



**Policy Title: Directive 1B-1 Building Codes**

**Responsible Office: Design & Construction**

**Last Revised Date: May 2020**

## **DIRECTIVE 1B-1**

**Issue date: May 2020**

### **BUILDING CODES**

#### **General**

This Directive defines the applicable codes, rules and regulations and the additional standards required by the State University Construction Fund (the Fund.) It also defines the documentation required to demonstrate compliance with such codes, rules and regulations and additional standards.

#### **Responsibilities**

It is the Consultant's responsibility to provide Contract Documents that comply with all applicable codes and to submit a Code Review and Construction Permit Application Form to the Fund. The Consultant is also responsible for identifying review and approval requirements of any applicable regulatory agency(ies) having jurisdiction over portions of the project. For Fund projects, the Fund is the Authority Having Jurisdiction and will issue the applicable Construction Permit(s), Code Compliance Certificate(s), and Temporary Approval(s) for Occupancy required for the project. Therefore, the Fund has the authority to evaluate design, equipment, materials, installations or procedures for compliance with the applicable codes. Once the final Code Compliance Certificate(s) has been issued, responsibility for the facility(ies) will be turned over to the Campus.

1. In accordance with Article II, Section E (2) of the Agreement, and as permitted by Chapter 17 of the Building Code of New York State, the Consultant will act as the Fund's authorized agent and:  
(a) specify the special inspections and tests required for construction on the applicable Permit Application Forms; (b) employ one or more approved agencies to provide special inspections and tests during construction; (c) be reimbursed for the cost the approved agencies in accordance with Article III, Section D (4) of the Agreement; and (d) review and approve the special inspections and tests provided by the approved agencies.
2. All projects, buildings, and accessory structures (including equipment and mechanical services) shall be designed and built in compliance with the requirements set forth in the editions of the applicable codes, rules and regulations in effect on the date of the Construction Permit (the date of bid).

#### **Required Codes**

1. All projects:
  - a. NYS Uniform Fire Prevention and Building Code (This includes all code books i.e. Building, Fire, Mechanical, etc.)

- b. NYSECCC with the NYStretch Energy Code - 2020
- 1) The NYStretch Energy Code is an overlay to the Energy Conservation Construction Code of New York State.
  - 2) Amended "Section C402.1 Application" all ASHRAE 90.1-16 paths can be used to demonstrate compliance, the NYS ECCC "4. Prescriptive Compliance Path" cannot be used.
  - 3) The Consultant shall comply with the "code year" in effect on the bid date (permit date). The applicable "code year" can be found in Title 19 NYCRR - Department of State, Chapter XXXIII - State Fire Prevention and Building Code Council, Subchapter A - Uniform Fire Prevention and Building Code and Subchapter B - State Energy Conservation Construction Code, as currently amended.
- c. Other New York State Codes, Rules and Regulations may affect each project as well. A sampling of codes, rules and regulations to be considered are:
- 1) Industrial Code Rules (4 and 14-boiler design, 21-window cleaning structural requirements, 47-glass safety, 56-asbestos abatement, 59-work place safety that ties to OSHA, etc.)
  - 2) Hospital Code (NYS Title 10, Chapter V, Subchapter C)
  - 3) Sanitary Code (NYS Title 10, Chapter I)
  - 4) NYS Department of Health Part 14, Subpart 14-1 Food Service Establishments
  - 5) NYS Department of Environmental Conservation regulations (SEQR, SWPPP, etc.)
- (3) Whenever the term "Codes" is used in this or any other the Fund Directive, it shall include all of the applicable provisions of the above codes. In case of conflict between the requirements of the codes, the most stringent requirement shall apply.
- d. To demonstrate intent and compliance with the applicable Codes, there are minimum submission requirements for each applicable phase submission (See Directives 1A-1 through 1A-9 to find the specific submission requirements). Review each applicable phase Directive for guidance.

### **Additional Fund Standards**

1. Sprinkler Systems: New buildings and rehabilitated ("gut rehab") buildings shall be provided with a full coverage hydraulically designed sprinkler system (or other approved fire protection system) in addition to the basic Code requirements. *See Directive 15F-1 "Fire Protection Systems" for specific requirements.*
  - a. Alteration Level 3, Change of Occupancy and Additions (per existing Building Code) project work area(s) shall be provided with a hydraulically designed sprinkler system (or other approved fire protection system) in addition to the basic Code requirements.

2. Fire Alarm and Detection Systems: New buildings and rehabilitated (“gut rehab”) buildings shall be provided with an automatic fire alarm system, including fire/smoke detection, in addition to the basic Code requirements. See *Directive 16-3 “Fire Alarm Systems”* for specific requirements.
  - a. Alteration Level 3, Change of Occupancy and Additions (per existing Building Code) project work area(s) shall be provided with an automatic fire alarm system including fire/smoke detection in addition to the basic Code requirements.

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