codes, and conversely, there are areas within the State codes which are more restrictive than the City codes.

At the direction of the State Fire Prevention and Building Code Council, the State has recently commenced a revision cycle wherein the International Code Council 2009 and 2012 model codes will be reviewed and considered for potential adoption. It is anticipated that many of the technical issues that the City has addressed through enhancements to its codes or adoption of rules may be implemented statewide, in both public and private buildings, during this revision cycle.

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#1. The Task Force recommends that the State and City continue to evaluate the areas of divergence in their respective codes. This assessment will assist the State and City with the consideration of future modifications through the appropriate code adoption process and body for the respective entity.

- This evaluation should include high-rise provisions, such as impact resistant stairs and elevators, enhanced emergency power, fire protection systems, and increased structural integrity.***
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Review safety issues and concerns encountered by first-responders (FDNY) in the City when responding to emergencies in State buildings.

Fire department personnel regularly rely on the systems and features required by the fire and

⁸ The City reviewed the following City codes, otherwise known as the “NYC Construction Codes” and rules: Building Code, Mechanical Code, Plumbing Code, Fuel Gas Code, Title 28 of the Administrative Code and Title 1 of the Rules of the City of New York.

building codes when conducting firefighting and rescue operations. Non-existent or nonconforming systems impede the timeliness, effectiveness and safety of such operations. The purpose of fire codes is to establish minimum requirements for providing a reasonable level of life, safety, and property protection from the hazards of fire, explosion, or other dangerous conditions in buildings, structures and premises and to provide for the safety of firefighters and emergency responders during emergency operations.

The City has expressed concerns with perceived disparities between the State and City codes. As previously identified, the State and City codes are both derived from the International Fire Code, with State and City enhancements incorporated within, respectively.

FDNY Operational Impacts

The City asserts, as part of FDNY’s operational concerns, that the State Code does not similarly address certain systems and features, as required in the City code. Below is a table listing several specific issues raised by the City and the applicable City and State code provisions, wherein such issues are addressed.

Impact on FDNY Operations	City Code	State Code
Standard City thread on fire hose connections	Approval for: fire department siamese connections; standpipe hose outlets; pressure reducing valves. (FC901.4.5(3))	Approval for: fire hose threads used in conjunction with sprinkler and standpipe systems; Standpipe thread must be compatible with fire department hose thread. (FC903.3.6; 905.1)
Fire alarm system command panel and functionality	FDNY certificate of approval required for: fire alarm system control panels. (FC901.4.5(4)). This requirement helps ensure that City firefighters are kept abreast of new technologies and are acquainted with the design and operation of the fire command centers that utilize those technologies.	Approval for: Fire alarm construction documents, including location of devices, signaling equipment and interface of fire safety control function (FC907.1.1) and fire command center. (FC509.1)

Emergency preparedness and staff, including office building emergency action plans and fire safety/emergency action plan directors	Emergency planning and preparedness requirements to include: general; public gatherings; fire safety and evacuation plans; emergency action plans; fire drills; fire safety and evacuation plan; and use and occupancy related requirements. (FC Chapter 4)	Emergency planning and preparedness requirements to include: general; public assemblages and events; fire safety and evacuation plans; emergency evacuation drills; employee training and response procedures; hazard communication; and use and occupancy related requirements. (FC Chapter 4)
Fire apparatus access	Fire apparatus access roads design, installation and maintenance; incorporates standards of NYC DOT. (FC503)	Fire apparatus access roads, provision for and maintenance of (FC503). Specifications. (Appendix D)
Rooftop access	Building access; maintenance of exterior doors and openings; stairwell access to roof; Rooftop access and obstructions; telecommunications installations. (FC504)	Required access; maintenance of exterior doors and openings; and stairway access to roof. (FC504)
Color coding of standpipes and sprinkler systems lines	Color coding based on type of system and coverage area. (BC 903.6)	None specified.

As illustrated above, both the State and City Codes contain provisions applicable to the majority of the issues identified by FDNY. Notwithstanding, a detailed analysis of the above-listed provisions has not yet been conducted to determine to what extent such differences present operational impediments for FDNY in State buildings based on the applicability of the State Code.

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#2. The Task Force recommends that the State and City work together to perform a detailed analysis of the differences in the respective fire codes, as identified in Appendix B, in an effort to determine the extent to which such differences present operational impediments for FDNY in State Buildings in the City.

#3. The Task Force recommends that certain issues, identified by the City, such as color coding of standpipes, incompatible hose thread connections and reporting the presence of hazardous materials, may be addressed through a change in current State codes, agency practice or policy. These concerns may also be rectified through State Code changes, inter-agency communications, memoranda of understanding, or other administrative action.

- *In order to facilitate the desired color coding and signage of standpipes and sprinklers, the State should survey its buildings in the City. FDNY should assign its fire companies to assess the current status of fire department connections (FDCs) of such standpipe and sprinkler systems in State buildings in the City to assure compatibility with hose threads used by FDNY.*
- *To assist with the sharing of information with FDNY about the presence of hazardous materials in State buildings in the City, OFPC should facilitate the compilation and transmission of this information.*

#4. The Task Force recommends that certain significant operational issues identified by the City, which cannot be remedied through administrative action, should be evaluated by the State and City to determine whether such issues warrant action through the presentation of draft modifications to the State Code to the New York State Fire Prevention and Building Code Council for consideration if the change is appropriate statewide.

#5. The Task Force recommends that OFPC serve as the State point of contact on these matters and work with FDNY to identify such issues and facilitate compliance by State Agencies and Authorities.

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Construction Site Safety

Construction site accidents highlight the importance of fire and site safety in buildings and on properties while construction, alteration and/or demolition activities are undertaken. Compliance with the applicable fire code and/or building code provisions governing construction sites, including the requirement for competent construction site safety personnel, serves to protect the public, contractors, construction personnel, and emergency responders.

The City asserts, as part of its concerns, that the State Code does not similarly address certain systems and features, as required in the City codes and rules relevant to construction site safety. Below is a table listing several specific issues raised by the City and the applicable City and State code provisions addressing such issues. Appendix C annexed hereto also lists site safety provisions reportedly not addressed in the State codes.

Construction Site Safety	City Code	State Code
Construction sites	Governs fire safety measures during the construction, alteration, or demolition of buildings, structures or premises. (FC Chapter 14)	Prescribes minimum safeguards for construction, alteration and demolition operation to provide a reasonable level of safety to life and property from fire during such operations. (FC Chapter 14)

Fire safety manager Requirements	Fire Safety Manager, when required by the Building Code [NYC] responsible to ensure compliance with requirements of the Codes. Conduct daily inspections, maintain log. Such individuals require related experience and are certified by FDNY (FC1408.1)	Program Superintendent to oversee fire prevention program throughout the project. (FC1408.1)
Open fire prohibition	Open burning prohibited on construction sites. (FC1404)	Open burning shall comply with FC §307. (FC1403)
Hot work and fire watch requirements	Chapter 26	Chapter 26
Regulation of the storage, handling and use of flammable and combustible liquids	Requires flammable and combustible liquids be in conformance Section 3404. (FC1406)	Requires storage, use and handling of flammable and combustible liquids in conformance with §3404 and 3406.2, as applicable. (FC1405)
Flammable gases	Requires storage, use and handling of flammable gases be in conformance with Chapter 26, 35 and 38 as applicable. (FC1406)	Requires storage, use and handling of flammable gases be in conformance with Chapter 35. (FC1406)
Explosives	Establishes that the use of explosives shall be governed by FC1418 and Chapter 33. (FC1407)	Establishes that the use of explosives shall be governed by Chapter 33 and 12 NYCRR 39 (Dept. of Labor). Section 3305 establishes criteria for the manufacture, assembly and testing of explosives and explosive materials. (FC1407)
Site safety manager or coordinator requirements for major building construction to monitor compliance with safety requirements	Designation of site safety manager or coordinator who must be on-site to monitor compliance with the safety requirements of Chapter 33 of the Building Code. Such individuals require related experience and are certified by NYC DOB. (BC 3310)	No provision

Standpipe readiness for use by fire-fighting personnel and standpipe requirements	When work reaches 75' in a building where a standpipe will be required, a standpipe shall be provided and kept ready for use by the fire department. During demolition – shall be maintained as dry standpipes, capped one floor below the floor being demolished. (BC 3303.8)	Buildings > 4 stories shall be provided with not less than one standpipe for use by the FD during construction when construction reaches > 40' above the level of fire department access. During demolition must be maintained operable during demolition not less than one floor below the floor of demolition. (FC1413)
Site safety manager or coordinator standpipe inspection requirements	Site safety manager to conduct daily check of standpipe to assure readiness. Weekly inspection of full standpipe system. Log book required. (BC 3310.8.1.1)	Fire prevention program manager responsible for assuring all required fire protection equipment is maintained and serviced in accordance with the code. (FC1408.4)
Smoking	Smoking prohibited on construction sites. (BC 3303.7.3)	Smoking prohibited, except for approved areas. (FC1404.1)

Buildings are most vulnerable to fire during construction, demolition or alteration. The availability and abundance of accessible avenues for vertical fire spread make buildings undergoing demolition highly susceptible to damage from fire.

The State and City codes contain special measures to minimize the potential for a fire and aid in fire control and suppression during these high risk periods. These requirements build upon other sections of the codes to prescribe certain safeguards, such as maintenance of adequate means of egress and on-site firefighting equipment and systems.

Examples of the corresponding protection afforded by both codes include the following:

- Standpipe systems must be maintained operable and available for use by the fire department when a structure is being demolished. The codes require that when a structure or a floor is to be demolished, and its standpipe system is also demolished, the system may not be demolished more than one floor below the floor being demolished.
- Both codes contain comprehensive criteria for hot work⁹ in Chapter 26. Section 2603.3, requires a knowledgeable and responsible person to issue a hot work permit after consideration of fire potential and preventative measures.

⁹ Hot work means operations including cutting, welding, Thermit welding, brazing, soldering, grindings, thermal spraying, thawing pipe, and open torches.

The City has incorporated, in its codes and rules, robust provisions for construction site safety that enhance protection of the public, contractors, construction personnel, and emergency responders. These safeguards include, but are not limited to: extensive requirements on cranes and their operation, sidewalk sheds to protect pedestrians, and training and licensing of site safety managers and coordinators.

Unlike the City Fire Code, the State Fire Code does not contain provisions governing the use, handling and storage of explosives¹⁰, but rather defers governance to the Penal Law, Article 16 of the Labor Law and Department of Labor regulations, contained in Title 12 of the New York Codes, Rules and Regulations Part 39. Notwithstanding, the City is exempt from the Department of Labor’s laws and regulations governing the sale, use, handling and storage of explosives. Therefore, it appears there is a significant gap regarding the regulation of explosives on State property in the City.

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#6. The Task Force recommends that a detailed analysis of above-listed provisions, and related provisions listed in Appendices B and C, be conducted to determine the fire and construction safety impact on State construction projects in the City. OFPC and Department of State have agreed to work with FDNY and NYC Department of Buildings to perform such analysis.

#7. If identified and determined as appropriate and feasible, certain provisions contained in the City’s codes and rules could be incorporated in the operational specifications of future State construction projects, e.g. standpipe signage and lighting, site safety personnel, crane operations, use of personnel licensed or certified by the City.

#8. The Task Force recommends that the State take appropriate action to address the regulation of the use, handling and storage of explosives on State property in the City.

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General Fire Safety Issues

The City codes contain permitting, licensing and other provisions to require that materials, operations and facilities are operated and maintained in accordance with the City’s codes and rules. These provisions also serve as a means to provide information to alert firefighters and

¹⁰ The State Code deletes certain sections of the International Fire Code pertaining to explosives, including: Section 3302: Definitions; Sections 3303: Explosives record keeping and reporting; Section 3304: Explosives storage and handling; Section 3306: Storage of small arms ammunition and primers, black powder, and smokeless propellants; and Section 3307: Blasting operations. Conversely, the City Code deletes section 3305: Manufacture, assembly, and testing of explosives, explosive materials and fireworks.

other emergency responders to the presence of hazardous materials or operations. The State Code is a technical document and does not contain similar administrative requirements, such as permits and licenses. Rather, the procedures for the administration of the State Code are contained in 19 NYCRR Parts 1203 and 1204.

Fire Safety Issues	City Code	State Code
Permits	Establishes a system for the Fire Commissioner to grant approximately 44 different special operational permits for: manufacture; storage; handling; use; transportation; and sale of certain materials or operations.	Permits are considered an administrative component of a code enforcement program, however, there are currently none established for state property pursuant to 19 NYCRR 1204.
Certificates	Establishes requirements for certificates of fitness or qualification for personnel engaged in certain duties or tasks pursuant to separate laws, rules, and regulations. (FC113-115)	No such provision.
Place of assembly requirements	Requires a seating plan; FDNY place of assembly permit; DOB place of assembly certificate of operation; signage. (FC408.2; 105.6; BC 1024)	Requires seating plan; preshow announcement about exits; compliance with §401-406, fire safety and evacuation plan; emergency evacuation drills; employee training and response procedures. (FC408)
Commercial cooking equipment operational and maintenance requirements including periodic inspection, testing and cleaning.	Requires commercial cooking systems to be designed and installed in accordance with construction codes, and comply with 901, 904.1.1 904.4 and FC904.11 for maintenance and fire protection systems.	Requirement for design and construction are contained in the Mechanical Code of New York State. Section 904.11 contains the requirements for maintenance and fire protection systems.
Restrictions on use of flammable and combustible liquid and propane in containers and in occupancies	Establishes criteria of storage, use and handling of flammable and combustible liquids and liquefied petroleum gas (LP). (FC3404, 3405, 3809)	Establishes criteria of storage, use and handling of flammable and combustible liquids and liquefied petroleum gas (LP). (FC3404, 3405, 3809)

Although the State and City fire codes share a similar philosophy on building and fire safety, the City has more fully developed policies and procedures to help assure the safety of building occupants in the event of fires and other emergencies. One important component of these plans and procedures is the Emergency Action Plan, which is a written plan setting forth the circumstances and procedures for sheltering in-place, in-building relocation, and partial or full evacuation in response to an incident. Also, the City has specific training and certification criteria for personnel identified with key roles and responsibilities to execute the Emergency Action Plan.

Another area where the City has elected to place a strong emphasis on assuring that FDNY has awareness of conditions and operations in buildings is through its programs for permits, certificates of approval, certificates of fitness and licenses. The City Fire Code retained approximately 44 of the 60+ operational permits, contained within the model International Fire Code, which provide the fire department with operational awareness and serve as the impetus for initiating special inspections.

The State addresses its policies and procedures regarding the administration and enforcement of the Code by local governments and State Agencies through regulation, contained in 19 NYCRR Parts 1203 and 1204, respectively.

Pursuant to 19 NYCRR 1203, the State establishes the criteria for the administration and enforcement of the State Code by a local government, which includes a requirement that local government, establish a program for the issuing of the following operational permits, at a minimum:

- Manufacturing, storing or handling hazardous materials in quantities exceeding those listed in tables 2703.1.1(1), 2703.1.1(2), 2703.1.1(3) or 2703.1.1(4), of the Fire Code of New York State;
- Hazardous processes and activities, including but not limited to, commercial and industrial operations which produce combustible dust as a byproduct, fruit and crop ripening, and waste handling;
- Use of pyrotechnic devices in assembly occupancies;
- Buildings containing one or more areas of public assembly with an occupant load of 100 persons or more; and
- Buildings whose use or occupancy classification may pose a substantial potential hazard to public safety, as determined by the government or agency charged with or accountable for administration and enforcement of the Uniform Code.

Conversely, 19 NYCRR Part 1204, which establishes procedures for the administration and enforcement of the State Code by State agencies, does not contain similar requirements for operational permits.

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#9. The Task Force recommends that a detailed analysis of above-listed provisions be conducted to determine whether any significant fire safety impacts or operational impediments arise from the differences in the State and City regulatory or operational requirements. If identified and determined to be feasible, various administrative procedures, such as emergency action plans, operational permitting and equivalent training or certification of certain employees, should be considered for inclusion in applicable State regulations.

#10. The Task Force recommends the State amend Part 1204 to incorporate, at a minimum, the same operational permits required in 1203. To increase objectivity, there should be a separation of the operation permit authority from the construction permit authority currently contained in Part 1204.

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Review and update the inventory of buildings in the City owned or leased by the State or a State agency and the entities controlling such buildings.

The State prepared an inventory of State agency and authority owned buildings in the City, attached as Appendix D.¹¹

The inventory of State buildings represents the capital asset information reported by State agency property owners to the NYS Office of General Services for input into the Statewide Capital Asset Accounting System (SCAAS), which is the electronic tool that aids in maintaining capital asset information for financial reporting and inventory purposes. Agency reporting into SCAAS is conducted at various milestones throughout the year, such as at the time of acquisition and issuance of a certificate of completion. It is the responsibility of each agency to maintain accurate capital asset information in SCAAS. The inventory of authority owned buildings is the result of recent efforts to directly solicit building ownership data from State Public Authorities, as identified by the Authorities Budget Office.

¹¹ The inventory contains the information reported as of the date of this Report and therefore may not be inclusive of all State property and buildings in the City.

Review existing formal and informal arrangements for building and fire code compliance, and inspections by City agencies for buildings owned or leased by the State.

A list of the formal agreements that exist between the New York City Department of Buildings and State entities is attached hereto as Appendix E.

The following informal arrangements exist between the State and City:

- FDNY performs fire safety inspections of the State University of New York Fashion Institute of Technology

The following are inter-agency State agreements which apply to inspections and code compliance of State property in the City, wherein the City is not a party.

- OFPC has been delegated authority to provide fire safety inspections for certain State Agencies, in compliance with Part 1204, including approximately 240 State-owned properties in the City. These agencies include:
 - Office of General Services
 - Office for People with Developmental Disabilities
 - New York Power Authority
 - Department of Environmental Conservation
 - Division of Lottery & Racing and Wagering Board
 - State University of New York (also for compliance with Education Law)

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#11. The Task Force recommends that OFPC continue to work with FDNY to: (1) request background and operational information regarding the properties inspected by OFPC ; (2) extend the offer to FDNY to accompany OFPC during its inspections; (3) facilitate joint inspections; (4) maintain an open dialogue; and (5) share inspection data.

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Dvelop mechanisms to enhance transparency of construction and operation of State buildings in the City, including posting of inspection data and publication of information about new State projects.

A primary purpose of the codes is to provide for the protection of firefighters and other emergency responders during emergency operations. Firefighters and other emergency

responders need access to pertinent information relating to a building’s compliance with the codes, such as construction activity and hazards revealed during recent inspections. Transparency is a key element to assure the availability of such information as it relates to the safety of emergency responders and can be achieved through the sharing of inspection records, building data and on-site pre-incident planning.

State Agency Code Activity Reports

Part 1204 requires State Agencies to prepare an annual report, attached as Appendix F, to include, in relevant part:

- Name and address of the agency, code coordinator, and any code compliance managers;
- List of all construction permits, code compliance certificates, and temporary approvals for occupancy which were issued or received during the preceding year;
- List of all fire safety inspections conducted;
- List of all code violations not corrected within 60 days of their discovery;
- Statement of the current status of uncorrected violations and a plan to correct any such violations;
- List of all code related complaints and disposition of complaints; and
- Changes in custody and responsibility for code enforcement.

There is no requirement that the Annual Report be filed with the Department of State. However, Agencies are required to file, with the Department of State, a notification of completion of the Annual Report, attached as Appendix G.

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#12. The Task Force recommends that the State require the filing of the 1204 Annual Report by all State agencies required to prepare this Report and that such reports be posted on the Department of State’s website.

#13. The Task Force recommends the State and City continue to explore ways to provide for transparency of inspections of State property, such as a uniform inspection program, and increase awareness of State construction projects in the City and statewide.

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Part 1204 directs State agencies with custody of buildings, with limited exceptions, to administer and enforce the State Code within such buildings. The regulations require an annual fire safety inspection, in most occupancies, and permit State agencies to self-administer a fire safety inspection program. Notably, Part 1204 does not establish criteria or a process to assure that

identified violations have been abated. Agencies are merely required to document, in the annual report, violations that were not, or have not, been corrected within 60 days.

An effective fire safety inspection program must have uniformity and objectivity with mechanisms to assure violations are fully documented and corrected.

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#14. The Task Force recommends that a comprehensive fire inspection program, with adequate follow-up and a system to ensure the correction of violations, is needed for State buildings and property in the City and would provide a more effective approach to fire safety.

#15. The Task Force recommends that with respect to State enforcement of its Code, a uniform and comprehensive inspection program be implemented and performed by a single State entity in order to assure consistency exists in the fire safety inspection process for State buildings and property in the City.

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Pre-Incident Planning

Pre-incident planning and general facility awareness are valuable tools for aiding firefighters and other emergency responders in effectively responding to and controlling an emergency incident. Pre-incident planning assists the effective management of an emergency by providing awareness of a building’s construction type, configuration, protection systems, contents, operating processes and special hazards that may impact emergency operations.

Successful pre-incident planning on State property requires open communication between the State, as the facility manager, and the fire department. Facility management must provide access to the building and the relevant records about the building to the fire department. Further, facility management must take an active role through joint meetings with the fire department and allowing familiarization tours of its property.

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#16. The Task Force recommends that for the purpose of pre-incident planning, the State work to assure that FDNY has access to, and pertinent information about, State buildings in the City.

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Review major State capital projects over the last decade in the City and identify issues related to compliance with fire codes and life-safety for such capital projects.

Prior to the adoption of the International Code Council model codes, by the State in 2002 and the City in 2008, the predecessor codes were significantly different. A review of past projects would reveal limited useful information based on the resulting alignment of the State and City codes. Therefore, the Task Force concentrated on fire and life safety issues confronting the State and City, with the codes currently in effect.

Nevertheless, there were provisions in the State's legacy code that required that alteration, renovations and additions to existing buildings were performed in accordance with established criteria. Currently, the State utilizes the Existing Building Code of New York State¹², to govern the repair, alteration, change of occupancy, addition and relocation of existing State buildings. Additionally, the operations and maintenance of all State buildings is governed by the State Fire Code and Property Maintenance Code.

The 1968 New York City Building Code remains in force and effect for New York City buildings constructed prior to the effective date of the 2008 NYC Construction Codes. Additionally, special inspections, construction site safety, plumbing, mechanical, and fuel gas appliances, and the installation, alterations and additions to certain fire protection systems and elevators are subject to the provisions in the 2008 NYC Construction Codes for such buildings.

Several other significant City local laws that were added to the Building Code, including Local Law 5 of 1973 (addresses fire safety requirements and controls in certain office buildings), Local Law 16 of 1984 (addresses fire safety requirements in certain buildings), Local Law 26 of 2004 (requires the retroactive installation of sprinklers, exit signs, and photo-luminescent marking in high rise office buildings) are retroactive to existing City buildings constructed under the 1968 Code or prior codes.

Make recommendations that would address the relationship of the building and fire codes of the City to buildings owned or leased by the State.

The City has advanced its position that buildings and premises owned or operated by the State in

¹² The Existing Building Code of New York State is based upon the International Existing Building Code and contains modification developed by the State Fire Prevention and Building Code Council. The City has not adopted the International Existing Building Code.

the City, including those owned or operated by State authorities, public benefit corporations and other State entities, should be designed, constructed, operated and maintained in compliance with the City codes, including the City Construction Codes and Fire Code, in order to maintain an equivalent level of safety for all buildings in the City.

The State asserts that there is essentially a comparable level of safety in State buildings in the City given that the State Code is principally similar to the City codes.¹³ Therefore, the State will not cede its code administration and enforcement responsibility to the City or any local government.

The State is open to exploring additional enhancements to its Code and implementation of additional policies and procedures used to guide the administration and enforcement of the State Code, for State property in the City and statewide, and by local governments statewide. These actions may include:

- Technical amendments to the codes.
- Amendments to Part 1204
- Operational permits for specific processes and activities, such as:
 - Storage, handling and use of hazardous materials;
 - Hazardous processes and activities;
 - Use of pyrotechnic devices; and
 - Public assembly spaces.
- Training to assure qualified persons operate and maintain buildings and fire protection systems and oversee construction site safety.

The City articulated a desire to have a State designated representative with whom fire and building safety and code enforcement issues could be coordinated. FDNY has bridged the information gap with various “non-jurisdictional entities”¹⁴, particularly the transportation-related agencies. This has been accomplished through the establishment of a Public Transportation Safety Unit (PTSU) to work with transportation entity liaisons, wherein information received by FDNY regarding fire safety violations or concerns related to transportation infrastructure is routed through the PTSU to the liaison of the appropriate transportation entity. Thereafter, this entity generally addresses the issue and provides PTSU with feedback confirming that action has been undertaken. While such informal cooperation and information sharing promotes the shared objective of addressing fire safety concerns identified by FDNY inspections, in the City’s view it is not a substitute for a grant of inspection and enforcement authority.

¹³ It is anticipated that many of the enhancements the City has made to its codes will likely be incorporated as a result of the current State Code revision cycle.

¹⁴ For purposes of this Report, “Non-jurisdictional agencies” means State, Federal or International entities that own property within the City and generally not subject to the City’s Building and Fire Codes.

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#17. The Task Force recommends that, in addition to code, contractual or other changes, an arrangement similar to FDNY’s transportation liaison program be established to promote information sharing and resolution of safety concerns identified by the City. It is further recommended that OFPC serve as FDNY’s non-jurisdictional liaison for State buildings and property in the City.

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Many State buildings in the City contain space occupied by private tenants or operated by concessionaires under a commercial lease. These lessees may be engaged in businesses and activities that would generally be regulated by the City in property other than State-owned property. The City has expressed concern with leased spaces, in State buildings in the City, asserting that there is a need to require that lessees safely design, install, operate and maintain their businesses and other activities, in compliance with City codes.

The State recognizes and agrees with the need to assure that its lessees operate in compliance with code. Lessees in State buildings in the City are required to comply with the State Code and the administrative policies and procedures in Part 1204, including securing a building permit, when necessary, and annual fire safety inspections.

The City recommends that all lessees in State buildings in the City be required to design, construct, operate and maintain their occupancies in compliance with City codes provisions. It is the City’s view that the City code requirements governing the equipment installation and business activities of lessees typically do not implicate the design or use of the building. Furthermore, the City asserts that the installation of occupancy-specific equipment and the periodic inspection, maintenance and servicing of such equipment, as well as City code requirements for permits, and use of licensed and certified employees or tradespeople typically have no bearing on the design of the State buildings in which they are housed. The City reports that many lessees in State buildings already comply with City codes to some degree, but enforcement of violations presents a problem.

The State takes the position that the installation of equipment in leased space is not generally independent of the design and construction of the building that houses it. Therefore, separating the design and construction criteria from the operations and maintenance criteria of the State code, to provide regulation by the City based on City code operations and maintenance criteria, will require a case by case evaluation of the lease, intended use of the space and the building itself.

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#18. The Task Force recommends that the State work with the City to require retail tenants and concessionaires who lease or operate in State property to comply with applicable provisions of the City Fire and Construction Codes and rules.

- ***This should include a determination of the feasibility of applying the City codes and rules, including permitting, inspection, and enforcement, to: (1) existing tenants and concessionaires; (2) new tenants and concessionaires without modification of the leased space; (3) new tenants and concessionaires with modification of the leased space; and (4) design and construction of spaces specifically intended to be used as commercially leased space.***
 - ***Occupancies, including but not limited to: restaurant and food services establishments, dry cleaning facilities, garages and service stations, and those that store, handle and use hazardous and combustible materials should be considered as part of the evaluation.***

#19. The Task Force recommends that in the absence of implementation of the above-mentioned evaluation, the State take the steps necessary to assure that lessees are complying with the applicable provisions of the State Code.

- ***The Task Force further recommends that the State share information with the City regarding code compliance by lease holders in State buildings in the City.***

Conclusion

The Task Force brought together the key State and City agencies that were able to identify and discuss critical issues to further a shared interest and desire to protect people from the hazards of fire and inadequate building construction.

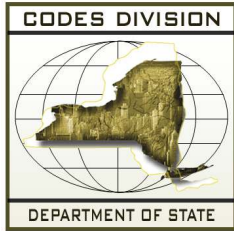
The Task Force stresses that no single recommendation will resolve all fire and building safety issues on State property in the City. Implementation of an open and active dialogue between the State and the City is the first step towards resolving these issues.

The Task Force provided the State and City an opportunity to collaborate on fire and building safety issues on State property in the City resulting in recommendations which will serve as the basis for an on-going dialogue and provide for further consideration of enhancements in code, policy and procedure.

Appendix A

19 NYCRR 1204

UNIFORM CODE ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES



**State of New York
Department of State
Division of Code Enforcement & Administration**

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Rules and Regulations - Department of State

TITLE 19 (NYCRR)

CHAPTER XXXII - DIVISION OF CODE ENFORCEMENT AND ADMINISTRATION

PART 1204 - UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES

This information is not the official version of the Official Compilation of Codes, Rules and Regulations of the State of New York (NYCRR). No representation is made as to its accuracy, nor may it be read into evidence in New York State courts. To ensure accuracy and for evidentiary purposes, reference should be made to the official NYCRR. The official NYCRR is published by West, 610 Opperman Drive, Eagan, MN 55123, 1-800-344-5009.
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§1204.1 Introduction.

Section 381 of the Executive Law directs the Secretary of State to promulgate rules and regulations prescribing minimum standards for administration and enforcement of the New York State Uniform Fire Prevention and Building Code (Uniform Code). Section 1201.2(d) of this Title provides that the State shall be accountable for administration and enforcement of the Uniform Code with respect to buildings, premises, and equipment in the custody of, or activities related thereto undertaken by, a State agency. This part establishes procedures for the administration and enforcement of the Uniform Code by State agencies. Buildings and structures exempted from the Uniform Code by other preclusive statutes or regulations are not subject to the requirements of this part.

§1204.2 Effective Date. This part shall take effect June 1, 1990.

§1204.3 Definitions.

(a) Code. The New York State Uniform Fire Prevention and Building Code.

(b) Code Compliance Certificate. A written document issued by a construction-permitting agency indicating that the agency has discovered no material deviations from applicable code provisions in a building or structure or in work performed,

and authorizing the use or occupancy of a particular building, structure, or equipment.

(c) Construction Emergency. Damage to or a malfunction in buildings or property of the State of New York caused by an unanticipated, sudden and unexpected occurrence which involves a pressing necessity for immediate repair, reconstruction or maintenance in order to permit the safe continuation of a necessary public use or function, or to protect the property of the State of New York, or the life, health or safety of any person.

(d) Construction Permit. A written document issued by a construction-permitting agency authorizing construction to proceed on a particular project after a determination by the agency that the project as proposed will comply with applicable provisions of the Uniform Code.

(e) Construction Permitting Agency. The Department of Environmental Conservation, the Department of State, the Office of General Services, the Office of Mental Health, the Office of Mental Retardation and Developmental Disabilities, the Office of Parks, Recreation and Historic Preservation, the Facilities Development Corporation, the Urban Development Corporation, the State University of New York, the State University Construction Fund, the Dormitory Authority of the State of New York, the New York Power Authority, the New York State Thruway Authority and any other State agency so designated by the Secretary.

(f) CUSTODY. The effective control of a building or structure.

(1) Buildings leased pursuant to Chapter 354 of the Laws of 1963 or Chapter 152 of the Laws of 1964 are to be considered within the custody of the State of New York.

(2) The State of New York shall not be deemed to have custody of buildings or building spaces privately owned which are occupied by State agencies pursuant to a commercial lease made by the Office of General Services or the Office of Mental Health with the private owner.

(3) Criteria for determining whether the State possesses effective control of a building include but are not limited to the following:

(i) ownership of the building or the land on which it is located;

(ii) rights of entry or limitations thereon of an owner or landlord with regard to a building;

(iii) rights or obligations to make improvements or repairs to a building;

(iv) whether a lease provides for total or nearly total discretion by the leasee with regard to the use or alteration of a building; and

(v) whether a particular building is subject to taxation or whether payments in lieu of taxes are paid by the occupant(s).

(g) Secretary. The Secretary of State.

(h) State Agency.

(1) A department, bureau, commission, board, public authority or other

agency of the State of New York including a public benefit corporation whose board of directors includes any member appointed by the Governor.

(2) A subdivision of any department, bureau, commission, board, public authority or other agency of the State which is easily identifiable and which for most other purposes is treated as an independent State agency.

(i) TEMPORARY APPROVAL FOR OCCUPANCY. A written document permitting a building or a portion thereof to be occupied for a temporary period notwithstanding the fact that construction of the building may not be complete or that violations of the code remain unresolved.

§1204.4 Custody by the Office of General Services.

For the purposes of this part the Office of General Services shall be considered to have custody of all buildings leased pursuant to Chapter 152 of the Laws of 1964 or Chapter 354 of the Laws of 1963 and of all buildings within the statutory jurisdiction of the Office of General Services which have not been transferred by lease into the custody of a leasee.

§1204.5 Code Coordinator.

(a) Each State agency unless exempted pursuant to section 1204.15 of this part shall designate one or more code coordinators who shall be responsible for the agency's compliance with this Part so that the buildings, premises, equipment, and activities of the agency are maintained and operated in conformance with applicable provisions of the code.

(b) Code coordinators shall be designated by the commissioner, director or similar chief executive official of the State agency.

(c) Code coordinators shall be responsible for providing for fire safety inspections and inspections in response to complaints regarding conditions or activities allegedly failing to comply with provisions of the Uniform Code. In addition, coordinators shall be responsible for their agency's compliance with **Parts 1174, 1195 and 1196 of Title 9 of the Official Compilation of Codes, Rules and Regulations** including the preparation of the reports required under those Parts.

Clarification:

... compliance with **applicable provisions of the Fire Code of New York State (19 NYCRR Part 1225) and the Property Maintenance Code of New York State (19 NYCRR Part 1226)** ~~Parts 1174, 1195 and 1196 of Title 9 of the Official Compilation of Codes, Rules and Regulations~~ including the preparation of the reports required under those Parts.

(d) Code coordinators shall complete a course of instruction as specified by the Secretary.

(e) When a State agency has designated more than one code coordinator, one of the coordinators shall be identified as responsible for the State agency's overall compliance with this part.

§1204.6 Code Compliance Manager.

(a) The commissioner, director or similar chief executive official of each construction-permitting agency shall designate one or more code compliance managers.

(b) A code compliance manager shall be:

- (1) an architect licensed to practice in New York State; or
- (2) a professional engineer licensed to practice in New York State; or
- (3) an individual otherwise qualified by reason of training and experience who has demonstrated knowledge of the construction aspects of the code and who has at least two years of experience working directly with the code.

(c) Code compliance managers shall complete a course of instruction as specified by the Secretary.

(d) Code compliance managers are authorized to issue construction permits and code compliance certificates for work undertaken by a State agency which is subject to provisions of the Uniform Code. Such managers shall also be responsible for providing for the review of requests for construction permits, for inspections during the process of construction, and for inspections in response to complaints regarding work which is subject to the Uniform Code. When appropriate they may issue notices of violations, stop work orders, and temporary approvals for occupancy.

(e) An architect or engineer who affixes his seal to a set of plans or specifications as the designer of record for a specific project shall not act as the code compliance manager for that project.

§1204.7 Construction Permits.

(a) On or after July 1, 1990, no State agency shall commence the erection, construction, enlargement, alteration, improvement, relocation, removal, or demolition of any building or structure without first obtaining a construction permit from a construction-permitting agency. Work which is not subject to the Uniform Code shall not require a permit. No permit shall be required for the performance of necessary repairs which do not materially affect structural elements and/or the plumbing, electrical, or heating/ventilation systems, nor for the construction of storage facilities of less than 3000

cubic feet. No permit shall be required for work costing \$20,000 or less on an existing building provided that such exemption does not conflict with the procedures of any construction-permitting agency involved in the project. All work shall nevertheless be done in conformance with the Uniform Code.

(b) Prior to the issuance of a construction permit, the issuing agency shall obtain and retain on file the following information:

(1) a description of the site upon which the proposed work is to be done;

(2) a description of the use or occupancy of all parts of the land and of the proposed building or structure;

(3) where work is proposed for an existing structure, a description of the current use or occupancy of the structure;

(4) a description of the work proposed to be undertaken;

(5) the name(s) of the State agency which will have custody of the structure during construction and after the project is completed; and

(6) a complete set of plans and specifications for the proposed project.

The issuing agency may waive the requirement for plans and specifications where the work to be done involves minor alterations or where plans and specifications are otherwise unnecessary.

(c) Each State agency seeking a construction permit shall be responsible for providing to the construction-permitting agency the information specified in subdivision 1204.7(b) of this section. During the period that the permit is in effect the applicant agency shall notify the issuing agency whenever any changes occur in the information contained within a permit application. A permit shall not be issued unless the proposed work is determined to be in conformance with the requirements of the Uniform Code. The authority conferred by a permit may be limited by conditions contained therein.

(d) A construction permit issued pursuant to this Part may be suspended or revoked by the issuing agency if it is determined that the work to which it pertains is not proceeding in conformance with the Uniform Code or with any condition attached to such permit or if there has been a misrepresentation or a falsification of a material fact in connection with the application for the permit.

(e) A construction permit issued pursuant to this Part shall be valid for a period of time specified by the issuing agency, such period not to exceed three years. A construction permit shall expire upon the issuance of a code compliance certificate. A construction permit may be renewed for successive periods of up to three years each provided that:

(1) the permit has not been revoked or suspended at the time the application for renewal is made; and

(2) the relevant information included in the permit application is up to date.

(f) No State agency shall disburse funds for work requiring a construction permit until

such permit has been obtained.

(g) In the event of the occurrence of a construction emergency, a State agency may undertake emergency repairs or reconstruction work without first obtaining a construction permit as required by subdivision (a) of this section. All work, however, should be done in conformance with applicable provisions of the Uniform Code. The occurrence of a construction emergency will not exempt a State agency from the requirement of section 1204.9 of this Part to obtain a code compliance certificate for all work subject to provisions of the Uniform Code. As soon as emergency circumstances allow and before the issuance of a code compliance certificate for any work performed, the agency which undertook the work shall submit to the appropriate construction-permitting agency documentation sufficient to establish that all work was performed in compliance with applicable provisions of the Uniform Code.

§1204.8 Inspections During Construction.

(a) Each construction-permitting agency shall provide for construction inspections of all work for which the agency has issued a construction permit under this Part. Work shall be inspected during the course of construction so as to observe the foundation, framing, superstructure, electrical system, plumbing system, heating/ventilating/air conditioning system, fire protection and detection system, and exit features.

(b) A construction-permitting agency may arrange for the inspections described in subdivision (a) of this section to be performed by a State agency managing construction of a project, by a design consultant, or by another party. Where the building, structure, or portion thereof which is the subject of a construction permit exceeds 20,000 cubic feet, a final inspection must be performed by the construction-permitting agency which issued the construction permit before a code compliance certificate may be issued.

§1204.9 Use and Occupancy of Buildings.

(a) Upon the completion of all projects for which a construction permit has been issued in accordance with this Part, the State agency which undertook the project shall obtain a code compliance certificate from the agency which issued the construction permit. No building erected subject to the Uniform Code and this Part shall be used or occupied until a code compliance certificate or a temporary approval for occupancy is issued. No building enlarged or altered, or upon which work has been performed which is subject to provisions of the Uniform Code, shall continue to be occupied or used unless a code compliance certificate or a temporary approval for occupancy is issued. Work exempted from the requirement to obtain a construction permit pursuant to section 1204.7(a) of this Part shall similarly be exempted from the requirement to obtain a code compliance certificate.

(b) The occupancy classification, as defined in **Part 701 of Title 9 of the Official**

Compilation of Codes, Rules and Regulations, of a building in the custody of the State of New York shall not be changed unless a code compliance certificate authorizing such a change or a temporary approval for occupancy has been issued. Before a code compliance certificate is issued the State agency with custody of such building must establish that such change will conform with all applicable provisions of the Uniform Code.

Clarification:

The occupancy classification, as defined in the **Building Code of New York State (19 NYCRR Part 1221)** and the **Residential Code of New York State (19 NYCRR Part 1220)** Part 701 of Title 9 of the Official Compilation of Codes, Rules and Regulations, of a building in the custody of the State of New York . . .

- (c) A code compliance certificate shall only be issued after an inspection is conducted which:
- (1) indicates substantial completion of any work for which a construction permit has been issued; and
 - (2) reveals no uncorrected deficiency or material violation of the Uniform Code within the area or work for which the certificate is to be issued.

§1204.10 Temporary Approvals for Occupancy.

(a) At the discretion of a construction-permitting agency, a temporary approval for occupancy may be issued if it is determined that a building or structure or a designated portion of a building or structure is sufficiently complete so that it may be safely occupied, or that work performed pursuant to a construction permit may be safely put to the use for which it is intended. The temporary approval for occupancy may place limitations upon the occupancy or use of a building or structure or it may require the State agency receiving such temporary approval to undertake specific precautions when using or occupying the premises. Any required limitations or precautions shall be clearly stated upon a temporary approval for occupancy when issued.

(b) A temporary approval for occupancy shall be valid for a period specified by the construction-permitting agency issuing such approval, such period not to exceed one year. A temporary approval for occupancy may be renewed at the discretion of the issuing agency if it is determined that the particular building or structure may be safely occupied or safely put to the use for which it is intended.

(c) Failure to comply with any limitations or precautions specified on a temporary approval for occupancy shall invalidate such approval.

§1204.11 Stop Work Orders and Revocation of Permits and Certificates.

A construction-permitting agency may suspend or revoke a construction permit, a code compliance certificate, or a temporary approval for occupancy issued by such agency, or it may issue a stop work order halting construction under its jurisdiction, if

violations of the Uniform Code or this Part are discovered and it is determined to be in the best interests of public safety or of the State of New York to do so.

§1204.12 Fire Safety Inspections.

(a) Beginning January 1, 1991, each State agency shall commence a program of periodic fire safety inspections of buildings within its custody. At least once every three years each State agency shall inspect for compliance with applicable provisions of the Uniform Code all buildings or portions thereof within its custody which are classified as low hazard storage (C4.1) or moderate hazard storage (C4.2) as defined by Parts 701 and 702 of Title 9 of the Official Compilation of Codes, Rules and Regulations. All other buildings or portions thereof within the custody of a State agency shall be inspected at least once per year. A report setting forth the findings of the inspection shall be prepared by the agency's code coordinator.

Clarification:

... are classified as low hazard storage [S-2](C4.1) or moderate hazard storage [S-1] (C4.2) as defined by **Section 311 of the Building Code of New York State (19 NYCRR Part 1221)**. Parts 701 and 702 of Title 9 of the Official Compilation of Codes, Rules and Regulations.

(b) Bona fide complaints alleging conditions in violation of the Uniform Code shall be investigated and when necessary inspections shall be conducted.

(c) State agencies shall correct all code violations within a reasonable amount of time after their discovery.

(d) Each State agency shall prepare and maintain a correction plan for all code violations which remain uncorrected 60 days after their discovery.

§1204.13 Agency Relationships.

(a) No construction-permitting agency shall delegate or transfer its authority to issue construction permits, code compliance certificates, or temporary approvals for occupancy to another State agency or to another party.

(b) Except as prohibited in subdivision (a) of this section, State agencies may arrange for the performance of required code related activities through agreements with other State agencies or other parties. Such agreement, however, shall not exempt a State agency from the obligation to appoint a code coordinator, to prepare an annual report pursuant to section 1204.14 of this Title and to comply with provisions of the Uniform Code.

(c) When more than one construction-permitting agency is involved in a particular construction project, such agencies may agree among themselves as to which agency shall act as the construction-permitting agency for the project. In the event of a dispute as to

which agency shall act as construction-permitting agency, a decision shall be made based upon the following order of preference:

- (1) the design agency;
- (2) the construction agency; or
- (3) the agency owning or with custody of the particular building or structure.

If the agencies involved are unable to agree, the Department of State shall be the final arbiter in determining which agency shall act as construction-permitting agency.

(d) When no construction-permitting agency is designing or constructing a specific project, the Office of General Services shall act as the construction-permitting agency for the project. Except for the Office of General Services, designation as a construction-permitting agency does not obligate a State agency to undertake construction-permitting responsibilities for any project for which the agency has no design or construction role.

(e) When an agency occupies a building or a portion thereof which is owned by or in the custody of another State agency, the agency occupying the space must notify the agency with custody or ownership of any physical changes to the building which are proposed or which are needed to achieve compliance with applicable provisions of the Uniform Code.

(f) In response to allegations of code violations or for other good cause, the Department of State, after notice to the agency or agencies involved, may inspect any building or construction activity in the custody of a State agency.

(g) In the event of a dispute arising between State agencies concerning the application of this Part, the Department of State, at the request of any party and after consultation with all the parties, may make a ruling binding on all parties.

(h) To the maximum extent practicable, a State agency acting pursuant to this Part shall consult with any other governmental entities providing services, under authority of other laws, to those areas where the authority conferred by this Part is exercised.

§1204.14 Annual Reports and Documents.

(a) On or before February 1st of each year, each State agency shall prepare a report pertaining to the preceding calendar year which shall include the following information:

- (1) the name and address of the agency, the code coordinator, and any code compliance managers;
- (2) a list of all construction permits, code compliance certificates, and temporary approvals for occupancy which were issued or received during the preceding year along with an indication of which permits, certificates and temporary approvals were still valid on the preceding December 31st;
- (3) a list of all fire safety inspections conducted within buildings or structures in the custody of the particular State agency;

- (4) a list of all code violations within the agency's buildings or structures which were not corrected within 60 days of their discovery;
- (5) a statement of the current status of the violations noted in paragraph (4) of this subdivision and a plan to correct any such violations still uncorrected; and
- (6) a list of all code related complaints and their disposition.

(b) As a part of its first annual report, each State agency shall determine which of the buildings or portions of buildings it occupies, uses, maintains, or operates are within its custody and which are within the custody of another State agency or are subject to code enforcement by the authority responsible for enforcement in the particular municipality where the building is located. Any changes in custody and consequent responsibility for code enforcement shall be identified in subsequent annual reports prepared by the agency.

(c) Within 30 days after the preparation of its annual report each State agency shall notify the Secretary of its completion.

(d) Construction-permitting agencies may establish procedures and forms consistent with this Part so as to effectively administer their responsibilities.

(e) All reports, construction permits, code compliance certificates, and temporary approvals for occupancy issued pursuant to this Part shall be prepared in a form acceptable to the Secretary so as to include sufficient information to identify the State agencies, the particular facilities, and the specific projects involved.

(f) The Secretary may examine the records of State agencies relating to the administration and enforcement of the Uniform Code. It shall be the duty of State agencies to make such records available to the Secretary.

§1204.15 Agency Exemption.

(a) Individual State agencies may request that they be exempted from the requirements imposed by sections 1204.5 and 1204.14 of this Part. The Secretary may grant such exemptions under the following conditions:

- (1) the State agency does not have custody of any building or portion of a building;
- (2) all buildings occupied by the State agency are within the custody of the Office of General Services or are subject to code enforcement by a city, town, village, county or the Department of State; and
- (3) the State agency does not construct buildings or structures.

(b) The Secretary may review the exempt status of State agencies and rescind such status if it is determined that the particular State agency is no longer qualified for the exemption.

§1204.16 Designation as a Construction-Permitting Agency.

(a) State agencies which design, construct, or regulate buildings may apply to the Secretary for designation as a construction-permitting agency. Such application shall be in a form acceptable to the Secretary.

(b) Applications for designation shall be reviewed to determine whether the applying agency has demonstrated competency in design and construction of buildings and knowledge of the provisions of the Uniform Code. Where the Secretary finds that the applicant agency is capable of undertaking code enforcement activities, such agency shall be designated as a construction-permitting agency.

(c) Periodically the Secretary may review the records of construction-permitting agencies pertaining to the construction of buildings and to the activities performed pursuant to authority granted by this Part. When the Secretary finds that administration of the Uniform Code by a construction-permitting agency does not comply with the minimum standards established by this Part or Part 1203 of this Title, or that construction activities regulated by the agency do not substantially conform with applicable provisions of the Uniform Code, the agency's designation as a construction-permitting agency may be rescinded.

§1204.17 Authorities and Public Benefit Corporations.

Where a State authority or public benefit corporation participates in the construction of a new building or in the conversion, alteration, addition, or repair of an existing building and where upon its completion such building will be in the custody of an entity other than a State agency, administration and enforcement of the Uniform Code with respect to the construction, conversion, alteration, addition or repair will be the responsibility of the code enforcement agency generally performing those functions at the location of the work. The responsibility of a local code enforcement agency may be suspended during the period of the work if, acting pursuant to an express statutory grant, the authority or public benefit corporation exercises such discretion. In that event, a construction-permitting agency will be responsible for administration and enforcement of the Uniform Code with regard to the particular project. If previously designated as a construction-permitting agency, the particular authority or public benefit corporation participating in the project may serve as the agency responsible for administration and enforcement of the code. A construction-permitting agency will be similarly responsible where the Uniform Code is applied in lieu of local building construction regulations. Upon completion of the work, administration and enforcement of the Uniform Code will revert to the local agency ordinarily responsible for same.

§1204.18 Buildings Under the Supervision of the Department of Transportation Real Estate Division.

With regard to buildings on property acquired by the Department of Transportation for proposed transportation projects and which are the subject of permits issued by the Real Estate Division allowing use of the building by private entities until the property is needed for the construction of the transportation project, it shall be the responsibility of the occupants of such buildings to ensure that the building complies with applicable provisions of the Uniform Code. The local code enforcement agency ordinarily responsible for code enforcement where the building is located shall be responsible for administration and enforcement of the Uniform Code with regard to the particular building. Such responsibility shall include providing for the performance of periodic fire safety inspections of the building in accordance with a schedule established by the local enforcement agency for the particular category of the building. Upon the termination of a permit allowing the private use of a building under the supervision of the Real Estate Division, the Department of Transportation shall assume responsibility for ensuring that such building is maintained in compliance with applicable provisions of the Uniform Code and that periodic fire safety inspections of each building are conducted in accordance with the schedule established in section 1204.12 of this Part.

Appendix B

COMPARISON OF THE FIRE CODE OF NEW YORK STATE TO NEW YORK CITY FIRE CODE

(Prepared by the NYS Department of State and FDNY)

COMPARISON OF THE FIRE CODES of NEW YORK STATE (FCNYS) and NEW YORK CITY (NYCFC)

Chapter 1- Administration

Difference: Chapter 1 in the FCNYS and NYCFC are vastly different. Whereas the FCNYS is a technical document that is then enforced under the Minimum Requirements of the Secretary of State (in 19 NYCRR 1203) by each jurisdiction, the NYCFC contains all of the administrative procedures and requirements without separate regulation (except for supplemental rules promulgated by the NYC Fire Department, and codified in Title 3 of the Rules of the City of New York. The NYCFC also contains the following additional requirements: (a) a list of design and installation documents that must be submitted to the FDNY for review and approval; (b) a list of the NYC Fire Department permits that must be obtained for the materials, operations and facilities regulated by the NYCFC; and (c) provisions setting forth certain enforcement powers of the NYC Fire Department and penalties.

Chapter 2- Definitions

Difference: A majority of the define terms are the same, although the NYCFC clarified the meaning of such terms as open fire, open flame, overcrowding and portable space heater. The NYCFC contains additional terms for those requirements that have been added; mainly terms dealing with certificates issued by the FDNY.

Chapter 3- General Precautions Against Fire

Section 303- Asphalt (Tar) Kettles

Difference: NYCFC has requirements for supervision of operating tar kettles by a person holding a NYC Fire Department certificate of fitness. NYCFC prohibits tar kettles that utilize flammable liquid as a fuel and fuel containers that operate under air pressure.

Section 304- Combustible Waste Material*Difference:* Substantially the same

Section 305- Ignition Sources

Difference: Substantially the same

Section 306- Motion Picture Film and Screens

Differences: NYCFC requires a person holding a NYC Fire Department certificate of fitness to supervision the handling cellulose nitrate film.

NYCFC has specific noncombustibility requirements for Motion Picture Screens

Section 307- Open Burning and Recreational Fires (Open Fires)

Difference: NYCFC prohibits open burning.

NYCFC further limits the requirements of the FCNYS by limiting the size of barbeques, the location of their use, and provides requirements for fire extinguishers.

Section 308- Open Flames

Difference: NYCFC authorizes the commissioner to promulgate additional rules for open-flame decorative devices in places of public assembly.

NYCFC does not address hand-held candles for religious ceremonies but requires that precautions be taken to prevent ignition of combustible materials.

NYCFC does not prohibit candles or incense in Group R-2 student housing.

NYCFC requires flaming food (service at a restaurant tableside) to be done on a noncombustible table and that a fire extinguisher be available within 25 feet .

Section 309- Powered Industrial Trucks

Difference: NYCFC provides requirements for LPG-powered industrial trucks, where the FCNYS refers to NFPA 58.

NYCFC regulates the storage location of industrial trucks and fuels.

Section 310- Smoking

Difference: NYCFC specifies areas that are considered hazardous for smoking including in hospitals and factories. The FCNYS does not give specific locations or occupancies.

Section 311- Vacant (and Temporarily Unoccupied) Premises

Difference: NYCFC only allows shutdown of fire protection systems when approved by the Commissioner.

NYCFC has added an additional section to address maintenance of fire protection systems and storage of combustible materials in temporarily unoccupied buildings.

NYCFC does not require placards for unsafe buildings.

Section 312- Vehicle Impact Protection

Difference: Substantially the same

Section 313- Portable Fueled Equipment

Difference: FCNYS allows up to 10 gallons amongst all stored equipment without needing a sprinkler system or being in a protected room. NYCFC does not permit this.

NYCFC has additional requirements for the use of portable fueled space heaters, including a requirement for a NYC Fire Department certificate of fitness to supervise such use. NYCFC, with limited exceptions, prohibits the indoor use of portable fueled space heaters.

Section 314- Indoor Displays

Difference: NYCFC has additional requirements for displays to be separated from fire protection equipment.

Section 315- Combustible Materials Storage

Difference: NYCFC provides an alternative for outdoor storage areas to have a reduced separation distance from buildings or property lines.

NYCFC has an additional requirement for a 50 foot separation of outdoor storage areas from buildings used for public gatherings, Group A assembly, Group E educational and Group I-2 occupancies

Section 316 (NYCFC only)- Provides requirements for automotive salvage and wrecking facilities. FCNYS Chapter 5 and NYS DEC regulations cover this topic; albeit technically different.

Chapter 4- Emergency Preparedness

Difference: The two codes are similar in requirements for evacuation drills and employee training requirements, but the NYCFC has more detailed emergency preparedness and planning requirements. The NYCFC is supplemented by NYC Fire Department rules which set forth in specific detail how the FSP and EAP should be prepared.

The NYCFC emergency preparedness procedures include requirements for NYC Fire Department certified personnel (including Fire Safety Directors or Fire Safety/Emergency Action Plan Directors) to implement the Fire Safety Plan and, where applicable, the Emergency Action Plan. NYCFC requires the owner to designate competent persons to act as FSP staff, ensure that adequate FSP staff is present on the premises during regular business hours and to perform the duties and responsibilities set forth in the fire safety and evacuation plan. The NYCFC sets forth specific duties and responsibilities for the staff responsible for implementing the plan. NYCFC requires an Emergency Action Plan (planning for nonfire emergency incidents including explosions, a biological, chemical or nuclear incident or release, natural disaster or other emergency) in Group B occupancy office buildings or parts thereof that are greater than 6 stories or 75 feet in height.

NYCFC requires that an FSP and EAP plan include procedures for identifying building occupants requiring assistance to participate in the plan because of an infirmity or disability, and approved procedures for providing such assistance.

NYCFC requires a FSP for Group B occupancy educational facilities having an occupant load less than 500 persons or less than 100 persons above or below the lowest level of exit discharge.

NYCFC requires Group M occupancies with more than 25 employees to prepare an FSP.

NYCFC does not allow an exemption from compliance with Emergency Planning and Preparedness requirements of Chapter 4 for entities that have approved on-premises firefighting organizations.

Chapter 5- Fire Service Features

Section 501- General

Difference: FCNYS requires construction documents for fire apparatus access, fire lanes and calculations for fire hydrant systems prior to construction. NYCFC makes the requirement for submission at the discretion of the Commissioner.

Section 502- Definitions

Difference: NYCFC contains additional definitions.

Section 503- Fire Apparatus Access Roads (as well as FCNYS Section 511 and FCNYS Appendix D)

Difference: The NYCFC requirements have different operational goals than the FCNYS. The NYCFC requires 'frontage' to the building located near the main entrance on the public street, where the NYC Fire Department stages for firefighting operations, whereas the FCNYS requires 'access' around the building for fire hoses and such hoses must be within a certain distance of a fire apparatus access road.

NYCFC requires that there be a public street or a fire apparatus access road that leads to the frontage space of all buildings. NYSFC requires that roads extend to within 150-300 feet of all portions of the building, except that buildings having a height of more than 30 feet in height the road must extend to within a minimum of 15 feet and maximum of 30 feet of the building to allow for aerial laddering.

FCNYS requires 20-foot wide roads for a majority of situations. NYCFC requires a minimum of a 38 foot wide road, except where a narrower width is required by zoning.

NYCFC requires that all new or substantially altered buildings located on a public street having a width of less than 38 feet be protected throughout by a sprinkler system.

FCNYS requires driveways of 12 feet to access not more than 4 single family dwellings more than 300 feet from the public street or another fire apparatus access road.

Dwellings protected by sprinklers are exempt for all requirements. NYCFC allows for a 30 foot private road that accesses not more than 5 dwelling units that are protected by sprinkler systems, regardless of distance.

NYCFC has an additional reference to NYC Department of Transportation specifications for roadway construction.

FCNYS requires 96' diameter or 120' hammerhead turnarounds. NYCFC requires a 70' diameter or 90' hammerhead turnaround.

NYCFC requires special approval for dead-end roads over 400 feet. FCNYS requires special approval at 750 feet.

NYCFC has allowances for fire apparatus roads that are public streets to be less than 38 feet wide or 150 in dead-end length, provided each building is sprinkler protected.

Note: FCNYS references Appendix D while NYCFC copied sections of Appendix D into Section 503. The information is substantially the same..

Section 504- Access to Buildings and Roofs

Difference: NYCFC requires no obstructions be placed in the 'frontage' space, based on the difference in fire apparatus access in Section 503.

Compared with the requirements found in FCNYS Section 507, the NYCFC has more detailed rooftop access requirements, including requiring rooftop access openings and a clear path from the front of the building to the rear and from one side of the building to the other, elimination of obstructions, and signage and markings for telecommunications installations.

NYCFC sets minimum dimensional requirements of rows in parking lots and minimum aisle widths between cars.

Section 505- Premises Identification

Difference: NYCFC has an additional set of requirements for developments, allowing the Commissioner to require additional signage and markings.

NYCFC does not contain requirements for marking new construction utilizing truss-type construction.

Section 506- Key Boxes

Difference: Substantially the same

Section 507- Hazards to Firefighters (Emergency Responders)

Difference: NYCFC does not require hazard identification signs.

Section 508- Fire Protection Water Supply

Difference: NYCFC does not exempt one- and two-family dwellings from fire protection water supply requirements.

NYCFC has specific requirements for 'yard hydrants' for outdoor special hazards, like lumber yards and bulk plants.

FCNYS requires fire hydrants access to be within 400, 600, or 1000 feet, depending on the hazards. NYCFC requires fire hydrant access within 250 feet, regardless of hazard.

Obstructions and physical protection for hydrants are different, but substantially achieve the same goals.

FCNYS has requirements for the identification of fire hydrants.

Section 509- Fire Command Center

Difference: NYCFC does not list the specific components within a fire command center (the requirements are set forth in the NYC Building Code).

Section 510- Fire Department Access to Equipment

Difference: NYCFC has more specific requirements for access to standpipe and sprinkler control valves.

NYCFC requires natural gas utilities to provide the tools for natural gas emergencies, as required by the commissioner.

Chapter 6- Building Services and Systems

Section 601- General

Difference: Substantially the same

Section 602- Definitions

Difference: NYCFC contains additional definitions.

Section 603- Fuel-Fired Appliances and Equipment

Difference: NYCFC has additional limitations that prohibit the use of waste oil in fuel-fired equipment.

NYCFC has additional requirements for a person holding a NYC Fire Department certificate of fitness to be present for the startup of and to supervise the operation of non-fully automatic oil-fired equipment.

FCNYS has prescriptive limits on the storage quantities of fuel oil; both indoor and outdoor. (Fuel oil storage is regulated in the NYC Mechanical Code.)

NYCFC does not address portable unvented heater or units approved by the Secretary of State or Real Property Law Article 7A, (these types of heaters are regulated by the NYC Mechanical Code.)

NYSFC has prescriptive requirements for incinerators.

NYCFC has specific requirements to permit the commissioner to terminate use of any device connected to a chimney which creates a fire hazard.

Section 604- Emergency Power Systems

Difference: NYCFC defers all installation requirements to the Building Code.

NYCFC has more prescriptive requirements for inspection, testing and maintenance of emergency power systems, including that such testing, inspection and maintenance be conducted under the personal supervision of a licensed or certified individual.

Section 605- Electrical Equipment, Wiring and Hazards

Difference: Substantially the same

Section 606- Refrigerating Systems

Difference: NYCFC has a separate subsection and corresponding table regarding certificates of qualification required for the operation of refrigerating systems.

NYCFC does not contain automatic emergency stops for refrigeration systems (such requirements are set forth in the NYC Mechanical Code).

Section 607- Elevator Recall and Maintenance (Elevators in Readiness)

Difference: NYCFC requires Phase I and Phase II on all elevators "intended to serve the needs of emergency personnel for firefighting or rescue purposes." FCNYS only requires Phase 1 to be installed when required by the Existing Building Code.

NYCFC has specific requirements for elevator 'readiness' as well as for an elevator attendant.

Section 608- Stationary Storage Battery Systems (includes both Lead-Acid and VRLA, which are regulated separately in the NYCFC)

Difference: Substantially the same

Section 609- Commercial Kitchen Hoods (FCNYS Section 610)

Difference: NYCFC contains no construction requirements, such as the consideration of domestic equipment used for commercial purposes (such requirements are set forth in the NYC Building Code and Mechanical Codes.

NYCFC places hood system operations and maintenance in Chapter 9

Section 510- Carbon Monoxide Alarms

Difference: NYCFC has no requirements for Carbon Monoxide Alarms (such requirements are set forth in the NYC Building Code and the NYC Housing Preservation Department requirements).

Chapter 7- Fire-Resistance-Rated Construction

The entire chapter is substantially the same

Chapter 8- Interior Finish, Decorative Materials and Furnishings (Decorations and Scenery)

The entire chapter of the NYCFC has been reorganized but contains a majority of the same requirements in the FCNYS, albeit in different locations

Difference: NYCFC addresses flame-retardant treatments, fire-retardant coatings, and certificate of fitness holders to apply both products.

NYCFC has requirements for obstructing the means of egress, which is covered in Chapter 10 of the FCNYS.

NYCFC does not address trim, interior finish, and interior floor finish as an 'existing' condition (such requirements are set forth in the NYC Building Code).

NYCFC does not allow the display of natural cut trees in assembly occupancies.

Chapter 9- Fire Protection Systems

Section 901- Administration

Difference: NYCFC requires installation acceptance testing for the installation of fire protection systems.

NYCFC requires that the servicing of fire protections be supervised or performed by individuals holding a NYC Fire Department-issued certificate of fitness or company certificates.

NYCFC contains allowances to permit the commissioner to require additional fire protection systems where the material or operation to be conducted in a particular occupancy gives rise to special hazards or when access will unduly delay firefighting operations.

NYCFC has additional requirements for planned and unplanned impairments to fire protection systems.

Section 902- Definitions

Difference: NYCFC contains additional definitions.

Section 903- Automatic Sprinkler Systems

Difference: NYCFC does not contain requirements for sprinkler installation (such requirements are set forth in the NYC Building Code).

NYCFC has additional maintenance requirements that are above NFPA 25 and FCNYS.

NYCFC has special maintenance requirements for sprinkler systems required by the NYS Multiple Dwelling Law.

Section 904- Alternative Automatic Fire-Extinguishing Systems

Difference: NYCFC has allowances for additional testing of systems, when required by the Commissioner, above that required in the NYSFC.

NYCFC requires semiannual inspection of non-water fire extinguishing systems by licensed master fire suppression piping contractor. NYSFC requires systems to be inspected and tested at 12-month intervals.

NYCFC has additional safeguards and on-site personnel requirements for certain fire extinguishing systems.

NYCFC requires an inspection of non-water fire-extinguishing systems to be conducted monthly by a trained and knowledgeable person, except that monthly inspections of foam fire extinguishing systems must be conducted by a NYC Fire Department certificate of fitness holder.

NYCFC has requirements for carbon dioxide systems that exceeds the FCNYS for safeguards and relief venting.

NYCFC requires that total flooding carbon dioxide fire extinguishing systems installed in normally occupied areas be removed from service by July 1, 2013, and replaced as required.

NYCFC does not allow dry chemical fire extinguishing systems or automatic sprinklers to be installed to protect commercial cooking equipment and exhaust systems.

NYCFC prescribes additional maintenance requirements for commercial cooking deep-fat fryers.

NYCFC requires the operators of commercial cooking equipment to train, at least once every 6 months, all staff in the proper procedures for the use of all components of the grease removal system, cleaning of filters, and the manual operation of the fire extinguishing system.

NYCFC requires monthly inspection of commercial cooking systems by a trained and knowledgeable person to assess that the system is in good working order and servicing every 6 months by a licensed master fire suppression piping.

NYCFC has additional requirements for hood cleaning every 3 months by a person holding a NYC Fire Department certificate of fitness to perform such duties.

NYCFC has additional requirements for the storage and use of solid fuel cooking appliances.

Section 905- Standpipe Systems

Difference: NYCFC refers all installation requirements to the NYC Building Code.

NYCFC requires a multi zone standpipe system to be continuously supervised by a holder of a NYC Fire Department certificate of fitness.

NYCFC requires pressure reducing valves to be flow tested at least every 3 years.

Section 906- Portable Fire Extinguishers

Difference: NYCFC allows for increased fire extinguisher spacing in office buildings that have sprinkler protection.

NYCFC requires annual servicing and recharging of fire extinguishers to be performed by a person or company with a portable fire extinguisher servicing company certificate.

Section 907- Fire Alarm and Detection Systems

Difference: NYCFC defers all fire alarm installation requirements to the NYC Building Code.

NYCFC has additional maintenance requirements for smoke detectors in connection with preventing unnecessary and unwarranted alarms transmitted to the Fire Department, and holds building owners responsible (by rule) when they fail to do so.

Section 908- Emergency Alarm Systems

Difference: NYCFC requires areas in buildings containing natural gas piping at pressures above 15psig to be provided with a flammable gas detection system.

Section 909- Smoke Control System

Difference: NYCFC defers the installation of smoke control systems and post fire purge systems to the NYC Building Code.

NYCFC has additional requirements for the periodic inspection and testing of smoke control systems and post-fire purge systems.

Section 910- Smoke and Heat Vents

Difference: NYCFC requires annual inspection and testing of smoke and heat vents, or alternatively used mechanical ventilation systems.

Section 911- Explosion Control

Difference: Substantially the same

Section 912- Fire Department Connections

Difference: NYCFC requires color coding of fire department connection, based on the type of system(s) being served by such connection.

NYCFC requires hydrostatic testing of fire department connections every 5 years.

Section 913- Fire Pumps

Difference: Substantially the same

Section 914 (FCNYS)- Special detailed requirements of use and occupancy

Difference: This section is not contained in the NYCFC since installation requirements are only contained in the NYC Building Code.

Section 914 (NYCFC)- Yard Hydrant Systems

This is content that is covered in the FCNYS under Section 508, except that this section adds a requirement that a NYC Fire Department certificate of fitness holder personally supervise the yard hydrant system when the area it is designed to protect is in use.

Chapter 10- Means of Egress

Section 1001- Administration

Difference: Under the FCNYS, legally existing means of egress components, built under previously adopted construction codes, are recognized as being compliant. The NYCFC has no such allowance (such requirements are set forth in the NYC Building Code).

Section 1002- Definitions

Substantially the same

Sections 1003 through 1024- Construction requirements

All of these sections have been removed and only referenced in the Building Code

Section 1026- Emergency Escape and Rescue

Difference: NYCFC does not address window wells.

NYCFC requires a FDNY certificate of approval for bars, gates, and other devices installed over windows leading to fire escapes and emergency escape and rescue openings.

Section 1028 and 1029- Maintenance of the Means of Egress and Means of Egress for Existing Buildings

Difference: The NYCFC and the FCNYS are vastly different in the maintenance of the means of egress. The NYCFC requires the means of egress to be maintained in accordance with the construction codes in effect at the time of construction. The FCNYS has a standardized list of standards that applies to all buildings; notwithstanding previously approved means of egress components (see Section 1001).

Chapter 11- Aircraft Facilities

Difference: NYCFC has additional requirements for seaplane terminals, helicopter landing areas, helicopter crane operations, and hot air balloon operations.

Chapter 12- Dry Cleaning

Difference: NYCFC requires a NYC Fire Department certificate of fitness holder to supervise dry cleaning facilities that utilize combustible liquids in dry cleaning equipment.

NYCFC has requirements for the inspection and testing of dry cleaning equipment that must be conducted by a NYC Fire Department certificate of fitness holder.

NYCFC does not exempt low pressure Type II dry cleaning equipment from the requirement to provide a fire extinguishing systems.

Chapter 13- Combustible Dust-Producing Operations

Difference: NYCFC does not reference NFPA 664 for fire safety requirements in woodworking facilities.

Chapter 14- Fire Safety During Construction and Demolition

Difference: NYCFC has additional prohibitions for the use of portable fueled heating devices, including prohibiting temporary fuel burning heaters for human comfort, and requiring that the operation of fueled heaters is supervised by a NYC Fire Department certificate of fitness holder.

NYCFC prohibits open burning at a construction site.

NYCFC has incorporated by reference a substantial amount of the flammable gases section from Chapter 35 into Chapter 14 for flammable gases and oxygen use, with additional requirements for oxygen use, storage and handling. Additionally, supervision by a certificate of fitness holder is required

NYCFC has prescriptive requirements for manual fire suppression equipment regarding the storage and use of explosives for demolition operations.

NYCFC requires a construction site fire safety manager who must hold a NYC Fire Department certificate of fitness, whereas the FCNYS requires a fire prevention program superintendent. The NYCFC only requires the site safety manager to be on duty when a site safety manager is required by the NYC Building Code.

NYCFC has additional requirements for elevator maintenance and availability on construction sites. The NYCFC requirements reference the NYC Building Code for construction elevators.

NYCFC has an additional section regulating the storage, handling and use of small arms ammunition for powder actuated tools, including that such tools only be operated by a person holding a NYC Fire Department certificate of fitness.

Chapter 15- Flammable Finishes

Difference: NYCFC requires that certain flammable finish operations be supervised by a NYC Fire Department certificate of fitness holder.

NYCFC does not address recirculation of air in spraying spaces or air velocity (such requirements are set forth in the NYC Mechanical Code).

NYCFC has additional requirements for floor finishing operations, including a prohibition against using floor finishing products with a flashpoint below 80°F, and signage requirements reflecting such prohibition for the retail sale of such products.

Chapter 17- Fumigation and Thermal Insecticidal Fogging

Difference: NYCFC requires companies and personnel performing fumigation and thermal insecticidal fogging to hold valid company certificates and certificates of fitness, respectively. By adoption of a NYC Fire Department rule, the City also regulates “cold” fogging in the same manner as “thermal” fogging.

Chapter 18- Semiconductor Fabrication Facilities

Difference: Substantially the same

Chapter 19- Lumber Yards and Woodworking Facilities

Difference: NYCFC bans the manufacture of lumber and associated products, unless approved by the commissioner. Because of such ban, several sections that are found in the FCNYS are not within the NYCFC.

NYCFC gives latitude to increasing outdoor wood chips and wood waste material piles and permits the commissioner to require additional fire protection systems based on additional hazards.

NYCFC permits the commissioner to require yard hydrants and water monitor nozzles for outdoor storage of finished lumber products.

Chapter 20- Manufacture of Organic Coatings

Difference: NYCFC has additional separation requirements for buildings used for the manufacture of organic coatings.

NYCFC requires a fire extinguishing system for all buildings used for the manufacture of organic coatings.

NYCFC prohibits the use of nitrocellulose.

Chapter 21- Industrial Furnaces

Difference: Substantially the same.

Chapter 22- Motor Fuel-Dispensing Facilities and Repair Garages

Difference: NYCFC has NYC Fire Department certificate of fitness requirements for attendants of motor fuel dispensing facilities.

NYCFC has an additional set of requirements regarding the design, installation, and operation of motor fuel dispensing facilities.

NYCFC is more restrictive on the topic of storage tanks for motor fuels.

NYCFC has more prescriptive requirements for leak detection systems of motor fuel storage systems.

NYCFC has more prescriptive requirements for the inspection and testing of fuel delivery equipment, tanks, fire extinguishing systems, and concrete work.

NYCFC does not regulate LPG motor fuel-dispensing facilities as Chapter 38 prohibits the filling of LPG containers in New York City.

NYCFC and the FCNYS have fundamental differences in the regulation of compressed natural gas motor fuel-dispensing operations.

NYCFC does not regulate hydrogen motor fuel dispensing facilities as Chapter 35 prohibits the filling of hydrogen containers in New York City.

Chapter 23- High-Piled Combustible Storage

Difference: Substantially the same.

Chapter 24- Tents, Canopies and other Membrane Structures

Difference: FCNYS doesn't require approval for small tents or recreational sleeping tents. NYCFC regulates tents and canopies the same.

Comparison of the New York State and New York City Fire Codes

Chapter 25- Tire Rebuilding and Tire Storage

Difference: NYCFC uses a withdrawn NFPA standard (231D) for the storage of tires.

Chapter 26- Welding and Other Hot Work

Difference: NYCFC has a specific process to the hot work program and is ultimately approved by the commissioner.

NYCFC has specific requirements for fuel-oxygen torch equipment within the Chapter; covered elsewhere in the FCNYS.

NYCFC requires that operators of torches that use oxygen and acetylene obtain a NYC Fire Department certificate of fitness.

NYCFC requires NYC Fire Department-certified fire guards to conduct fire watches in connection with torch use at construction sites and on roofs of buildings.

Chapter 27- Hazardous Materials- General Provisions

Difference: NYCFC regulates building materials not otherwise regulated.

NYCFC regulates personal and household corrosives.

NYCFC does not permit the performance based design alternative for hazardous material storage, use, or handling.

NYCFC has additional sections for non-production chemical laboratories and for the transportation of hazardous materials.

Chapter 28- Aerosols

Difference: NYCFC prohibits the manufacture of combustible level 1, 2, or 3 aerosol products. NYCFC limits container sizes for Level 1, 2, or 3 aerosol products.

Chapter 29- Combustible Fibers

Difference: NYCFC has additional facility requirements; such as requiring all locations that store or handle combustible fibers over a certain quantity to be individually approved, as well as limiting the contents based on a percentage of floor area.

FCNYS prohibits loose fiber storage within 100 feet of most structures.

NYCFC has an additional section on combustible fiber storage on waterfront structures.

Chapter 30- Compressed Gases

Difference: NYCFC requires compressed gases of a certain quantity to be handled, stored or used under the supervision of a person holding a NYC Fire Department certificate of fitness.

Comparison of the New York State and New York City Fire Codes

NYCFC has an additional section regulating the storage, use and handling of ethylene oxide used for sterilization purposes.

Chapter 31- Corrosive Materials

Difference: NYCFC requires the handling and use of corrosives over a certain quantity to be conducted under the supervision of person holding a NYC Fire Department certificate of fitness.

Chapter 32- Cryogenic Fluids

Difference: NYCFC requires the handling, storage, and use of cryogenic fluids over a certain quantity to be conducted under the supervision of a person holding a NYC Fire Department certificate of fitness.

NYCFC has additional requirements for cryogenic fluid containers.

NYCFC has a prohibition on the construction of new LNG facilities. The NYS Department of Environmental Conservation regulations moratoria on the issue has undergone a revision.

Chapter 33- Explosives, Fireworks and Special Effects

Difference: The FCNYS and NYCFC are substantially different in their allowances and technical content. In the most basic review, the NYCFC contains prescriptive requirements for storage, use, and handling of explosives, fireworks, special effects materials, small arms ammunition (though not in the scope of the section), and rockets

The FCNYS makes wholesale reference to other regulations and reference standards to achieve requirements; namely the New York State Penal Law, New York State Industrial Code Rules (12 NYCRR Part 39), NFPA 1123, NFPA 1124, NFPA 49, and NFPA 1126. Special Effects are also regulated by NFPA 160 in Chapter 3 of the FCNYS.

Regarding manufacture, the FCNYS has prescriptive requirements within the document, whereas NYCFC prohibits the manufacture of all materials. NYCFC has more restrictive base requirements that are more specific to issues commonly found in the City of New York. An example of a more restrictive requirement would be the NYCFC requiring a 100 foot separation distance per inch of firework mortar diameter, versus the 70 foot requirement within the NFPA standards referenced by the FCNYS. A more specific requirement found in the NYCFC, for example, would be a differentiation between onshore and offshore fireworks displays.

NYCFC also regulates blasting operations (addressed by NYS Dept. of Labor regulations outside of NYC)

Chapter 34- Flammable and Combustible Liquids

Difference: NYCFC requires a holder of a certificate of fitness to supervise the manufacture, storage, handling, and use of flammable and combustible liquids over certain quantities. NYCFC requires persons who install flammable or combustible liquid storage system to hold a NYC Fire Department certificate of license.

NYCFC prohibits certain manufacturing, refineries, aboveground flammable liquid storage tanks.

NYCFC also prohibits use of marine vessels, cargo tanks and tank cars used as storage tanks for land based fuel burning equipment.

NYCFC has additional installation requirements and installation testing requirements for tank and piping systems.

NYCFC requires an approved overfill prevent device for all tanks while the NYSFC makes an exception for outdoor above-ground tanks with a capacity of 1320 gallons or less.

NYCFC requires a spill container having a capacity of not less than 15 gallons at fill connection, while the NYSFC allows a 5 gallon spill container.

NYCFC limits the maximum capacity of temporary aboveground tanks at a construction site to 660 gallons while NYSFC allows temporary tanks to be 10,000 gallons.

NYCFC limits capacity of cargo tank dispensing into the tanks of construction equipment to not more than 1,920 gallons, with not more than 640 gallons of gasoline and other flammable liquids.

NYCFC has additional requirements for out of service tanks.

NYCFC has prescriptive requirements for the site location of bulk tanks, which are similar to NFPA 30.

NYCFC has additional requirements for fire extinguishing systems, vapor recovery and spill mitigation for bulk plant terminals.

Chapter 35- Flammable Gases

Difference: NYCFC requires a person with a NYC Fire Department certificate of fitness to supervise the handling and use of flammable gases of certain quantities.

NYCFC places a 15,000 cubic foot limitation for flammable gases within any building or structure and further sets separation requirements for lesser quantities. NYCFC has additional requirements for ethylene oxide used for sterilization purposes, compressed natural gas, and methane recovery.

Chapter 36- Flammable Solids

Difference: Substantially the same.

Chapter 37- Highly Toxic and Toxic Materials

Difference: NYCFC requires a person with a NYC Fire Department certificate of fitness to supervise the handling and use of highly toxic and toxic materials in certain quantities.

NYCFC prohibits the compression of highly toxic and toxic materials.

FCNYS permits up to 20 cubic foot of gas to be stored in an otherwise prohibited location when in a gas cabinet. The NYCFC does not permit this.

Chapter 38- Liquefied Petroleum Gases

Difference: NYCFC has several additional requirements for a NYC Fire Department certificate of fitness holder to supervise the storage, handling and use of LPG. NYCFC is more restrictive on the use of propane indoors; but some of the allowances are not published in the code but in a rule. NYCFC is substantially different from the FCNYS, as it has a blanket prohibition of containers over 100 pounds.

Chapter 39- Organic Peroxides

Difference: NYCFC requires a NYC Fire Department certificate of fitness holder to supervise the handling and use of organic peroxides. NYCFC has more specific requirements regarding multiple class storage of materials and temperature-sensitive materials. NYCFC references the NYC Zoning requirements for the locations where the most dangerous organic peroxides may be stored and used.

Chapter 40- Oxidizers

Difference: NYCFC requires a NYC Fire Department certificate of fitness holder to supervise the handling, use and storage of oxidizers. NYCFC requires smoke and heat venting for solid and liquid oxidizer storage areas.

NYCFC references the NYC Zoning requirements for the locations where the most dangerous oxidizers may be stored and used.

Chapter 41- Pyroxylin Plastic

Difference: NYCFC requires a NYC Fire Department certificate of fitness holder to supervise the handling, use and storage of pyroxylin plastics. NYCFC has additional requirements for the storage, handle and use of pyroxylin in certain occupancies
NYCFC references the NYC Zoning requirements for the locations where the most dangerous pyrophoric materials may be stored and used.

Chapter 43- Unstable (Reactive) Materials

Difference: NYCFC requires a NYC Fire Department certificate of fitness holder to supervise the handling, use and storage of unstable materials.

NYCFC addresses multiple class storage and temperature sensitive materials.

NYCFC requires smoke and heat venting for unstable material storage areas.

NYCFC references the NYC Zoning requirements for the locations where the most dangerous unstable materials may be stored or used.

Chapter 44- Water-Reactive Solids and Liquids

Difference: NYCFC requires a NYC Fire Department certificate of fitness holder to supervise the handling, use and storage of water-reactive materials.

NYCFC prohibits storage of certain water-reactive materials in certain occupancies.

NYCFC addresses multiple class storage and temperature sensitive materials.

NYCFC requires smoke and heat venting for water reactive material storage areas.

NYCFC references the NYC Zoning requirements for the locations where the most dangerous water reactive materials can be stored or used.

Chapter 45- Referenced Standards

The NYCFC does not have all of the referenced standards that the FCNYS utilizes. This is mainly due to the exclusion of construction related documents from the NYCFC that are included in the NYC Building Code and NYC Mechanical Code.

Notable differences in referenced standards include the use of a standpipe system standard that differs from NFPA 14 and NYCFC Appendix B, which further modifies referenced standard content (that wasn't already done so in the NYCFC code language).

Appendices

None of the appendices in the FCNYS have a match in the NYCFC.

FCNYS has four appendices setting forth requirements for fire apparatus access roads, hazardous categories, cryogenic fluid-weight and volume equivalents, and identification of buildings utilizing truss construction.

NYCFC has two appendices: one setting forth fees for certificates, permits, inspections, and other services; and the other setting forth modifications to Referenced Standards to the code.

Appendix C

KEY DISTINCTIONS OF THE NEW YORK CITY CONSTRUCTION CODES

(Prepared by the NYC Department of Buildings)



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NYC Department of Buildings Preface to the Comparison between the NYC Construction Codes and the State Codes

In November 2002, Mayor Michael R. Bloomberg signed Executive Order No. 30, creating an advisory commission to study the feasibility of adopting a model code for the City. The Mayor’s Advisory Commission issued its report in May 2003, recommending that the City adopt, in modified form, the International Code Council’s (“ICC’s”) family of codes. The NYC Construction Codes Program was born, housed in and supported by the City’s Department of Buildings (“NYC DOB”). NYC DOB is responsible for the interpretation and enforcement of the NYC Construction Codes with respect to approximately 975,000 buildings in the City of New York.

The *New York City Construction Codes* (“Construction Codes”), effective July 1, 2008, are patterned after the family of model construction codes published by the ICC and consist of:

- The New York city plumbing code. Applies to the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of plumbing systems, and regulates nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen systems and sanitary and condensate vacuum collection systems.
- The New York city building code. Applies to the construction, alteration, movement, addition, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
- The New York city mechanical code. Regulates the design, installation,



maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings, and regulates those mechanical systems, system components, equipment and appliances specifically addressed therein.

- The New York city fuel gas code. Regulates the installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems, and applies to the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories.
- The New York city energy conservation code (*by: Local Law 85 of 2009*). Regulates the design and construction of buildings for the effective use of energy.

While the ICC Codes, their interpretive commentary and history of amendments assist New York City in interpreting and promulgating its own codes, New York City has extensively modified the ICC text in creating the Construction Codes. As modified, the provisions incorporate the collective wisdom of more than 350 years of building regulation in the City. Furthermore, the creation of the Construction Codes was backed by an unprecedented public/private partnership with over 400 participants from the architectural and engineering community, industry, labor, and government contributing more than 300,000 hours attending more than 500 technical, advisory, and managing committee meetings. NYC DOB is mandated by Local Law 33 to review the latest edition of the ICC Codes and to suggest modifications for use within New York City. This cycle will help ensure that New York City maintains an updated set of construction codes far into the future. This revision cycle is anticipated to occur every 3 years.

Although many jurisdictions, including New York State, have adopted the ICC Codes, New York City is recognized as a unique and premiere urban environment. New York City poses a unique challenge for any building code. As a result, the City extensively rewrote the ICC Codes in many technical areas. Some chapters were deleted entirely and replaced with requirements that better reflect the City's unique needs. The annexed comparison document, prepared by NYC DOB, identifies key areas of the Construction Codes and Title 28 of the NYC Administrative Code (which governs the Construction Codes) that generally are not reflected in the analogous State codes.



Key distinctions between NYC Codes¹ and NYS Uniform Fire Prevention and Building Code

NYC Code Provision		Issue	Description	In NYC Codes?	In NYS Codes?
1	BC 403.9.2 BC 403.15	Impact resistance stairs and elevators	Impact resistant elevator shaft and stair shaft construction for high-rise buildings	Y	N
2	BC 403.11	Emergency power	Enhanced Emergency power loads for high-rise buildings	Y	N
3	BC 403.16	Exit path markings	Photoluminescent exit path markings for high-rise buildings	Y	N
4	BC 403.18	Air intake	Restricted location of air intakes for high-rise buildings to prevent biochemical terrorism	Y	N
5	BC 403.19	Open web steel joists	Prohibition on open web steel joists in high-rise buildings	Y	N
6	BC 406.2.3.4	Parking garage vehicular exits	Parking garages must have a 20 foot level landing at garage exits next to sidewalk	Y	N
7	BC 410	Stages and platforms	Additional safety measures with respect to stage construction and scenery, voice/alarm communication systems, sprinkler protection, etc.	Y	N
8	BC 420	Radioactive materials	Safety measures for radioactive materials and radiation-producing equipment	Y	N
9	BC 501.3.1	Fire access frontage	8% of the perimeter of the building to be fronting on a street or fire access area	Y	N
10	BC 503.1; Appendix D	Frame construction	Establishment of fire district; prohibition of wood frame buildings	Y	N
11	BC 503.1	Height and area limitations	More robust construction classification and higher fire ratings	Y	N
12	BC 509.9	Tenant separations	Fire barriers required between residential tenants and between unsprinklered non-residential tenants.	Y	N
13	BC 707.4; 707.13	Fire rating of shafts	Higher fire rating of shaft starting at 3 stories instead of 4 and higher fire rating for refuse and laundry chute shafts, access rooms, and termination rooms	Y	N
14	BC 714.2.1	Fire protection of	Stricter requirements for individual encasement of structural members with fire	Y	N

¹ NYC Construction Codes and the administrative provisions in Title 28 of the NYC Administrative Code that govern the Construction Codes.



	individual elements	protection.		
15	BC 803.1.1; 803.5 Interior finishes: smoke and flame spread	Stricter smoke developed index and flame spread maximums for interior finishes	Y	N
16	BC 803.2.2 Interior finishes: toxicity	Maximum toxicity levels for interior finishes when subjected to fire	Y	N
17	BC 803.9.1.1 Suspended ceilings	Stricter structural attachment standards for suspended ceilings	Y	N
18	BC 804.5 Combustible finish flooring	Stricter limitations on combustible finish floor materials	Y	N
19	BC 903.2.3; 903.2.8 Sprinkler requirement for Group F and Group S	Stricter minimum thresholds for when Group F (factory) and Group S (storage) occupancies require sprinkler system protection.	Y	N
20	BC 903.6 Painting of sprinkler piping	Requirement to color code sprinkler system piping and valves	Y	N
21	BC 904.11 Commercial cooking fire protection	Restriction on use of water based sprinkler system protection of commercial cooking systems	Y	N
22	BC 905.11 Painting of standpipes	Requirement to color code fire standpipe system piping and valves	Y	N
23	BC 908.7 Carbon monoxide detectors	Requirement for carbon monoxide alarms and detectors.	Y	N
24	BC 908.9 Flammable gas detector	Requirement for flammable gas detectors in areas with installations of high-pressure gas piping	Y	N
25	BC 912 Post fire smoke purge	Requirement to ventilate smoke from building after a fire event	Y	N
26	BC Q102.1 Plastic sprinkler piping	Restriction on use of PVC piping for sprinkler systems	Y	N
27	BC Q102.1 Fire department connections	Restriction on threadless couplings aligned with FDNY operations	Y	N
28	BC Q102.1 Pressure alarms in dry pipe systems	Requirement for low-pressure alarms in dry pipe sprinkler systems	Y	N
29	BC Q102.1 Water supply sources for sprinkler systems	Requirement for additional sources of water for sprinkler system for certain occupancies	Y	N
30	BC Q102.1 Domestic water supply for sprinklers	Limitations on using domestic water supply to feed sprinkler systems	Y	N
31	BC Q102.1 Pumps for sprinklers	Requirements for specialty fire pumps and service zones for tall buildings	Y	N
32	BC Q102.1 Tanks for sprinkler systems	Requirements for capacities and protection of tanks supplying sprinkler systems	Y	N

33	BC Q105.1	Fire department connections	Requirements for fire department connections locations and standards aligned with FDNY operations	Y	N
34	BC Q105.1	Standpipe zones	Special standpipe zone requirements (including sizing, pressure, tanks and pumps) for high-rise buildings taller than 300 ft.	Y	N
35	BC 1001.3.1	Workplace exits	Stricter requirements on maintaining unlocked exits for workers' safety	Y	N
36	BC Table 1005.1	Egress width per occupant served	Wider exit components required even in buildings equipped with sprinkler systems to facilitate more efficient exiting	Y	N
37	BC 1008.1.8.3	Locks and latches	Stricter limitations on allowances for exit doors to be locked in Assembly, Business, Factory and Mercantile occupancies	Y	N
38	BC 1008.3	Turnstiles	Prohibition on turnstiles serving as required exits where there is an occupant load of over 300	Y	N
39	BC 1009.12	Stairway to roof and roof access	Stricter requirements for stairway access to the roof and more limitations on the use of roof hatch and trap door	Y	N
40	BC 1013.6	Exit access in R-2 occupancies	Requirement for an intervening public hall in most multiple dwellings so that an option to utilize a second stairway is available	Y	N
41	BC Table 1015.1	Exit access travel distance	Additional limitations on travel distances in several occupancy groups such as B, E, F, I, R, and S even when the building is fully sprinklered.	Y	N
42	BC 1016.1	Corridor construction	Requires public corridors to be constructed with fire barriers, not fire partitions	Y	N
43	BC Table 1016.2	Public corridor fire-resistance rating	Requires higher fire-ratings for public corridors in most occupancies even then the building is sprinklered	Y	N
44	BC 1024.17	Places of assembly with an occupant load of less than 12 square feet per person	Precise requirements for classes of exits, their distribution, and associated safe areas, when serving high-density places of assembly	Y	N
45	BC 1025	Emergency escape and rescue openings	Requires larger, more accessible openings	Y	N
46	BC 1917, 2213, 2114	Structural integrity: continuity & ties	Requires enhanced structural integrity at connections of structural members	Y	N
47	BC 1625.6	Structural integrity: gas explosion	Requires enhanced structural design to account for accidental explosion of high pressure gas piping	Y	N
48	BC 1625.5	Structural integrity:	Requires enhanced structural design to account for accidental vehicular impact to	Y	N

		vehicular impact	columns		
49	BC 1626	Structural integrity: key element analysis	Requires analysis of key structural elements to demonstrate redundancies	Y	N
50	BC 1615.1	Seismic design	Requires adequate seismic design criteria by adopting seismic maps that are consistent with the ASCE edition that references them	Y	N
51	BC 3009	Elevators being serviced	Requires additional protections for occupants in a building where an elevator is being serviced or repaired.	Y	N
52	BC 3010	Elevator accidents	Requires strict reporting of accidents to DOB commissioner for buildings under DOB jurisdiction	Y	N
53	BC 3303.4.5	Storage near the edge	Requirements to safeguard items stored at the edge of high-rise construction	Y	N
54	BC 3303.8	Standpipe alarm	Standpipes utilized installed construction or demolition require an alarm system	Y	N
55	BC 3304.4.1	Sheeting, shoring, and bracing	Requirements to provide sheeting, shoring, and bracing of excavations	Y	N
56	BC 3306.5	Demolition plans	Requires engineered plans required for demolition operations and sequencing	Y	N
57	BC 3306.9	Demolition safeguards	Requirements detailing sequence of demolition, including limits on heights of unbraced walls, debris storage, and sequencing for removals of structural elements and materials.	Y	N
58	BC 3307.6	Sidewalk shed loads	Provide detailed construction standard for sidewalk sheds and requires them to be designed to a live load of 150 or 300psf, instead of 75 or 150 psf.	Y	Y
59	BC 3308	Safety netting	Requires safety netting for high-rise construction	Y	N
60	BC 3310	Site safety manager or coordinator	Requires a trained site safety manager or coordinator for major building projects	Y	N
61	BC 3314	Scaffolds	Extensive requirements for scaffolds, including design, permit, inspection, and training	Y	N
62	BC 3319	Cranes	Extensive requirements for cranes, including design, permit, inspection, registration, and licensing	Y	N
63	MC 1305	Fuel oil storage and distribution	Extensive safety requirement for fuel oil storage and distribution, including overall limits on storage within buildings, limits of storage on each story, stringent safety standards for oil distribution systems to upper stories in high-rise buildings.	Y	N
64	AC 28-302	Facade safety inspections of existing buildings	Requires inspections and submission of reports by a registered design professional of exterior walls of all buildings over 6 stories in height every 5 years	Y	N



65	AC 28-401	Licensed Trades	Requires stringent licensing requirements for the following trades: master rigger, special rigger, hoisting machine operator, tower crane rigger, welder, master plumber, journeyman plumber, master fire suppression piping contractor, journeyman fire suppression piping contractor, oil-burning equipment installer, master sign hanger, special sign hanger	Y	N
66	AC 28-406.1	Concrete testing license	Requires all concrete testing to be performed by a concrete testing laboratory that must meet stringent requirements and that is regularly audited and inspected by DOB	Y	N
67	AC 28-116.2.3; BC Ch. 17; 1 RCNY 101-06	Special inspections	Requires more detailed requirements for special inspections, specific qualifications for special inspectors, registration of special inspection agencies, and expanded categories of special inspections.	Y	N
68	AC 28-116.2.2; BC 109.3; PC 107.1; MC 107.1; FGC 107.1; 1 RCNY 101-07	Progress inspections	Requires more detailed requirements for progress inspections , specific qualifications for progress inspectors, and expanded categories of progress inspections.	Y	N

Appendix D

INVENTORY LIST OF STATE AGENCY AND AUTHORITY OWNED BUILDINGS LOCATED IN NEW YORK CITY*

(Prepared by NYS Office of General Services and the Department of State, based upon information provided by custodial State Agencies and Authorities)

*This inventory contains the information reported as of the date of this Report and therefore may not be inclusive of all State property and buildings in the City.

NYS AGENCY AND PUBLIC AUTHORITY OWNED BUILDINGS

NEW YORK CITY BUILDING INVENTORY LIST

As of Spring 2012

NYS Agency Building Inventory*

Agency	County	Facility Name		Owned/ Leased
Dept Children and Family Services	Bronx	Bronx Residential Center	170 E 210th St	
Dept Children and Family Services	Bronx	Pyramid Residential Center	470 E. 161st st	
Dept Children and Family Services	Bronx	Bronx Community Res Givan	1610 Givan Avenue	
Dept Children and Family Services	Bronx	Bronx Community Res Wilder	3919 Wilder Avenue	
Dept. of Correctional Services	Bronx	Fulton Correctional Facility	1511 Fulton Avenue	
Div of Mil & Naval Affairs	Bronx	Kingsbridge Armory Annex - Bronx	10 West 195th Stree	
Envir Conservation	Bronx	Bronx River Trailway	Bronx Blvd.	
Main Office Parks & Recreation	Bronx	Roberto Clemente State Park	W. Tremont Ave	
Mental Health Main Office	Bronx	Bronx Psychiatric Center	1500 Waters Place	
Mental Health Main Office	Bronx	Bronx Childrens Psychiatric Center	1000 Waters Place	
Off of Alcoholism & Substance Abuse Svc	Bronx	Hostel 9856	770 - 774 E. 176th Street	
People with Developmental Disabilities	Bronx	Bronx Hostel #158	424 Swinton Avenue	
People with Developmental Disabilities	Bronx	Bronx Hostel #268	1858 Victor Street	
People with Developmental Disabilities	Bronx	Bronx Hostel #282	2399 Tiebout Avenue	
People with Developmental Disabilities	Bronx	Bronx Hostel #426	3327 Steuben Avenue	
People with Developmental Disabilities	Bronx	Bronx Hostel #965	2789 Pond Place	
People with Developmental Disabilities	Bronx	Bronx Hostel #1644	3050 Laconia Avenue	
People with Developmental Disabilities	Bronx	Bronx Hostel #177A	2561 Bainbridge Avenue	
People with Developmental Disabilities	Bronx	Bronx Hostel #177B	2563 Bainbridge Avenue	
People with Developmental Disabilities	Bronx	Bronx Hostel #177C	2565 Bainbridge Avenue	
People with Developmental Disabilities	Bronx	Bronx Hostel #2065	194 W. 180th St	
People with Developmental Disabilities	Bronx	Bronx Hostel #2276	1327-33Prospect Avenue	
People with Developmental Disabilities	Bronx	Bronx HostelL #2318	Union Ave & 150th St	
People with Developmental Disabilities	Bronx	Bronx Hostel #2321	Findlay Ave	
People with Developmental Disabilities	Bronx	Bronx Hostel #2322	Findlay Ave	
People with Developmental Disabilities	Bronx	Bronx Hostel #2323	169th St & Shakespeare Avenue	
People with Developmental Disabilities	Bronx	Bronx Hostel #2565	236 Bedford Avenue	
People with Developmental Disabilities	Bronx	Bronx Hostel #2737	1668 Grand Avenue	
People with Developmental Disabilities	Bronx	Bronx Hostel #8359	1040 Manor Ave	
People with Developmental Disabilities	Bronx	Bronx Hostel #8360	1543 Beach Ave	
People with Developmental Disabilities	Bronx	Bronx HostelL #8361	1116 East 225th St	
People with Developmental Disabilities	Bronx	Bronx Hostel #8375	150 E. 150th St	
People with Developmental Disabilities	Bronx	Bronx Hostel #2329	E. 167th St	
People with Developmental Disabilities	Bronx	NYS Maritime College	Pennyfield Avenue	
People with Developmental Disabilities	Kings	UI-JS Local Ofc Schermerhorn St	250 Schermerhorn St.	
People with Developmental Disabilities	Kings	Brooklyn Youth Development Center	96 E 43rd St	
People with Developmental Disabilities	Kings	Ella McQueen Residential Center	41 Howard Ave	
People with Developmental Disabilities	Kings	Brooklyn Residential Center	1125 Carroll Street	
People with Developmental Disabilities	Kings	Brooklyn Urban Home	160 Lenox Rd	
People with Developmental Disabilities	Kings	Bed-Stuy Youth Develoment Center	272 Jefferson Ave	
People with Developmental Disabilities	Kings	1024 Fulton Street	1024 Fulton Street	
People with Developmental Disabilities	Kings	State Armory - Brooklyn Marcy Ave	355 Marcy Ave	
People with Developmental Disabilities	Kings	State Armory - Brooklyn Bedford Ave	1579 Bedford Ave	
People with Developmental Disabilities	Kings	Easstern District Terminal State Park	N. 7th St	
People with Developmental Disabilities	Kings	Fresh Meadows Hostel #9950	Vandalia Ave	
People with Developmental Disabilities	Kings	Brooklyn Hostel #5305	8620 18th Ave	
People with Developmental Disabilities	Kings	Brrokly Children's Psychiatric Center	1819 Bergen Street	

Agency	County	Facility Name		Owned/ Leased
People with Developmental Disabilities	Kings	Kingsboro Psychiatric Center	681 Clarkson Ave	
People with Developmental Disabilities	Kings	Brooklyn Hostel #2514	719 Linden Blvd	
People with Developmental Disabilities	Kings	Brooklyn Hostel #8372	754-768 Lexington Avenue	
People with Developmental Disabilities	Kings	Brooklyn Halfway House #42	657-663 E. 98th St	
People with Developmental Disabilities	Kings	55 Hanson Place	55 Hanson Pl	
People with Developmental Disabilities	Kings	Brooklyn Hostel #: 12215	316 Quincy Street	
People with Developmental Disabilities	Kings	Brooklyn Hostel 7865	Cleveland Street	
People with Developmental Disabilities	Kings	Brooklyn Hostel #41	174 Java St	
People with Developmental Disabilities	Kings	Brooklyn Hostel #56	Bath Ave & Bay 37th St	
People with Developmental Disabilities	Kings	Brooklyn Hostel #112	755 Crown Street	
People with Developmental Disabilities	Kings	Brooklyn Hostel #328	240 McKinley Ave	
People with Developmental Disabilities	Kings	Brooklyn Hostel #453	129 E. 96th St	
People with Developmental Disabilities	Kings	Brooklyn Hostel #485	614 53rd St	
People with Developmental Disabilities	Kings	Brooklyn Hostel #545	3730 Shore Parkway	
People with Developmental Disabilities	Kings	Brooklyn Hostel #716	366-368 Parkside Avenue	
People with Developmental Disabilities	Kings	Brooklyn Hostel #1269	1893 Ocean Ave	
People with Developmental Disabilities	Kings	Brooklyn Hostel #2794	1364 Dean St	
People with Developmental Disabilities	Kings	Brooklyn Hostel #8536	369 Douglas St	
People with Developmental Disabilities	Kings	Brooklyn Halfway House #42	217 Clinton Ave	
People with Developmental Disabilities	Kings	Brooklyn Developmental Center	888 Fountain Ave	
People with Developmental Disabilities	Kings	Brooklyn Hostel #1774	960/980 Elton St	
People with Developmental Disabilities	Kings	Brooklyn Hostel #2923	286 New York Ave	
People with Developmental Disabilities	Kings	Hostel 12121	836 Prospect Pl	
People with Developmental Disabilities	Kings	Hostel 373	342 Forbell St	
People with Developmental Disabilities	Kings	Brooklyn Hostel #10126	367 Hawthorne St	
People with Developmental Disabilities	Kings	Brooklyn Hostel #10190	668 40TH ST.	
People with Developmental Disabilities	Kings	Brooklyn Hostel #10273	3024 VOORHIES AVE.	
People with Developmental Disabilities	Kings	Brooklyn Hostel #10488	107-9 GRANDPARENTS AVE	
People with Developmental Disabilities	Kings	Brooklyn Hostel #10489	105 Grandparents Ave	
People with Developmental Disabilities	Kings	Brooklyn Hostel #10656	9502 Fort Hamilton Parkway	
People with Developmental Disabilities	Kings	Brooklyn Hostel #10812	1260 E. 55th St	
People with Developmental Disabilities	Kings	Brooklyn Hostel #10955	2230 64th St	
People with Developmental Disabilities	Kings	Brooklyn Hostel#11366	182 E. 92nd St	
People with Developmental Disabilities	Kings	Brooklyn Hostel #11507	727 Decatur St	
People with Developmental Disabilities	Kings	Brooklyn Hostel #11501	6205 11th Ave	
People with Developmental Disabilities	Kings	Brooklyn Hostel 10095	647 Degraw St	
SUNY Central Admin	Kings	New York City Downstate Medical Center	450 Clarkson Ave	
SUNY Central Admin	Kings	Nurse Residence	440 Lennox Avenue	
Dept of Children and Family Services	New York	Harlem Community Res. Home	419 W. 145th St	
Dept of Correctional Services	New York	Bayview Correctional	550 W 20th Street	
Dept of Correctional Services	New York	Edgecomb Correctional Facility	611 Edgecombe Ave	
Dept of Correctional Services	New York	Lincoln Correctional Facility	31-33 W 110th St	
Div of Mil & Naval Affairs	New York	State Armory - New York Park Avenue	643 Park Ave	
Div of Mil & Naval Affairs	New York	State Armory - New York Lexington Avenue	68 Lexington Ave	
Div of Mil & Naval Affairs	New York	State Armory - New York Fifth Avenue	2366 Fifth Avenue	
Main Office Parks & Recreation	New York	Riverbank St. Pk	W.145th St. & Riverside Dr	
Mental Health Main Office	New York	New York Psychiatric Center	722 W 168th St	
Mental Health Main Office	New York	Kirby Forensic Psychiatric Center	Wards Island	
Mental Health Main Office	New York	Manhattan Psychiatric Center	700 E 125th St, Wards Island	
Off of General Services	New York	Manhattan Hostel #2877	419 W. 126th St	
Off of General Services	New York	ADAM C POWELL STATE OFFICE BUILDING	163 W 125th St	

Agency	County	Facility Name		Owned/ Leased
Off of General Services	New York	VICTOR DEL TORO CENTER	128 East112 St	
People with Developmental Disabilities	New York	Manhattan Hostel #2374	120 W. 16th St	
People with Developmental Disabilities	New York	Manhattan Hostel #75	107 Payson Ave	
People with Developmental Disabilities	New York	Manhattan Hostel #76	109 Payson Ave	
People with Developmental Disabilities	New York	Manhattan Hostel #8380	219 W. 137th St	
People with Developmental Disabilities	New York	Manhattan Hostel #8443		
People with Developmental Disabilities	New York	Manhattan Hostel #8474	416 W. 149th St	
People with Developmental Disabilities	New York	Manhattan Developmental Center	75 Morton St	
People with Developmental Disabilities	New York	Manhattan Hostel #1928	441 E. 119th St	
People with Developmental Disabilities	New York	Manhattan Hostel #1929	2100 Fifth Ave	
SUNY Central Admin	New York	SUNY College of Optometry	33 WEST 42nd St	
SUNY Central Admin	New York	Neil D. Levin Graduate Institute	120 EAST 55th St	
Dept of Correctional Services	Queens	Queensboro Correctional Facility	47-04 Van Dam Rd	
Div of Mil & Naval Affairs	Queens	State Armory - Jamaica	93-05 168th St, Jamaica	
Div of Mil & Naval Affairs	Queens	State Armory - Whitestone	150-74 E Sixth Ave, Whitestone	
Envir Conservation	Queens	Udall's Cove Tidal Wetland	Shore Rd	
Envir Conservation	Queens	Jamaica Bay Tidal Wetlands	Bay 32nd Street	
Health Central Admin	Queens	Veterans' Home at St. Albans	Linden Blvd	
Main Office Parks & Recreation	Queens	Bayswater Point State Park	Mott Avenue	
Main Office Parks & Recreation	Queens	Gantry Plaza State Park		
Mental Health Main Office	Queens	Creedmoor Psychiatric Center	80-45 Winchester Blvd, Queens	
Mental Health Main Office	Queens	Queens Children's Psychiatric Center	74-03 Commonwealth Blvd	
Mental Health Main Office	Queens	Centralized Service	10-06 35th Ave.	
Off of General Services	Queens	Aqueduct Race Course	Queens	
People with Developmental Disabilities	Queens	Jamaica Hostel #11259	111-02 Francis Lewis Blvd	
People with Developmental Disabilities	Queens	Jamaica Hostel 12091	140-01 123rd Avenue Jamaica	
People with Developmental Disabilities	Queens	Richmond Hill Hostel #11597	95-06 120th St	
People with Developmental Disabilities	Queens	Glendale Hostel #10015	80-17 Woodhaven Blvd	
People with Developmental Disabilities	Queens	Queens Hostel #10186	94-50 220th St	
People with Developmental Disabilities	Queens	Jackson Heights Hostel #10738	25-10 84th St	
People with Developmental Disabilities	Queens	Hollis Hostel #10748	90-24 184th St	
People with Developmental Disabilities	Queens	Springfield Hostel #10842	225-04 S Conduit	
People with Developmental Disabilities	Queens	Astoria Hostel #257	78-06 19th Rd	
People with Developmental Disabilities	Queens	Ozone Park Hostel #327	132-14 90th St	
People with Developmental Disabilities	Queens	Jamaica Estates Hostel #380	87-14 Midland Pkwy	
People with Developmental Disabilities	Queens	Hollis Hostel #460	197-14 Carpenter Ave	
People with Developmental Disabilities	Queens	Flushing Hostel #474	167-03 Northern Blvd	
People with Developmental Disabilities	Queens	Astoria Hostel #484	21st St & 30th Avenue	
People with Developmental Disabilities	Queens	Flushing Hostel #505	40-15 159th St	
People with Developmental Disabilities	Queens	Ozone Park Hostel #640	121ST. & Rockaway Blvd	
People with Developmental Disabilities	Queens	Rosedale Hostel #655	258-02 Craft Avenue	
People with Developmental Disabilities	Queens	Elmhurst Hostel #1165	22-64/66 94th st	
People with Developmental Disabilities	Queens	Bayside Hostel #8422	39-01 212th St	
People with Developmental Disabilities	Queens	Jamica Hostel #8745	143-06 115th St	
People with Developmental Disabilities	Queens	Fresh Meadows Hostel #9950	73-32 172nd St	
People with Developmental Disabilities	Queens	Jackson Heights Hostel #9978	35-15 E. 86th St	
People with Developmental Disabilities	Queens	Flushing Hostel #9980	45-66 169th St	
People with Developmental Disabilities	Queens	Howard Park Unit	155-55 Crossbay Blvd.	
People with Developmental Disabilities	Queens	Hostel 11901	75-18 190 Street Fresh Meadows	
People with Developmental Disabilities	Queens	Hostel 11779	144-52 87th Ave., Briarwood	
People with Developmental Disabilities	Queens	Hostel 11540	115-59 217th Queens Village	

Agency	County	Facility Name		Owned/ Leased
People with Developmental Disabilities	Queens	St. Albans Hostel 11717	114-32 199th Street St Albans	
People with Developmental Disabilities	Queens	Hostel 11465	130-57 225th Street Laurelton	
People with Developmental Disabilities	Queens	Bellaire Hostel #11418	111-04 Francis Lewis Blvd	
People with Developmental Disabilities	Queens	Hostel 12095	133-47 12th Street	
People with Developmental Disabilities	Queens	Bernard Fineson D.C. - Hillside Unit	Hillside Avenue	
People with Developmental Disabilities	Queens	Hostel #: 12278	153-10 79th Street	
Dept Children and Family Services	Richmond	Staten Island Community Residential HomeE	599 Port Richmond Ave	
Dept Children and Family Services	Richmond	Staten Island Community Residential Home	211 Holden Blvd	
Dept Children and Family Services	Richmond	Staten Island Residential Center	1133 Forrest Hill Rd	
Dept of Correctional Services	Richmond	Arthur Kill Correctional Facility	2911 Arthurkill Road	
Div of Mil & Naval Affairs	Richmond	State Armory -Staten Island	321 Manor Rd	
Envir Conservation	Richmond	Harbor Herons Tidel Wetlands Area	Western Avenue	
Envir Conservation	Richmond	Lemon Creek Tidal Wetlands	Hylan Blvd	
Envir Conservation	Richmond	Mt. Loretto Unique Area	6450 Hylan Blvd	
Envir Conservation	Richmond	Butler/Brookside Wood Fwl	Hylan and Butler Blvd	
Envir Conservation	Richmond	Henry Kaufmann Campgrounds	Manor Road	
Envir Conservation	Richmond	Zuckerman Estate	Staten Island	
Main Office Parks & Recreation	Richmond	Clay Pit Ponds State Park	Nielsen Ave	
Mental Health Main Office	Richmond	South Beach Psychiatric Center	Seaview Ave	
People with Developmental Disabilities	Richmond	Staten Island Hostel #10700	262 Bryant Ave	
People with Developmental Disabilities	Richmond	Staten Island Hostel #10701	931 Armstrong Ave	
People with Developmental Disabilities	Richmond	Staten Island Hostel #11363	792 Delafield	
People with Developmental Disabilities	Richmond	Staten Island Hostel #194	630 Hyland Blvd	
People with Developmental Disabilities	Richmond	Staten Island Hostel #218	25 Poillon Ave	
People with Developmental Disabilities	Richmond	Staten Island Hostel #229	455 Medina St	
People with Developmental Disabilities	Richmond	Staten Island Hostel #1416	795 Rockland Ave	
People with Developmental Disabilities	Richmond	Staten Island Hostel #1666 & #1615	7770 Amboy Rd	
People with Developmental Disabilities	Richmond	Staten Island Hostel #1878	436 Hanover Ave	
People with Developmental Disabilities	Richmond	Mill Road Hostel	598 Mill Rd	
People with Developmental Disabilities	Richmond	Staten Island Hostel #1922	596 Mill Rd	
People with Developmental Disabilities	Richmond	Staten Island Hostel #4274	345 Bradley Avenue	
People with Developmental Disabilities	Richmond	Staten Island HostelL #4275	44 Roosevelt Avenue	
People with Developmental Disabilities	Richmond	Sequine Ave Hostel #5647	425 Seguine Avenue	
People with Developmental Disabilities	Richmond	Staten Island Hostel #8686	1048 S Railroad Avenue	
People with Developmental Disabilities	Richmond	Staten Island Hostel #8818	40 Nash Ct.	
People with Developmental Disabilities	Richmond	Staten Island Hostel #9066	62 Justin Avenue	
People with Developmental Disabilities	Richmond	Staten Island Developmental Center	930 Willowbrook Rd.	
People with Developmental Disabilities	Richmond	Institute for Basic Research	1050 Forest Hill Rd.	
People with Developmental Disabilities	Richmond	Hostel 12166	52 Austin Ave.	
People with Developmental Disabilities	Richmond	Hostel 12133	1620 Forest Hill Rd.	
People with Developmental Disabilities	Richmond	Staten Island Hostel 4273	23 Cortelyou Place	
People with Developmental Disabilities	Richmond	Hostel #: 12346	44 Rainbow Avenue	
People with Developmental Disabilities	Richmond	Hostel # 12254	184 Carteret Street	
People with Developmental Disabilities	Richmond	Hostel 12220	277 Darlington Avenue	
People with Developmental Disabilities	Richmond	Staten Island Hostel #: 12212	374 Retford Avenue	
<i>* Data is representative of information provided by</i>				
NYS Public Authority Building Inventory**				
Agency	County	Facility Name	Address	
New York Power Authority	Queens	500 MW Plant	31st Street & 20th Avenue, Astoria	
New York Power Authority	Queens	Charles Poletti Plant	31st Street & 20th Avenue, Astoria	
New York Power Authority	Queens	Gas Compressor Building	31st Street & 20th Avenue, Astoria	
New York Power Authority	Kings	In-City: Gowanus	730 3rd Ave, Brooklyn	

Agency	County	Facility Name		Owned/ Leased
New York Power Authority	Bronx	In-City: Harlem River	In the vicinity of 670 East 132nd Street/98 Lincoln Avenue	
New York Power Authority	Bronx	In-City: Hellgate	910 E. 134 St., Bronx	
New York Power Authority	Kings	In-City: Kent	47-79 River St, Brooklyn	
New York Power Authority	Richmond	In-City: Pouch	1013 Bay Street, Staten Island	
New York Power Authority	Queens	In-City: Vernon	42-30 Vernon Blvd, Long Island City	
New York Power Authority	Queens	Poletti Administration Building	31st Street & 20th Avenue, Astoria	
New York Power Authority	Queens	Poletti Warehouse	31st Street & 20th Avenue, Astoria	
United Nations Development Corporation	New York	One UN Plaza (office portion), Two UN Plaza, and Three UN Plaza, all under long term leases with The City of New York	One UN Plaza, Two UN Plaza, and Three UN Plaza are all located in New York (on 44th St between 1st and 2nd Avenues)	
New York Convention Center Operating Corporation	New York	Jacob K Javits Convention Center	608 West 40th Street	
New York Convention Center Operating Corporation	New York	Jacob K Javits Convention Center	655 West 34th Street	
Roosevelt Island Operating Corporation	New York	Offices MD & Dentist	501 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Vacant	503 Main Street	Leased
Roosevelt Island Operating Corporation	New York	R.I. Youth Center	506 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Chiropractor	507 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Vacant	513 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Thrift Shop	520 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Batting Cage	521 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Hair Salon	523 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Library	526 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Art Gallery	527 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Vacant	530 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Vacant	532 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Vacant	544 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Senior Center	546 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Vacant	546A Main Street	Leased
Roosevelt Island Operating Corporation	New York	Cultural Center	548 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Trellis Restaurant	549 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Public Safety	552 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Vacant	559 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Cabrini Chapel	562 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Card Shop	563 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Dry Cleaners	567/571 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Vacant	568 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Nail Salon	570 Main Street	Leased
Roosevelt Island Operating Corporation	New York	RI Engineering Office (Rented Office Space)	576 Main Street	Leased
Roosevelt Island Operating Corporation	New York	M&D Deli	579 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Main Office RIOC	591 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Financial Services	599C Main Street	Leased
Roosevelt Island Operating Corporation	New York	We Are One Boutique	599D Main Street	Leased
Roosevelt Island Operating Corporation	New York	Vacant	605 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Chinese Restaurant	609 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Boyscouts	615 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Amalgamated Bank	619 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Gristede's Supermarket	686 Main Street	Leased
Roosevelt Island Operating Corporation	New York	Strecker Lab	Strecker Lab	Owned
Roosevelt Island Operating Corporation	New York	(Sportspark) Sport Complex	250 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Tram Bldg#2	2nd Ave Between 59th & 60 Street	Owned
Roosevelt Island Operating Corporation	New York	Tram Bldg#1	300 Tram Plaza	Owned
Roosevelt Island Operating Corporation	New York	Steam Plant	310 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Blackwell House	500 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Blackwell School	504 Main Street	Owned
Roosevelt Island Operating Corporation	New York	The Child School	531-537 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Good Shepherd Community Center	543 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Eastwood School	566 Main Street	Owned
Roosevelt Island Operating Corporation	New York	The Child School (highschool)	585 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Elementary School	587 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Warehouse	680 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Atrium	682 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Bus Garage	684 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Motorgate Central Parking	688 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Post Office	694 Main Street	Owned
Roosevelt Island Operating Corporation	New York	AVAC/ Waste Management Bldg	728 Main Street	Owned

Agency	County	Facility Name		Owned/ Leased
Roosevelt Island Operating Corporation	New York	Firehouse	750 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Day Spring Church) Service Road Holy Spir	851 Main Street	Owned
Roosevelt Island Operating Corporation	New York	Lighthouse	Lighthouse Park	Owned
Hudson River Park Trust	<i>Except for Pier 40 and Pier 57 which were existing NYS buildings inherited by HRPT, all new buildings listed below were built to NYC codes.</i>			
Hudson River Park Trust	New York	N. Moore St Park Building	211 West Street	
Hudson River Park Trust	New York	Pier 25 Park Building	225 West Street	
Hudson River Park Trust	New York	Pier 26 Utility Building	227 West Street	
Hudson River Park Trust	New York	Pier 26 Café and Boathouse	233 West Street	
Hudson River Park Trust	New York	Pier 40*	353 West Street	
Hudson River Park Trust	New York	Christopher Street Comfort Station	389 West Street	
Hudson River Park Trust	New York	Christopher Street Concession Bldg	393 West Street	
Hudson River Park Trust	New York	Pier 51 Comfort Station	503 West Street	
Hudson River Park Trust	New York	Pier 57 Building**	25 11th Avenue	
Hudson River Park Trust	New York	Pier 62 Carousel Building	143 11th Avenue	
Hudson River Park Trust	New York	26th St Maintenance Bldg	205 12th Avenue	
Hudson River Park Trust	New York	Pier 66 Boathouse	221 12th Avenue	
Hudson River Park Trust		* Pier 40 is an existing structure that has not undergone redevelopment except for the addition of several public fields which were approved under NYS codes		
Hudson River Park Trust		**Pier 57 is a historic structure that is the subject		
MN (Metro-North Railroad)	Bronx	Highbridge Yard	Deegan Blvd	
MN	Bronx	Mott Haven Yard	E 144 St	
MTA	Bronx	1745 Bathgate Ave (Subleased Out)	1745 Bathgate Ave	
MTAB	Bronx	I 95 at Exit 13 (Eastchester)	I 95 at Exit 13	
MTAB (MTA Bus)	Bronx	Eastchester Depot	3200 Conner Street	
NYCT (New York City Transit)	Bronx	West Farms (old Coliseum) Depo	1104 E 177 St	
NYCT	Bronx	331 Tiffany St	331 Tiffany St	
NYCT	Bronx	Gun Hill Depot	1910 Bartow Ave	
NYCT	Bronx	E 180 St Complex	Morris Park Ave	
NYCT	Bronx	Concourse Storage Yd	Bedford Park Blvd.	
NYCT	Bronx	Jerome Yard	Paul Ave	
NYCT	Bronx	Westchester Yard	Waters Pl	
NYCT	Bronx	IRT 239 St Yard For "2"&"5"	4510 Furman Ave	
NYCT	Bronx	Bronx Base Shop/CMF I	750-770 Zerega Ave	
MTA	Brooklyn	Carlton Yard (Frt);Atl	Carlton Ave	
MTAB	Brooklyn	Spring Creek Depot	739-772 Cozine Ave	
NYCT	Brooklyn	Crew Qtrs 3rd Rail Stg 38 St	S/S 37 W/O 8 Ave	
NYCT	Brooklyn	Jackie Gleason Depot/Yard	871 5 Ave	
NYCT	Brooklyn	East New York Depot	25 Jamaica Ave	
NYCT	Brooklyn	Ulmer Park Depot	246 Bay 38 St	
NYCT	Brooklyn	Flatbush Depot	4901 Fillmore Ave	
NYCT	Brooklyn	Linden Yd Fleet Operations & Complex	1085 Rockaway Ave	
NYCT	Brooklyn	TRANSPORTATION BUILDING - 370 Jay	370 Jay St	
NYCT	Brooklyn	TA Training Center (PS 248)	2157 West 13th St	
NYCT	Brooklyn	Bergen St Shops	1504 Dean St	
NYCT	Brooklyn	IRT Livonia Yard; Contract #3	822 Linwood St	
NYCT	Brooklyn	Coney Island Shops	2556 McDonald Ave	
NYCT	Brooklyn	Coney Island Yard Pneumatic Sh	Ave X and Shell Rd	
NYCT	Brooklyn	Coney Island Motor Shop	Ave X and Shell Rd	
NYCT	Brooklyn	Coney Island Maintenance Shop	2556 McDonald Ave	
NYCT	Brooklyn	Coney Island Yard Storeroom 63	Shell Rd and Ave X	
NYCT	Brooklyn	Pitkin Shop	1434 Sutter Ave	
NYCT	Brooklyn	Livonia Barn	824 Linwood St	
MTA	Manhattan	345 Madison Ave	345 Madison Ave	
MTA	Manhattan	341 Madison Ave	341 Madison Ave	
MTA	Manhattan	347 Madison Ave	347 Madison Ave	
NYCT	Manhattan	Rail Control Center For TA	806-14 9 Ave	
NYCT	Manhattan	West Side (Quill) Depot	525 11 Ave	
NYCT	Manhattan	100 St Bus Depot	1301-15 Lexington Ave	
NYCT	Manhattan	126 St Bus Depot	2460-78 2 Ave	
NYCT	Manhattan	Amsterdam Bus Depot	1381 Amsterdam Ave	
NYCT	Manhattan	Manhattanville Depot	2321-29 12 Ave	
NYCT	Manhattan	146 St Bus Depot	721 Lenox Ave 101 146	
NYCT	Manhattan	Kingsbridge Bus Depot-MABSTOA	4069-79 10 Ave	
NYCT	Manhattan	147 St Yard; Esplanade Gdns	700-30 Lenox Ave	
NYCT	Manhattan	207 St Yd and IRT Bus Stn	10 Ave	

Agency	County	Facility Name		Owned/ Leased
Bridges & Tunnels	Manhattan	Robert Moses Building	Randalls Island	
LIR (Long Island Rail Road)	Queens	Employment Building	144-15 Archer Ave.	
LIR	Queens	JCC	144-41 94th Ave.	
LIR	Queens	Finance and Administration Bld	146-01 Archer Ave	
LIR	Queens	Computer Service Ctr	148-02 Archer Ave	
LIR	Queens	Hillside Maintenance Facility Buildings	93-59 183rd Street	
LIR	Queens	Corona Yard (Old Whitestone Ln	Roosevelt Ave	
LIR	Queens	Jamaica HQ Trainmen's Room	93-02 Sutphin Blvd	
MTAB	Queens	Baisley Park Depot	11433 Guy R Brewer Blvd	
MTAB	Queens	JFK Depot	16525 146th Avenue	
MTAB	Queens	Far Rockaway Depot	4809 Rockaway Beach Blvd	
MTAB	Queens	LaGuardia Depot	8501 24 Ave	
NYCT	Queens	College Point Depot	128 28th Ave	
NYCT	Queens	Jamaica Depot	10152 Merrick Blvd	
NYCT	Queens	Casey Stengel Depot	123-53 Willetts Point Blvd	
NYCT	Queens	Queens Village Depot	222-01 / 07 98 Ave	
NYCT	Queens	Central Electronics Shop	33-33 54 St	
NYCT	Queens	NYCT/B&T Money Room	46-25 Metropolitan Ave	
NYCT	Queens	Queens Base Shop Lot 1	48-05 Grand Ave (Lot 1)	
NYCT	Queens	Maspeth Central Facility	5510 Maspeth Ave	
NYCT	Queens	Fresh Pond Depot	66-99 Fresh Pond Rd	
NYCT	Staten Island	Castleton Ave Depot	1390 Castleton Ave	
NYCT	Staten Island	Yukon Depot (& Small Park)	40 Yukon Ave	
<u>LEASED (entire building)</u>				
NYCT	Brooklyn	President Maintenance	1572-1590 Bedford Avenue	
NYCT	Brooklyn	SAG, Ilc	58 Second Avenue	
NYCT	Brooklyn	130 Livingston Street	130 Livingston Street	
NYCT	Manhattan	2 Broadway	2 Broadway	
NYCT	Queens	70-10 74th St	70-10 74th St	
NYCT	Staten Island	336-346 Meredith Ave	336-346 Meredith Ave	
NYS Urban Development Corporation	New York	Seventh Regiment Armory	643 Park Avenue, New York	
NYS Urban Development Corporation	Richmond	Arthur Kill Correctional Facility	2911 Arthur Kill Road, Staten Island	
NYS Urban Development Corporation	New York	Bayview Correctional Facility	550 West 20th Street	
NYS Urban Development Corporation	New York	Edgecombe Residential Treatment Facility	611 Edgecombe Avenue	
NYS Urban Development Corporation	Bronx	Fulton Correctional Facility	1511 Fulton Avenue, Bronx	
NYS Urban Development Corporation	New York	Lincoln Correctional Facility	31-33 West 110th Street	
NYS Urban Development Corporation	Queens	Queensboro Correctional Facility	47-04 Van Dam Street, Long Island City	
NYS Urban Development Corporation	Richmond	Staten Island RC	1133 Forest Hill Rd SI NY	
NYS Urban Development Corporation	Kings	Red Hook RC	531 Turkey Hill Rd Red Hook NY	
Lower Manhattan Development Corporation (LMDC), a subsidiary of the the Empire State Development Corporation (ESDC)	New York		130 Liberty Street	
DASNY		BARUCH COLLEGE, BERNARD H.	NYC DOB Boro. No. 01	Official Campus Mailing
DASNY	New York	William and Anita Newman Vertical Campus	55 Lexington Ave.	
DASNY	New York	Library and Technology Building	151 East 25th St.	
DASNY		BROOKLYN COLLEGE	NYC DOB Boro. No. 03	Official Campus Mailing Address:
DASNY	Kings	Boylan Hall	2895 Bedford Ave.	
DASNY	Kings	Ingersoll Hall	2933 Bedford Ave.	
DASNY	Kings	Ingersoll Hall Addition	2955 Bedford Ave.	
DASNY	Kings	LaGuardia Hall/Library	2700 Campus Road	
DASNY	Kings	LaGuardia Hall/Library Addition	Official address not required	
DASNY	Kings	Roosevelt Hall Addition	Official address not required	
DASNY	Kings	Whitehead Hall	2710 Campus Rd.	
DASNY	Kings	Whitman/Gershwin Hall	2920 Campus Rd.	
DASNY	Kings	Heating Plant	1325 Ocean Ave.	
DASNY	Kings	Heating Plant Addition (Chiller Plant)	Official address not required	
DASNY	Kings	William James Hall	2900 Bedford Ave.	
DASNY	Kings			
DASNY	Kings	West Quad Building	2910 Bedford Avenue	
DASNY	Kings	West End Bldg. (WEB)	2938 Bedford Ave.	
DASNY	Kings	BROOKLYN COLLEGE - Off Campus Buildings	NYC DOB Boro. No. 03	
DASNY	Kings	Un-named	2190 Nostrand Avenue	
DASNY	Kings	Un-named	N/A East 29th Street	
DASNY	Kings	President's House	115 Westminster Rd.	

Agency	County	Facility Name		Owned/ Leased
DASNY		THE CITY COLLEGE OF NEW YORK	NYC DOB Boro. No. 01	Official Campus Mailing
DASNY	New York	Shepard Hall Landmark Designation Exterior only 1981 (LPC *)		259 Convent Ave.
DASNY	New York			
DASNY	New York	Harris Hall Landmark Designation Exterior only 1981 (LPC *)		1589 Amsterdam Ave.
DASNY	New York	Compton/Goethals Hall Landmark Designation Exterior only 1981 (LPC *)		1617 Amsterdam Ave.
DASNY	New York	Baskerville Hall Landmark Designation Exterior only 1981 (LPC *)		250 Convent Ave.
DASNY	New York	Wingate Hall Landmark Designation Exterior only 1981 (LPC *)		200 Convent Ave.
DASNY	New York	Steinman Hall		275 Convent Ave.
DASNY	New York	Day Care Center Landmark Designation (DOB)		119 Convent Ave.
DASNY	New York	Spitzer School of Architecture (SSA) (formerly Y Building)		141 Convent Ave.
DASNY	New York	Marshak Hall Landmark Designation (DOB)		181 Convent Ave.
DASNY	New York	Vivarium (entrance thru Bldg. 41)		275 St. Nicholas Terrace
DASNY	New York	Howard E. Wille Administration Building Landmark Designation (DOB)		221 Convent Ave.
DASNY	New York	North Academic Center (NAC)		160 Convent Ave.
DASNY	New York	Aaron Davis Hall		129 Convent Ave.
DASNY	New York	Outdoor Athletic & Recreation		Outdoor Facilities
DASNY		THE CITY COLLEGE OF NEW YORK - Off Campus Buildings		NYC DOB Boro. No. 01
DASNY	New York	Alumni House (Not Occupied) Landmark Designation (DOB)		280 Convent Ave.
DASNY	New York	Mott School (NYCSCA)		71 Convent Ave.
DASNY		CUNY SCHOOL OF LAW AT QUEENS COLLEGE	NYC DOB Boro. No. 04	Official Campus
DASNY	Queens	CUNY School of Law		65-21 Main St.
DASNY		THE GRADUATE CENTER		NYC DOB Boro. No. 01
DASNY	New York	Graduate Center (Condominium Unit) Landmark Designation City Registry 1985 (LPC *)		365 5 Ave.
DASNY		HUNTER COLLEGE - East 68th Street Campus		NYC DOB Boro. No. 01
DASNY	New York	North Building Landmark Designation Part Upper East Historic District 1981 (LPC *) (DOB *)		695 Park Ave.
DASNY	New York	West Building		920 Lexington Ave.
DASNY	New York	East Building		130 East 68 St.
DASNY		HUNTER COLLEGE - East 68th Street Campus		NYC DOB Boro. No. 01 (continued)
DASNY	New York	Thomas Hunter Hall Landmark Designation Part Upper East Historic District 1981 (LPC *)		930 Lexington Ave.
DASNY	New York	Outdoor Athletic & Recreation		Outdoor Facilities
DASNY		HUNTER COLLEGE - Brookdale Campus		NYC DOB Boro. No. 01
DASNY	New York	Brookdale West Building		425 East 25 St.
DASNY	New York	Brookdale North Building		425 East 25 St.
DASNY	New York	Brookdale East Building		425 East 25 St.
DASNY		HUNTER COLLEGE - Off-Campus Buildings		NYC DOB Boro. No. 01
DASNY	New York	Chancellor's Residence		169 East 79 St.
DASNY	New York	Master of Fine Arts Building (MFA)		450 West 41 St.
DASNY		JOHN JAY COLLEGE OF CRIMINAL JUSTICE	NYC DOB Boro. No. 01	Official Campus

Agency	County	Facility Name		Owned/ Leased
DASNY	New York	John Jay College Expansion Project (Future Building) Groundbreaking 6/17/2006	Address assigned by Manhattan Boro President's Office 04/10/09 245 Greenwich Street	
DASNY	New York	North Hall	445 West 59th St.	
DASNY	New York	Outdoor Athletic & Recreation	Outdoor Facilities	
DASNY		JOHN JAY COLLEGE OF CRIMINAL JUSTICE - Off-Campus Buildings NYC DOB Boro. No. 01		
DASNY	New York	President's Residence	169 East 79th St.	
DASNY		HERBERT H. LEHMAN COLLEGE NYC DOB Boro. No. 02 Official Campus Mailing		
DASNY	Bronx	Gillet Hall	2920 Goulden Ave.	
DASNY	Bronx	Davis Hall	2850 Goulden Ave.	
DASNY	Bronx	Music Building	2921 Paul Ave.	
DASNY	Bronx	Gymnasium Building	2851 Paul Ave.	
DASNY	Bronx	Shuster Hall	2900 Goulden Ave.	
DASNY	Bronx	Fine Arts Building	2910 Goulden Ave.	
DASNY	Bronx	Carman Hall Information Technology Center (ITC) (ITC) separated from Carman Hall	2790 Goulden Ave.	
DASNY	Bronx	APEX Building	250 Bedford Park Blvd. West	
DASNY	Bronx	Speech & Theater Building	2923 Paul Ave.	
DASNY	Bronx	Concert Hall	2855 Paul Ave.	
DASNY	Bronx	Library	2853 Paul Ave.	
DASNY	Bronx	Student Life Building	2775 Jerome Ave.	
DASNY	Bronx	Communications Center Gate 5	2912 Goulden Ave.	
DASNY	Bronx	Science Building (in Construction)	2990 Goulden Ave.	
DASNY	Bronx	Outdoor Athletic & Recreation	Outdoor Facilities	
DASNY		HERBERT H. LEHMAN COLLEGE - Off-Campus Buildings NYC DOB Boro. No. 02		
DASNY	Bronx	Bookstore Building (T-1)	2830 Goulden Ave.	
DASNY	Bronx	Administrative Building (T-2) (Demolished 7/2008)	2950 Goulden Ave.	
DASNY	Bronx	Nursing Building (T-3)	2980 Goulden Ave.	
DASNY		MEDGAR EVERS COLLEGE NYC DOB Boro. No. 03 Official Campus Mailing Address:		
DASNY	Kings	Bedford Building Landmark Designation In Historic District 1987 (DOB)	1650 Bedford Ave.	
DASNY	Kings	Bedford Building Parking Lot	No address required	
DASNY	Kings	Student Support Services Building Landmark Designation In Historic District 2005 (DOB)	1637 Bedford Avenue	
DASNY	Kings	Carroll Building	1150 Carroll St.	
DASNY		MEDGAR EVERS COLLEGE - Off Campus Buildings NYC DOB Boro. No. 03		
DASNY	Kings	Trailers T1-T13	231 Crown St.	
DASNY	Kings	Academic Building I	1638 Bedford Ave.	
DASNY	Kings	Future Development Site	915-925 Franklin Ave.	
DASNY	Kings	Middle College High School	1186 Carroll St.	
DASNY		NEW YORK CITY COLLEGE OF TECHNOLOGY NYC DOB Boro. No. 03 Official Campus		
DASNY	Kings	Allied Health Center	259 Adams St.	
DASNY	Kings	Allied Health Center Annex	259 Adams St.	
DASNY	Kings	Namm Commerce Center	300 Jay St.	
DASNY	Kings	Klitgord Center	285 Jay St.	
DASNY	Kings	Environmental Center	172 Pearl St.	
DASNY	Kings	General Building	55 Johnson St./Tech Place	
DASNY	Kings	Voorhees Building	186 Jay St.	
DASNY		QUEENS COLLEGE NYC DOB Boro. No. 02 Official Campus Mailing Address: 65-80		
DASNY	Queens	Public Safety/Security Building (Main Entrance)	65-10 Kissena Blvd.	
DASNY	Queens	Remsen Hall	66-50 Kissena Blvd.	
DASNY	Queens	Heating Plant	64-56 Kissena Blvd.	
DASNY	Queens	Fuel Oil Pump House	64-56 Kissena Blvd.	
DASNY	Queens	Paul Klapper Hall	65-50 Kissena Blvd.	
DASNY	Queens	Fitzgerald Gymnasium	64-70 Kissena Blvd.	
DASNY	Queens	Athletic Field House	Official address not required (149-02 Reeves Ave.)	

Agency	County	Facility Name		Owned/ Leased
DASNY	Queens	Pump House/Irrigation	Official address not required (149-02 Reeves Ave.)	
DASNY	Queens	Colden Auditorium Center	64-18 Kissena Blvd.	
DASNY	Queens	Goldstein Theatre	64-10 Kissena Blvd.	
DASNY	Queens	Rathaus Hall	64-30 Kissena Blvd.	
DASNY	Queens	Gertz Center/Speech Clinic	64-22 Kissena Blvd.	
DASNY	Queens	King Hall	64-14 Kissena Blvd.	
DASNY	Queens	Dining Hall	64-36 Kissena Blvd.	
DASNY	Queens	Dining Hall / Bookstore Addition	64-50 Kissena Blvd.	
DASNY	Queens	Hortense Powdermaker Hall	65-70 Kissena Blvd.	
DASNY	Queens	Campbell Dome	Official address not required (same as Bldg. 7)	
DASNY	Queens	Science Building	66-60 Kissena Blvd.	
DASNY	Queens	Virginia Frese Hall (former B Building)	65-44 Kissena Blvd.	
DASNY	Queens	Lloyd T. Delany Hall (former D Building)	66-20 Kissena Blvd.	
DASNY	Queens	Laura Arthur Colwin Hall (former E Building)	66-30 Kissena Blvd.	
DASNY	Queens	G Building	64-26 Kissena Blvd.	
DASNY	Queens	Jefferson Hall (former H Building)	65-90 Kissena Blvd.	
DASNY	Queens	I Building	64-60 Kissena Blvd.	
DASNY	Queens	Benjamin Rosenthal Library	65-76 Kissena Blvd.	
DASNY	Queens	School of Music	64-42 Kissena Blvd.	
DASNY	Queens	Alumni Hall Entrepreneurship Center (formerly J Building)	65-56 Kissena Blvd.	
DASNY	Queens	CEP-1 (formerly T-1 Building)	Temporary Bldg.	
DASNY	Queens	CEP-2 (formerly T-2 Building)	Temporary Bldg.	
DASNY	Queens	Honors Hall (formerly T-3 Building)	Temporary Bldg.	
DASNY	Queens	L-1 (Buildings & Grounds Administration)	64-66 Kissena Blvd.	
DASNY	Queens	L-2 (Buildings & Grounds Lockers)	64-64C Kissena Blvd.	
DASNY	Queens	L-3 (Garage)	64-64D Kissena Blvd.	
DASNY	Queens	L-4 (Central Shops)	64-64B Kissena Blvd.	
DASNY	Queens	L-5 (B&G Equipment & Vehicles)	64-64A Kissena Blvd.	
DASNY	Queens	Margaret Kiely Hall	65-30 Kissena Blvd.	
DASNY	Queens	Gregory Razran Hall	66-40 Kissena Blvd.	
DASNY	Queens	Student Union	66-10 Kissena Blvd.	
DASNY	Queens	The Summit (Student Housing)	64-80 Kissena Blvd.	
DASNY	Queens	Outdoor Athletic & Recreation	Outdoor Facilities	
DASNY		COLLEGE OF STATEN ISLAND, THE	NYC DOB Boro. No. 05	Official Campus Mailing
DASNY	Richmond	South Administration Bldg.	2800P Victory Blvd.	
DASNY	Richmond	Campus Center (Student Center)	2800J Victory Blvd.	
DASNY	Richmond	Library/Cafeteria Building	2800T Victory Blvd.	
DASNY	Richmond	Campus Service	2800D Victory Blvd.	
DASNY	Richmond	Applied Computer/ Engineering Sciences	2800M Victory Blvd.	
DASNY	Richmond	Center for the Arts	2800Y Victory Blvd.	
DASNY	Richmond	Sports and Recreation Center	2800E Victory Blvd.	
DASNY	Richmond	Mathematics Building	2800R Victory Blvd.	
DASNY	Richmond	North Administration Building	2800K Victory Blvd.	
DASNY	Richmond	Vacant Bldg./Warehouse	2800B Victory Blvd.	
DASNY	Richmond	John J. Marchi Hall (former History/Political Science/Economics & Philosophy)	2800L Victory Blvd.	
DASNY	Richmond	Children's Center	2800E Victory Blvd. (same as Bldg. 1R)	
DASNY	Richmond	English/Speech/ Modern Language	2800Q Victory Blvd.	
DASNY	Richmond	West Administration Building	2800N Victory Blvd.	
DASNY	Richmond	Business Building	2800I Victory Blvd.	
DASNY	Richmond	Education Building	2800S Victory Blvd.	
DASNY	Richmond	Engineering Technology - West	2800G Victory Blvd.	

Agency	County	Facility Name		Owned/ Leased
DASNY	Richmond	Psychology/ Sociology & Anthropology	2800V Victory Blvd.	
DASNY	Richmond	Engineering Technology - East	2800H Victory Blvd.	
DASNY	Richmond	Marcus Hall - Nursing	2800W Victory Blvd.	
DASNY	Richmond	Astrophysical Observatory	2800F Victory Blvd.	
DASNY	Richmond	Biology/Chemistry Science	2800U Victory Blvd.	
DASNY	Richmond	Pump House	2800C Victory Blvd.	
DASNY	Richmond	Gate House (Victory Blvd. Entry)	2800A Victory Blvd.	
DASNY	Richmond	Gate House (Forest Hill Rd. & Entry)	2800AA Victory Blvd.	
DASNY		COLLEGE OF STATEN ISLAND, THE - Off Campus Buildings NYC DOB Boro. No. 05		
DASNY	Richmond	President's Residence	35 Beebe Street	
DASNY	Richmond	South Beach (vacant land)	210 Mason Avenue	
DASNY	Richmond	Outdoor Athletic & Recreation	Outdoor Facilities	
DASNY		YORK COLLEGE NYC DOB Boro. No. 04 Official Campus Mailing Address: 94-20 Guy		
DASNY	Queens	Academic Core	94-20 Guy R. Brewer Blvd.	
DASNY	Queens	Performing Arts Center	94-45 Guy R. Brewer Blvd.	
DASNY	Queens	Health & Physical Education Complex	160-30 Liberty Ave.	
DASNY	Queens	Science Bldg.	94-50 159th St.	
DASNY	Queens	Classroom Building	94-43 159th St.	
DASNY	Queens	Athletic Fields	Official address not required (158-03 South Rd.)	
DASNY	Queens	Athletic Fields Storage	105-34 160 St.	
DASNY	Queens	FDA Building <i>(privately owned)</i>	158-15 Liberty Ave.	
DASNY	Queens	Child Care Center (St. Monica's Church) Landmark Designation Federal Registry 1980 (FED *) City Registry 1979 (LPC *)	94-12 160th St.	
DASNY	Queens	Queens HS for the Sciences (temporary trailers removed from premises as of 2008)	Official address not required	
DASNY		YORK COLLEGE - Off Campus Buildings & Properties NYC DOB Boro. No. 04		
DASNY	Queens	President's Residence Landmark (DOB *)	265 Park Lane, Little Neck	
DASNY	Queens	Parking Space	Official address not required (150-07 Archer Ave.)	
DASNY	Queens	Vacant Lot	Official address not required (163-14 Liberty Ave.)	
DASNY	Queens	Vacant Lot	Official address not required (164-26 Liberty Ave.)	
DASNY	Queens	Vacant Lot	Official address not required (158-05 Liberty Ave.)	
DASNY	Queens	Parking Lot	Official address not required (158-18 Beaver St.)	
DASNY	Queens	Parking Lot	Official address not required (no house no. - Denton St.)	
DASNY		BOROUGH OF MANHATTAN COMMUNITY COLLEGE NYC DOB Boro. No. 01 Official		
DASNY	New York	Main Campus (Auditorium - formerly Bldg. 02 is part of Bldg. 01)	199 Chambers St.	
DASNY	New York	Chambers St. Building (Temporary Trailers)	199 Chambers St.	
DASNY	New York	<i>New Fiterman Hall (In Construction)</i>	<i>Address assigned by Manhattan Boro President 04/10/2009 245 Greenwich Street</i>	
DASNY		BRONX COMMUNITY COLLEGE NYC DOB Boro. No. 02		
DASNY	Bronx	<i>North Instructional Bldg. (In construction 1/2009 - Est. Completion 2012)</i>	<i>200 Hall of Fame Terrace</i>	
DASNY	Bronx	Colston Hall Landmark (DOB *)	2020 Sedgwick Ave.	
DASNY	Bronx	Community Hall	Official address not required (Bldg. 5 & Bldg. 6 connected by bridge, same address)	

Agency	County	Facility Name		Owned/ Leased
DASNY	Bronx	Stevenson House (Demolished)	Official address not required	
DASNY	Bronx	Begrish Hall Landmark Designation City Registry 2002 (LPC *) LPC Designation List #333 LP-2110	Official address not required (same as Bldg. 9)	
DASNY	Bronx	Carl J. Polowczyk Hall (formerly Gould Technology - renamed 6/24/2002)	2016 Sedgwick Ave.	
DASNY	Bronx	Butler Hall	2018 Sedgwick Ave.	
DASNY	Bronx	Language Hall Landmark Designation City Registry 1966 (LPC *) Landmark Preservation Comm. 2/15/1955 Designation No. 5 LP-0114	2050 Sedgwick Ave.	
DASNY	Bronx	Gould Memorial Library Landmark Designation Federal Registry Interior 1981 Exterior designated 1966 City Registry 1966 (LPC *) Landmark Preservation Comm. 8/11/1981 Designation List #146 LP-1087	2060 Sedgwick Ave.	
DASNY	Bronx	Hall of Fame Landmark Designation Federal Registry 1979 City Registry 1966 (LPC *) Landmarks Preservation Comm. 2/15/1966 Designation No. 4 LP-0113	Official address not required (Bldg. 12 & Bldg. 23 same address)	
DASNY	Bronx	Philosophy Hall Landmark Designation City Registry 1966 Landmark Preservation Comm. 2/15/1966 Designation No. 6 LP-0115	2070 Sedgwick Ave.	
DASNY	Bronx	Information Office (scheduled for demolition)	2080 Sedgwick Ave.	
DASNY	Bronx	Gate House	180 Hall of Fame Terrace	
DASNY	Bronx	Roscoe C. Brown Student Center	160 Hall of Fame Terrace	
DASNY	Bronx	Roscoe C. Brown Student Center Annex	Official address not required (Bldg. 17 & Bldg. 18 are one address)	
DASNY	Bronx	Gould Hall	2151 University Ave.	
DASNY	Bronx	Loew Hall	2055 University Ave.	
DASNY	Bronx	Systems Science (Storage)	111 West 180th St.	
DASNY	Bronx	Loew Annex (Computer Center)	2085 University Ave.	
DASNY	Bronx	Alumni Gymnasium	2053 University Ave.	
DASNY	Bronx	Nichols Building	125 West 180th St.	
DASNY	Bronx	New Hall	135 West 180th St.	
DASNY	Bronx	Energy Plant	121 West 180 St.	
DASNY	Bronx	Bliss Hall	145 West 180th St.	
DASNY	Bronx	Guggenheim Hall	155 West 180th St.	
DASNY	Bronx	Meister Hall (Technology II)	161 West 180th St.	
DASNY	Bronx	Sage Annex	Official address not required (Bldg. 29 & Bldg. 30A are one building)	
DASNY	Bronx	Sage Hall (Learning Center)	175 West 180th St.	
DASNY	Bronx	South Hall	187 West 180th St.	
DASNY	Bronx	Havemeyer Laboratory	185 West 180th St.	
DASNY	Bronx	Havemeyer Annex	Official address not required (connected to Havemeyer Laboratory)	

Agency	County	Facility Name		Owned/ Leased
DASNY	Bronx	Greenhouse	Official address not required (185 West 180th St.)	
DASNY	Bronx	Snow Hall	135 Hall of Fame Terrace	
DASNY	Bronx	MacCraken Hall	181 Hall of Fame Terrace	
DASNY	Bronx	Patterson Hall (as of 2010 scheduled for demolition - Phase I const. of new Center for Sustainable Energy (CSE) and Sustainable Business & Technology Incubator (CBTI))	2185 Loring Place North	
DASNY	Bronx	Patterson Garage (as of 2010 scheduled for renovation as part of Phase I)	2195 Loring Place North	
DASNY	Bronx	Altschul House	2205 Sedgwick Ave.	
DASNY	Bronx	University Gate	Official address not required	
DASNY	Bronx	Outdoor Athletic & Recreation	Outdoor Facilities	
DASNY	Bronx	University Ave. Lot 1	Official address not required	
DASNY	Bronx	University Ave. Lot 2	Official address not required	
DASNY	Bronx	University Ave. Lot 3	Official address not required	
DASNY	Bronx	Parking Plaza	Official address not required	
DASNY	Bronx	Vacant Lot	Official address not required	
DASNY		HOSTOS COMMUNITY COLLEGE, EUGENIO DE	NYC DOB Boro. No. 02	Official
DASNY	Bronx	B Building	500 Grand Concourse	
DASNY	Bronx	A Building - West Academic Complex	475 Grand Concourse	
DASNY	Bronx	C Building - East Academic Complex	450 Grand Concourse	
DASNY	Bronx	D Building-Savoy Manor	120 East 149 St.	
DASNY	Bronx	G Building	135 East 146th St.	
DASNY	Bronx	New Building (CUNY Bldg. status inactive)	135 East 144th St.	
DASNY	Bronx	T-2 Parking Lot	Official address not required (East 149 St. - same block & lot as Bldg. 2)	
DASNY	Bronx	Walton Avenue Trailer Site #5	427 Walton Ave.	
DASNY	Bronx	471 Lot Trailer Site #6	121 East 146th St.	
DASNY		KINGSBOROUGH COMMUNITY COLLEGE	NYC DOB Boro. 03	Official Campus Mailing
DASNY	Kings	Administration Bldg.	2001 Oriental Blvd.	
DASNY	Kings	Leon M Goldstein Performing Arts Center	Official address not required (Bldgs. A & T are one building)	
DASNY	Kings	West Academic Cluster Wing C	1950 Oriental Blvd. (Bldgs. C, D, E & F are one building)	
DASNY	Kings	West Academic Cluster Wing D		
DASNY	Kings	West Academic Cluster Wing E		
DASNY	Kings	West Academic Cluster Wing F		
DASNY	Kings	Physical Education Center	1925 Oriental Blvd.	
DASNY	Kings	Robert J. Kibbee Library	2000 Oriental Blvd.	
DASNY	Kings	Marine & Academic Center	2110 Oriental Blvd.	
DASNY	Kings	Central Services (Power & Heating Plant)	1813 Oriental Blvd.	
DASNY	Kings	Security (Guard House)	1718 Oriental Blvd.	
DASNY	Kings	Arts & Science	2120 Oriental Blvd.	
DASNY	Kings	Student Center (College Center)	1824 Oriental Blvd.	
DASNY	Kings	Academic Village	1915 Oriental Blvd.	
DASNY	Kings	Academic Village (continued)	1915 Oriental Blvd.	
DASNY	Kings	Vehicle Storage	1530 Oriental Blvd.	
DASNY	Kings	Outdoor Athletics & Recreation	Outdoor Facilities	
DASNY	Kings	Parking Lots	Outdoor Parking Lots	
DASNY	Kings	Outdoor Areas	Outdoor Areas	
DASNY		KINGSBOROUGH COMMUNITY COLLEGE - Temporary Buildings	NYC DOB Boro. 03	
DASNY	Kings	Temp. #1 (U.A.P.C. for CUNY Central)	2085 Oriental Blvd.	
DASNY	Kings	Temp. #2	2065 Oriental Blvd.	
DASNY	Kings	Temp. #3	2055 Oriental Blvd.	
DASNY	Kings	Temp. #4	2111 Oriental Blvd.	

Agency	County	Facility Name		Owned/ Leased
DASNY	Kings	Temp. #5	2100 Oriental Blvd.	
DASNY	Kings	Temp. #6	2105 Oriental Blvd.	
DASNY	Kings	Temp. #7	2131 Oriental Blvd.	
DASNY	Kings	Temp. #8	2101 Oriental Blvd.	
DASNY		KINGSBOROUGH COMMUNITY COLLEGE - High Schools	NYC DOB Boro. 03 (continued)	
DASNY	Kings	The Leon M. Goldstein High School for the Sciences at KCC (Kings High)	1830 Shore Blvd.	
DASNY		LAGUARDIA COMMUNITY COLLEGE, FIORELLO H.	NYC DOB Boro. No. 04	Official
DASNY	Queens	Main Building (Joseph Shenker Hall) International High School at LaGuardia Com. College	31-10 Thomson Ave.	
DASNY	Queens	G-Main Building Gym	31-10 Thomson Ave.	
DASNY	Queens	Center III Building	29-10 Thomson Ave.	
DASNY	Queens	E Building	31-40 Thomson Ave.	
DASNY	Queens	Parking Lot	28-11 47th Ave.	
DASNY	Queens	Parking Lot	47-08 30th St.	
DASNY		QUEENSBOROUGH COMMUNITY COLLEGE	NYC DOB Boro. No. 04	Official Campus
DASNY	Queens	Oakland Building	221-15 56 Ave.	
DASNY	Queens	Technology Building	221-25 56 Ave.	
DASNY	Queens	Kurt Schmeller Library Building	222-05 56 Ave.	
DASNY	Queens	Science Building	222-15 56 Ave.	
DASNY	Queens	R. Kennedy Hall	221-05 56 Ave.	
DASNY	Queens	Student Union Building (Cafeteria)	221-35 56 Ave.	
DASNY	Queens	Service Building	221-03 56 Ave.	
DASNY	Queens	Administration Building	222-11 56th Ave.	
DASNY	Queens	Medical Arts Building	222-01 56 Ave.	
DASNY	Queens	Humanities Building	222-25 56 Ave.	
DASNY	Queens	Y1 (Temp 1) Building	226-11 56 Ave.	
DASNY	Queens	Y2 (Temp 2) Building	222-09 56 Ave.	
DASNY	Queens	Z (Temp 3) Building	220-09 56 Ave.	
DASNY	Queens	Temp 4 Building	222-03 56 Ave.	
DASNY	Queens	Temp 5 Building	221-01 56 Ave.	
DASNY		CUNY CENTRAL OFFICE	NYC DOB Boro. No. 01	535 East 80th Street, NY, NY 10021
DASNY	New York	Main Building	535 East 80th St.	
NYC Courts Program				
DASNY	Bronx		1120 Grand Concourse	
DASNY	Bronx		231 East 161 Street	
DASNY	Bronx		890 Grant Avenue	
DASNY	Queens		89-09 Sutphin Blvd	
DASNY	Queens		151-02 Jamaica Avenue	
DASNY	Queens		151-02 Jamaica Avenue	
DASNY	Queens		125-01 Queens Blvd	
** Data provided by the NYS Public Authority.				

Appendix E

**LIST OF
MEMORANDA OF UNDERSTANDING
BETWEEN THE
NEW YORK CITY DEPARTMENT OF BUILDINGS
AND
STATE ENTITIES
RELATIVE TO STATE PROPERTY
LOCATED IN NEW YORK CITY**

(Prepared by New York City Department of Buildings)



Buildings

Parties

New York City Department of Buildings (“DOB”) and State Entities MOUs and Agreements¹

Brief Summary

Date signed

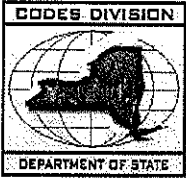
1. DASNY/DOB	DASNY agrees to follow applicable NYS or NYC building code (performing its own plans reviews and inspections) and to let DOB know of variations. DOB can also write post-construction notices of deficiency, and DASNY must reply.	1/1995
2. DASNY/CUNY/DOB	DASNY/CUNY agrees to file for place of assembly certificates of operation at all CUNY PA spaces.	10/2010
3. Metro North (MTA)/DOB	MTA agrees to coordinate cranes and derricks work with DOB by providing advance notice (e.g., description of the work, sometimes plans and designs for the work and training procedures) of such work to DOB as delineated in MOU.	10/1999
4. NYCTA/DOB	NYCTA will file projects with DOB when its work affects adjoining buildings.	10/1997
5. MTA/DOB	For construction of 2 nd Ave subway line, MTA agreed to provide info to DOB on structural stability of adjacent buildings and to notify DOB immediately when construction creates an unsafe situation.	11/2009
6. Port Auth. of NY and NJ/DOB	PA voluntarily agrees to meet or exceed technical standards of building code and to notify DOB of any variance and allow for DOB input.	11/1993
7. Port Auth. of NY and NJ/DOB	Allows PA to let its WTC tenants use self-cert for plans review and post-construction inspections under the 1993 MOU (as other buildings can do in NYC).	6/1995
8. Port Auth. of NY and NJ/NYC	PA agrees that all construction by PA and lessees at WTC site (including 130, 140 Liberty St., and 155 Cedar) will comply with technical provisions of the Building Code (except for certain areas of the Path Terminal), and any variation from BC shall require consent of DOB.	11/2004
9. Port Auth. of NY and NJ/NYC	Updates 2004 agreement so that PA must comply with technical provisions of the Construction Codes, electrical code and Fire code for work at WTC (except Path Terminal) whether PA owns the land or not.	8/2011
10. Port Auth. of NY and NJ/DOB	PA agrees that all cranes and derricks used for Authority work that are wholly on exempt property will have certificate of approval, certificate of operation, and on site inspection as required by NYC Construction Codes. DOB also allowed to do inspections, and PA to provide other crane-related info to DOB.	3/2009
11. UDC/DOB	DOB will review applications and issue permits and CO to UDC even if UDC exempts itself from zoning.	7/1992
12. UDC/DOB	Letter to UDC saying that DOB will conduct certain inspections, such as boiler, elevator on the buildings specified in the letter. Further, if a PA or other application is filed with DOB, DOB will conduct annual inspections.	8/1990

¹ This is a list of MOUs and agreements between the New York City Department of Buildings/NYC and New York State authorities/ a corporation created by state statute. The Department of Buildings has not located any MOUs or agreements with any state agency or the state itself.

Appendix F

STATE AGENCY ANNUAL REPORT Uniform Code Administration and Enforcement

(Pursuant to 19 NYCRR 1204)



New York State Department of State
Division of Code Enforcement and Administration
99 Washington Avenue, Suite 1160
Albany, NY 12231
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Reporting Year: 2011

19 NYCRR PART 1204
UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES
STATE AGENCY ANNUAL REPORT
Uniform Code Administration and Enforcement

GENERAL INFORMATION

Name of State Agency: _____

Mailing Address _____

This Report is being submitted by:

Entire Agency

Campus, Region or Division on behalf of the agency's primary code coordinator

If the form is being completed for anything other than the entire agency, please describe the Campus, Region or Division (be specific):

If form is being completed for anything other than the entire agency, has/will form be submitted to Central Agency:

Name of Primary Agency Code Coordinator: _____

Title of Primary Agency Code Coordinator: _____

Code Official NYDOS Certification #: _____

Phone Number: _____ E-mail Address: _____

NUMBER OF BUILDINGS WITHIN CUSTODY OF THIS AGENCY

1. Total number of buildings within the custody of this State Agency for reporting year 2009:

2. Total number of buildings within the custody of this State Agency for reporting year 2008:

ADDITIONAL INFORMATION/COMMENTS



19 NYCRR PART 1204



UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES
STATE AGENCY ANNUAL REPORT
 Uniform Code Administration and Enforcement

Reporting Year: **2011**

Page **2 of 7**

State Agency: _____

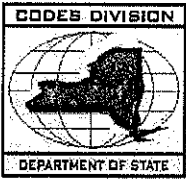
3. List all construction permits, code compliance certificates, and temporary approvals for occupancy which were issued or received by the State Agency preparing this Report during the calendar year covered by this Report, and indicate which permits, certificates and temporary approvals were still valid on December 31 of the calendar year covered by this Report:

Check here if this list is included or continued on attached sheet[s]

Permit, Certificate or Approval

Valid on December 31

<u>Permit, Certificate or Approval</u>	<u>Valid on December 31</u>



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UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES

STATE AGENCY ANNUAL REPORT

Uniform Code Administration and Enforcement

Reporting Year: **2011**

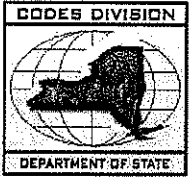
State Agency: _____

4. List all fire safety inspections conducted within buildings or structures in the custody of the State Agency preparing this Report during the calendar year covered by this Report

Check here if this list is included or continued on attached sheet[s]

Date of Inspection

Building or Structure Inspected



UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES

STATE AGENCY ANNUAL REPORT

Uniform Code Administration and Enforcement

Reporting Year: **2011**

State Agency: _____

5. List all code violations within the State Agency's buildings or structures which were discovered during the calendar year covered by this Report and which were not corrected within 60 days of their discovery, and indicate the current status of each such violation:

Check here if this list is included or continued on attached sheet[s]

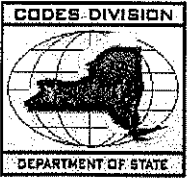
Date of Discovery:

Building or Structure

Violation (s) Discovered

Current Status

Date of Discovery:	Building or Structure	Violation (s) Discovered	Current Status
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
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19 NYCRR PART 1204
UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES
STATE AGENCY ANNUAL REPORT
Uniform Code Administration and Enforcement

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Reporting Year: **2011**

Page 5 of 7

State Agency: _____

6. Provide a statement of a plan to correct each violation which is listed in the preceding section and which remains uncorrected:

Check here if this list is included or continued on attached sheet[s]

7. List all code related complaints made or received by the State Agency preparing this Report during the calendar year covered by this Report, and the disposition of each such complaint

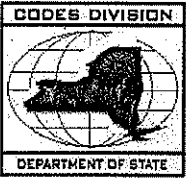
Check here if there were no complaints

Check here if this list is included or continued on attached sheet[s]

Complaint

Disposition

Complaint	Disposition



19 NYCRR PART 1204

UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES

STATE AGENCY ANNUAL REPORT

Uniform Code Administration and Enforcement

Print Form

Reporting Year: **2011**

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State Agency: _____

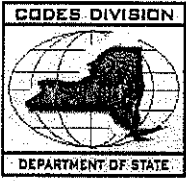
8. List all *changes* during the calendar year covered by this Report in the list of the buildings or portions of buildings which the State Agency preparing this Report occupies, uses, maintains, or operates *and* which are within its custody:

- Check here if there were no changes
- Check here if this list is included or continued on attached sheet[s]

Building or Portion of Building

Added to or removed from list

<u>Building or Portion of Building</u>	<u>Added to or removed from list</u>



19 NYCRR PART 1204

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UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES

STATE AGENCY ANNUAL REPORT

Uniform Code Administration and Enforcement

Reporting Year: **2011**

State Agency: _____

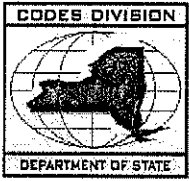
9. List all *changes* during the calendar year covered by this Report in the list of the buildings or portions of buildings which the State Agency preparing this Report occupies, uses, maintains, or operates and which are (i) within the custody of another State Agency or (ii) subject to code enforcement by the authority responsible for enforcement in the particular municipality where the building is located:

Check here if this list is included or continued on attached sheet[s]

Building or Portion of Building

Nature of and reason for change

(e.g., removed from list because this State Agency no longer occupies, uses, maintains or operates this building or portion of building)



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PrintForm

UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES

STATE AGENCY ANNUAL REPORT

Uniform Code Administration and Enforcement

Reporting Year: **2011**

ABOUT THIS FORM

Each State Agency that has not been granted an exemption under 19 NYCRR Section 1204.15 is required to prepare an annual report that includes the following information:

- (1) the name and address of the State Agency, the name and address of the State Agency's code coordinator, and the name(s) and address(es) of the State Agency's code compliance manager(s), if any;
- (2) a list of all construction permits, code compliance certificates, and temporary approvals for occupancy which were issued or received during the preceding year along with an indication of which permits, certificates and temporary approvals were still valid on the preceding December 31st;
- (3) a list of all fire safety inspections conducted within buildings or structures in the custody of the State Agency;
- (4) a list of all code violations within the State Agency's buildings or structures which were not corrected within 60 days of their discovery;
- (5) a statement of the current status of the violations noted in paragraph (4) and a plan to correct any such violations still uncorrected;
- (6) a list of all code related complaints and their disposition;
- (7) any changes in the list of the buildings or portions of buildings which the State Agency occupies, uses, maintains, or operates *and* which are within its custody; and
- (8) any changes in the list of the buildings or portions of buildings which the State Agency occupies, uses, maintains, or operates and which are (i) within the custody of another State Agency or (ii) subject to code enforcement by the authority responsible for enforcement in the particular municipality where the building is located.

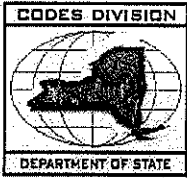
The report must be completed by February 1 of each year, and must include the information pertaining to the preceding calendar year. Each State Agency must notify the Department of State of the Agency's completion of its annual report within 30 days after completion.

This form is provided as a courtesy of the Secretary of State of the State of New York, to assist State Agencies in fulfilling their Annual Report requirements pursuant to 19 NYCRR Part 1204. Use of this form is optional, but may be used to satisfy their Annual Report obligation. State Agencies may instead use other forms, where acceptable to the Secretary of State, to fulfill their Annual Report obligations.

Appendix G

NOTIFICATION OF COMPLETION OF THE ANNUAL UNIFORM CODE ADMINISTRATION AND ENFORCEMENT REPORT BY A STATE AGENCY

(Pursuant to 19 NYCRR 1204)



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Reporting Year: **2011**

Notification of completion of the Annual Uniform Code Administration and Enforcement Report pursuant to 19 NYCRR PART 1204 (§1204.14)

STATE AGENCY

UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES

GENERAL INFORMATION

Name of State Agency: _____

Mailing Address _____

This Report is being submitted by: (Do not send individual building or facility reports to DOS, please submit these reports to the Primary Code Coordinator for the agency.)

- Entire Agency Campus, Region or Division on behalf of the agency's primary code coordinator

If the form is being completed for anything other than the entire agency, please describe the Campus, Region or Division (be specific):

If form is being completed for anything other than the entire agency, has/will form be submitted to Central Agency:

Name of Primary Agency Code Coordinator: _____

Title of Primary Agency Code Coordinator: _____

Code Official NYDOS Certification #: _____

Phone Number: _____

E-mail Address: _____

To list additional Code Coordinators and Code Compliance Managers enforcing the Uniform Code and Energy Code within your agency please use page 5 of this form

NUMBER OF BUILDINGS WITHIN CUSTODY OF THIS AGENCY (to be completed by central agency)

1. Total number of buildings within the custody of this State Agency for reporting year **2009**:

2. Total number of buildings within the custody of this State Agency for reporting year **2008**:

PERMITTING ACTIVITIES

3. Number of permits issued for new non residential buildings:

9. Number of Code Compliance Certificates issued:

4. Number of permits issued for new Multiple Residences R occupancies:

10. Number of temporary approvals issued:

5. Number of permits issued for additions to existing buildings:

11. Number of open permits remaining for this reporting year:

6. Number of permits issued for alterations to existing buildings:

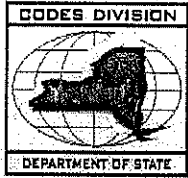
12. Number of suspended or revoked construction permits:

7. Number of permits issued for repairs to existing buildings:

13. Number of Stop work orders issued:

8. Number of work items (projects) performed as a construction emergency:

14. Number of permits issued for change in occupancy to existing buildings:



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Notification of completion of the Annual Uniform Code Administration and Enforcement Report pursuant to 19 NYCRR PART 1204 (§1204.14)

STATE AGENCY

UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES

Reporting Year: **2011**

State Agency: _____

PERMITTING ACTIVITIES

15. Number of permits issued for demolition work:

16. Number of permits issued for one and two family dwellings:

UNSAFE STRUCTURES AND EQUIPMENT

17. Have procedures been established for identifying and addressing unsafe structures and equipment:

VIOLATIONS

18. Number of code violations within the agency's buildings or structures which were not corrected within 60 days of their discovery:

19. Is a plan in place to correct violations which were not corrected within 60 days of their discovery:

FIRE SAFETY AND PROPERTY MAINTENANCE INSPECTIONS

20. Are buildings or structures, which are in the custody of this agency, inspected by another state agency or third party:

20a. If Yes, please indicate which state agencies or third party performing inspections:

Area of Public Assembly (with occupant load of 50 or more and not an accessory use)

21a. Number of occupancies within the custody of this agency:

21b. Number of occupancies inspected:

Multiple Dwellings (not including dormitories):

22a. Number of buildings containing 3 or more dwelling units within the custody of the agency:

22b. Total number of dwelling units in multiple dwellings within the custody of the agency :

22c. Number of multiple dwelling buildings inspected:

Dormitories:

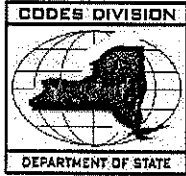
23a. Number of dormitory building within the custody of the agency:

23b. Number of dormitory buildings inspected:

Non Residential buildings (not included above):

24a. Number of occupancies within the custody of the agency:

24b. Number of occupancies inspected:



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Notification of completion of the Annual Uniform Code Administration and Enforcement Report pursuant to 19 NYCRR PART 1204 (\$1204.14)
STATE AGENCY

UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES

Reporting Year: **2011**

State Agency: _____

CODE COMPLIANCE (For Permit Issuing Agencies)

25. If applicable, check any of the following procedures that your agency uses to ensure compliance with the construction requirements of the **Uniform Code** ? (check all that apply)

- Field Inspections Plan Reviews Software Report/Print-out Compliance Check List
 Other (Please Specify): _____

26. If applicable, check any of the following procedures that your agency uses to ensure compliance with the construction requirements of the **Energy Code** ? (check all that apply)

- Field Inspections Plan Reviews Software Report/Print-out Compliance Check List
 Other (Please Specify): _____

ENERGY CODE (For Permit Issuing Agencies)

27. Are requirements for compliance with the Energy Conservation Construction Code a part of the application for a building permit?

- Yes, residential only Yes, non residential only Yes, non residential and residential No

28. Based on your records, what method of Energy Code Compliance is submitted most often for Commercial construction? (rank in order 1 to 6, 1 being the most used method)

- Software COMCheck Trade-off Method Prescriptive Method
 Other Software Method Worksheets (DOS Web site) Energy Analysis Method

29. On average, how many field inspections are performed for energy code verification?

30. Do Code Compliance Coordinators/Managers, actively enforcing the Energy Code, receive training annually in specific energy related areas such as building science, energy code compliance or energy code inspection procedures?

31. Pursuant to Executive order No. 111, on average, what percentage improvement in energy efficiency is achieved on new buildings relative to levels required by the State's Energy Conservation Construction Code?

32. Pursuant to Executive order No. 111, on average, what percentage improvement in energy efficiency is achieved on existing buildings relative to levels required by the State's Energy Conservation Construction Code?

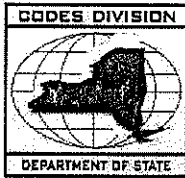
33. Number of buildings within your agencies custody constructed to meet Green/LEED certification this reporting year?

34. Does your agency have regulations or a policy that mandates or promotes green and/or sustainable standards?

34a. If yes, please describe:

35. Does your agency have regulations or a policy that exceeds the Energy Conservation Construction Code of NYS?

35a. If yes, please describe:



New York State Department of State
Division of Code Enforcement and Administration
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Print Form

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Notification of completion of the Annual Uniform Code Administration and Enforcement Report pursuant to 19 NYCRR PART 1204 (\$1204.14)

STATE AGENCY

UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES

Reporting Year: **2011**

State Agency: _____

CODE COMPLAINTS

36a. Total number of bona fide Uniform Code related complaints received for this reporting year:

36b. Total number of all bona fide Uniform Code related complaints acted upon for this reporting year:

37a. Total number of all bona fide Energy Code related complaints received for this reporting year:

37b. Total number of all bona fide Energy Code related complaints acted upon for this reporting year:

OPERATING PERMITS (Number of operating permits issued for this reporting year)

38a. Are operating permits required by the agency:

38e. Manufacturing, storing or handling hazardous materials in quantities exceeding those listed in Tables 2703.1.1(1), 2703.1.1(2), 2703.1.1(3) or 2703.1.1(4), of the Fire Code of New York State (see 19 NYCRR Part 1225);

38b. buildings containing one or more areas of public assembly with an occupant load of 100 persons or more

38f. Buildings whose use or occupancy classification may pose a substantial potential hazard to public safety, as determined by the government or agency charged with or accountable for administration and enforcement of the Uniform Code

38c. Hazardous processes and activities, including but not limited to, commercial and industrial operations which produce combustible dust as a by-products, fruit and crop ripening, and waste handling;

38d. Use of pyrotechnic devices in assembly occupancies;

38g. Other: Please Specify:

SPECIAL INSPECTIONS

39a. Are special inspections required by the agency:

39b. Does the agency retain special inspection reports:

39c. Is a statement of special inspections required as part of a condition for permit issuance:

39d. Are special inspection reports required to be submitted prior to the issuance of a certificate of compliance or completion:

ADDITIONAL INFORMATION

Additional information/comments:

SIGNATURE

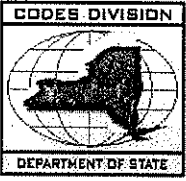
Name of Primary Agency Code Coordinator: _____

E-mail Address: _____

Phone: _____

Signature: _____

Date: _____



STATE AGENCY

UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES
**Notification of completion of the Annual Uniform Code Administration and
 Enforcement Report pursuant to 19 NYCRR PART 1204 (§1204.14)**

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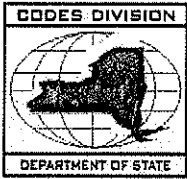
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Reporting Year: **2011**

State Agency: _____

List of additional Code Coordinators and Code Compliance Managers within the agency.

Name	Title	E-mail Address	DOS GEO Certification #	Compliance Manager/ Code Coordinator



Notification of completion of the Annual Uniform Code Administration and Enforcement Report pursuant to 19 NYCRR PART 1204 (\$1204.14)
STATE AGENCY

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UNIFORM CODE: ADMINISTRATION AND ENFORCEMENT BY STATE AGENCIES

Page 6 of 6

Please complete this form electronically and e-mail to the Division of Code Enforcement and Administration (Codes Division). Please use the 'Submit by Email' button found on the upper right hand corner to submit the form. **Once the electronic form is received, the Codes Division will respond with an e-mail acknowledging receipt of the form within three business days. If an acknowledgment e-mail is not received from the Codes Division, please fax or mail a copy of the form to the address below.**

If e-mail is unavailable, this form may be mailed or FAXed to the Department of State at the following address:

New York State Department of State
Division of Code Enforcement and Administration
99 Washington Avenue, Suite 1160
Albany, NY 12231
Ph:(518)-474-4073 FAX:(518)-486-4487
www.dos.state.ny.us

Completion of this form is for notification purposes only and shall not be considered the annual report pursuant to 19 NYCRR Part 1204. Submission of this form, by a state agency, to the Department of State provides the notification that the agency has completed its annual report. Each State Agency that has not been granted an exemption under 19 NYCRR Section 1204.15 is required to prepare an annual report that includes the following information:

- (1) the name and address of the State Agency, the name and address of the State Agency's code coordinator, and the name(s) and address(es) of the State Agency's code compliance manager(s), if any;
- (2) a list of all construction permits, code compliance certificates, and temporary approvals for occupancy which were issued or received during the preceding year along with an indication of which permits, certificates and temporary approvals were still valid on the preceding December 31st;
- (3) a list of all fire safety inspections conducted within buildings or structures in the custody of the State Agency;
- (4) a list of all code violations within the State Agency's buildings or structures which were not corrected within 60 days of their discovery;
- (5) a statement of the current status of the violations noted in paragraph (4) and a plan to correct any such violations still uncorrected;
- (6) a list of all code related complaints and their disposition;
- (7) any changes in the list of the buildings or portions of buildings which the State Agency occupies, uses, maintains, or operates *and* which are within its custody; and
- (8) any changes in the list of the buildings or portions of buildings which the State Agency occupies, uses, maintains, or operates and which are (i) within the custody of another State Agency or (ii) subject to code enforcement by the authority responsible for enforcement in the particular municipality where the building is located.

The report must be completed by February 1 of each year, and must include the information pertaining to the preceding calendar year. Each State Agency must notify the Department of State of the Agency's completion of its annual report within 30 days after completion. This form is provided to assist State Agencies in fulfilling their obligations under 19 NYCRR Part 1204. Use of this form is optional; State Agencies may use other forms to fulfill their annual reporting and notification obligations.

INSTRUCTIONS

These instructions follow the order of requested information on form, and are intended to clarify the response required for a complete application. After reading the application and these instructions, should you still have questions please call: The Department of State, Division of Code Enforcement and Administration at (518)-474-4073.

General Information:

1. The "Reporting Year" shall mean the calendar year (January through December) for which the reported data has been collected.
2. Enter the name of the Agency, including Address, and Zip Code.
3. Provide the name, title and DOS Certification number of the primary Code Compliance Manager for the agency.
4. Enter the e-mail address and office phone number for the Code Compliance Manager.
5. On page 6; enter the name, title, e-mail and DOS certification for each individual who enforces the Uniform and Energy Code within the agency. If certification has not yet been completed by any individual please enter the expected completion date in lieu of certification number within the space.

6. Please use one form for each agency, do not include multiple forms for an agency.

Number of Buildings within the custody of this agency. Enter the total number of buildings within the custody of this agency for the current and prior reporting year.

Permitting Activities: (Items 3 through 16) Enter the number of permits issued for each category listed for the reporting year.

Unsafe Structures and Equipment: (Item 17) Enter either 'Yes' or 'No' if procedures have been established.

Violations: Enter the number of violations that remained uncorrected after 60 days of their discovery. Indicate whether a plan or policy is in place within the agency to correct such violations.

Fire Safety and Property Maintenance Inspections: (Item 20 through 24) (Item 20) Indicate whether buildings or structures are inspected by another state agency or third party, if so, list name(s) of the agency or third party providing the inspections. (Item 21 through 24) Enter the total number of occupancies in this jurisdiction for each occupancy or building type listed in items 21a, 22a, 23a, and 24a. If the exact amount is unknown please enter an estimated amount. In items 21b, 22b, 23b and 24b: enter the total number of buildings inspected this reporting year, for each type of occupancy or building as described in items 21a, 22a, 23a, and 24a.

Code Compliance: (Items 25 and 26) Answer questions 25 and 26 based on the agencies procedures in regards to the administration and enforcement of the Uniform Fire Prevention and Building Code and the State Energy Conservation Construction Code.

Energy Code: (Items 27 through 35) Answer questions 27 through 35 based on the agency's records and policies in regards to the administration and enforcement of the State Energy Conservation Construction Code.

Code Complaints: (Item 30 - 31) Enter the total number of Uniform and Energy Code related complaints received this reporting year in Item 36a and 37a. If the exact amount is unknown please enter an estimated amount. In item 36b and 37b, enter the total number of Uniform and Energy Code related complaints that were acted upon.

Operating Permits: (Item 38a through 38g) Enter the number of Operating Permits issued for each of the items listed 14a through 14f. If your jurisdiction requires addition operating permits not listed in questions 38a through 38e, please list the total number of operating permits issued in item 38f (Other). Enter a brief description of each of the additional operating permit in the space provided.

Special Inspections: (Items 39a through 39d) Enter the required information for special inspections as they related to the agency. If special inspections are not applicable to the agency please indicate by providing "N/A" Not Applicable in the space provided.

Signature: The designated primary code coordinator for the agency shall complete and sign the form. If the form is being submitted electronically (via e-mail) no signature is required.

Please use the 'Submit by E-mail' button found on the upper right hand corner to submit this form.

If you don't receive a return e-mail from the Codes Division please fax or mail a copy to the address above.

