



METROPOLIS
GROUP, INC.

CODE COMPARISON

NYC Building Code 2014 & 2022

PREPARED BY | DATE

Metropolis Technical Affairs Department | April 7, 2023



2014/2022 NYC BUILDING CODE COMPARISON

Starting November 7, 2022, all new buildings and many alterations will be required to comply with the 2022 NYC Building code. In order to assist the design and development community in understanding what implications the updated code may have on current and future projects, Metropolis has developed the enclosed comparison chart. We have separated our analysis in line with the individual chapters contained in the NYC construction code. The chart lists a 2014 code section with its corresponding 2022 section next to it. The final column in the chart provides a brief commentary summarizing the substance of any change that occurs in that section. Note that to create a more useful and readable document we have omitted all sections that did not change or had only clerical changes (ex. referenced code sections where the section numbers changed).

Note that we have also color-coded certain sections that we believe represent significant code changes that can have a major effect on certain building types (see example below). Of course, code compliance and the impact that compliance can have on building design is always project specific and the professional must decide for themselves the significance of all code changes.

Example:

903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupied

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CHAPTER 3

Use and Occupancy Classification

Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
S-2		2	ATTENDED PARKING FOR 132 CARS & 3 RESERVED ADA SPACES
F-2		2	TRASH COMPACTOR ROOM, ELECTRIC ROOM, WATER METER ROOM, GAS METER ROOM, FIRE PUMP ROOM, PET SPA
R-2		2	ACCESSORY LAUNDRY ROOM, LOCKER ROOMS, STAFF LOUNGE, LOBBY
S-2		2	BIKE STORAGE - 209 SPACES
R-2		2	ACCESSORY LOBBY, MAIL ROOM, PACKAGE ROOM & OFFICES

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2014/2022 Building Code Comparison, Chapter 3

Use and Occupancy Classification

2014 Building Code	2022 Building Code	Comments
BC 301 – GENERAL		
BC 302 - CLASSIFICATION		
BC 303 - ASSEMBLY GROUP A		
303.1.1 (Not in 2014 Code)	303.1.1 Definitions. The following term is defined in Chapter 2: PLACE OF ASSEMBLY.	Provides definition of PLACE OF ASSEMBLY which was previously not defined in the 2014 code
303.3 (Not in 2014 Code)	303.3 Assembly Group A-2. Group A-2 occupancy includes assembly uses intended for food and/or drink consumption including, but not limited to: Banquet Halls Cabarets Cafeterias, except as provided for in A-3 Dance Halls Night Clubs Casinos (gaming areas) Nightclubs, including dance halls Restaurants, cafeterias (except as provided for in A-3), and similar dining facilities Taverns/Bars.	Casinos were added to the list of A-2 Uses
303.7 (Formerly 303.2)	303.7 Certificate of Operation. A Certificate of Operation shall be required, as per section 28-117.1 for the following assembly occupancies 1. Indoor assembly occupancies used or intended for use by 75 persons or more, including open spaces at 20 feet or above or below grade, such as roofs and roof terraces 2. Outdoor assembly occupancies used and intended for use by 200 persons or more	There are no changes to the provisions
BC 304 - BUSINESS GROUP B		
304.1 Business Group B	304.1 Business Group B. (This shall include, but not be limited to, tutoring, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as Group A occupancy)	A description which outlines what is to be considered a “Training and Skill development” was expanded to include types of active self-improvement facilities that

		can be considered a Business Group B, No other Group B description changes
304.2 (Not in 2014 Code)	304.2 Definitions. The following terms are defined in Chapter 2: Ambulatory Care Facility Clinic, Outpatient	Outpatient clinic is now a defined term
BC 305 - EDUCATIONAL GROUP E		
BC 306 - FACTORY GROUP F		
306.2 Factory Industrial F-1 Moderate Hazard Occupancy	306.2 Factory Industrial F-1 Moderate Hazard Occupancy Moderate Hazard factory industrial, Group F-1. Factory Industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following: <u>Electrical Substations</u> <u>Food processing establishments and commercial kitchens not adjoining a restaurant, cafeteria, or similar dining facilities</u>	Electrical substations, Food processing establishments, and commercial kitchens NOT adjoining a restaurant, cafeteria or similar facilities are specifically cited in the F-1 group in the 2022 Code as these types of occupancies have become more prevalent.
306.3 Factory Industrial F-2 Low Hazard Occupancy	306.3 Factory Industrial F-2 Low Hazard Occupancy factory industrial, Group F-2. Factory industrial uses that involve the cleaning, laundering, fabrication, or manufacturing of noncombustible materials which that during finishing, packing, or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following: <u>Commercial kitchens adjoining restaurants, cafeterias (including those classified in Group A-3), or similar dining facilities</u>	Commercial kitchens which adjoin a restaurant or other similar facilities are now specifically identified in following past practice
BC 307 - HIGH-HAZARD GROUP H		
307.2 (Not in 2014 Code).	307.2 Definitions. The following terms are defined in chapter 2 High Explosive Low Explosive Mass Detonating	These definitions have been moved to Chapter 2 of the 2022 Code
307.3.1 (Not in 2014 Code)	307.3.1 Occupancies containing explosives not classified as H-1. The following occupancies containing explosive materials shall be classified as follows <u>1.Division 1.3 Explosive materials that are used and maintained in a form where either confinement or configuration will not elevate the</u>	The 2022 code removed the exceptions from sec 307.3 high hazard group H-1 and placed them in this subsection

	<p>hazard from a mass fire to mass explosion hazard shall be allowed in H-2 occupancies</p> <p>Division 1.4</p> <p>Exception</p> <p>2. Articles, including articles packaged for shipment, that are not regulated as an a Division 1.4 explosive under Bureau of Alcohol and Firearms regulations and Explosive regulations, or unpackaged articles used in process operations that do not propagate a detonation or deflagration between articles shall be allowed in H-3 occupancies</p>	
307.4 High-Hazard Group H-2.	<p>307.4 High-Hazard High Hazard Group H-2. Buildings and structures containing materials that present <u>pose</u> a deflagration hazard or a hazard from accelerated burning shall be classified as Group H-2. Such materials shall include, but not be limited to, the following: Combustible dusts <u>where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared in accordance with Section 414.1.3</u></p>	The only significant change to this section is a more detailed description of when Combustible Dusts constitutes an H-2 designation
307.5 High-Hazard Group H-3. Buildings and structures containing materials that readily support combustion or present a physical hazard shall be classified as Group H-3. Such materials shall include, but not be limited to, the following:	<p>307.5 High-Hazard High-hazard Group H-3. Buildings and structures containing materials that readily support combustion or present <u>pose</u> a physical hazard shall be classified as Group H-3. Such materials shall include, but not be limited to, the following: Combustible fibers, <u>other than densely packed baled cotton, where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared in accordance with Section 414.1.3</u></p>	The only significant change to this section is the added context for “combustible fibers”
BC 308 - INSTITUTIONAL GROUP I		
308.1.1 Definitions. For definitions of terms related to Group I occupancy classification, see Section 310.2	308.1.1 (Not in 2022 Code)	Definitions for some terms related to this chapter are now listed under section 308.
308.2 Group I-1. Moved to 308.3	<p>308.2 Definitions. For definitions of terms related to Group I occupancy classification, see Section 310.2 <u>This section contains provisions for definitions of terms defined elsewhere in this code as well as the terms with definitions specific to this section.</u></p> <p><u>24 Hour Basis</u></p> <p><u>Care Suites</u></p>	Moved definition of Group I-1 definition to section 308.3, and replaced it with definitions in which some are defined in chapter 2 and others are defined in this section. While the defined terms in this section are identical language as found in the 2014 Code. Three new terms are referenced as definitions found in Chapter 2

	<u>Incapable of Self Preservation</u>	
308.3 Group I-2.	308.3 308.4 Institutional Group I-2.	
308.4.1 (Not in 2014 Code)	308.4.1 Adult homes and enriched housing. <u>Adult homes and enriched housing facilities operated pursuant to and meeting the additional construction requirements of Section 460 of the NY State Social Services Law and regulations of the NY State Department of Health offering care on a 24-hour basis to persons not capable of self-preservation, in the same building, shall be classified as I-2</u>	References to section 460 of NYC Self Services Law were removed from this general I-2 description to this subsection
308.4 Group I-4.	308.4 308.5 Institutional Group I-3. <u>This Institutional Group I-3 occupancy shall include buildings and structures that are inhabited by more than five persons who are under restraint or security. An A <u>Group I-3 facility is occupied by persons who are generally incapable of self-preservation due to security measures not under the occupants control. This group shall include, but not be limited to, the following:</u> Correctional centers Detention Centers Jails Mental Hospitals <u>Psychiatric centers</u> where patients are under restraint Prerelease centers Prisons Reformatories Buildings of I-3 shall be classified as one of the occupancy conditions indicated <u>specified in Section 408.1 Sections 308.5.1 and 308.5.5</u></u>	There are no significant changes to this section
408.1	308.5.1 Condition 1. <u>This occupancy condition shall include buildings in which free movement is allowed from sleeping areas, and other spaces where access or occupancy is permitted, to the exterior via means of egress without restraint. A Condition 1 facility is permitted to be constructed as Group R</u>	This condition was previously listed in Section 408.1 in the 2014 Code The language has not changed
408.2	308.5.2 Condition 2. <u>This occupancy condition shall include buildings in which free movement is allowed from sleeping areas and any other occupied smoke compartment to one or more other smoke compartments. Egress to the exterior is impeded by locked exits</u>	This condition was previously listed in Section 408.1 in the 2014 Code Slight language change, does not affect the definition

408.3	308.5.3 Condition 3. This occupancy condition shall include buildings in which free movement is allowed within individual smoke compartments, such as within a residential unit comprised of individual sleeping units and group activity spaces, where egress is impeded by remote controlled release of means of egress from such a smoke compartment to another smoke compartment.	This condition was previously listed in Section 408.1 in the 2014 Code Slight language change, does not affect the definition
408.4	308.5.4 Condition 4. This occupancy condition shall include buildings in which free movement is restricted from an occupied space. Remote-controlled release is provided to permit movement from sleeping units, activity spaces and other occupied areas within the smoke compartment to other smoke compartments.	This condition was previously listed in Section 408.1 in the 2014 Code Language related to locked exit doors is removed
408.5	308.5.5 Condition 5. This occupancy condition shall include buildings in which free movement is restricted from an occupied space. Staff-controlled manual release is provided to permit movement from sleeping units, activity spaces and other occupied areas within the smoke compartment to other smoke compartments.	This condition was previously listed in Section 408.1 in the 2014 Code The language has not changed
BC 309 - MERCANTILE GROUP M		
BC 310 - RESIDENTIAL GROUP R		
310.2 Definitions	<i>(Removed from 2022 Building Code)</i>	The definitions were removed from this chapter, and listed in Chapter 2 of the 2022 Code
310.5 <i>(Not in 2014 Code)</i>	310.5 Residential Group R-3. <u>One- and two-family dwellings, including the following:</u> <u>1. Dwelling units where the resident of the unit provides custodial care to no more than four persons on less than a 24-hour basis and not overnight.</u> <u>2. Dwelling units where the resident of the unit provides child custodial care as a family day care home registered with the New York City Department of Health and Mental Hygiene in accordance with the New York State Social Services Law for three to six children for more than three hours per day per child but less than 24 hours per day. A family day care provider may, however, care for seven or eight children at any one time if no more than six of the children are less than school age and such children receive services only during the periods set forth in the New York State Social Services Law.</u>	The 2014 code had this section titled 310.1.3 Language has been changed. Condition #2 specifies a minimum number of children and a minimum period of time before the dwelling unit is considered a daycare Condition #3 is new, it describes a group family daycare

	<p>3. Dwelling units where the resident of the unit provides child custodial care as a group family day care home registered with the New York City Department of Health and Mental Hygiene in accordance with the New York State Social Services Law for seven to 12 children of all ages for more than three hours a day per child but less than 24 hours per day. There may be an additional four children if such children are of school age and such children receive services only during the periods set forth in the New York State Social Services Law.</p>	
BC 311 - STORAGE GROUP S		
311.1.1 (Not in 2014 Code)	<p>311.1.1 Accessory storage spaces. A room or space used for storage purposes that is less than 100 square feet (9.3 m2) in area and accessory to another occupancy shall be classified as part of that occupancy. The aggregate area of such rooms or spaces shall not exceed the allowable area limits of Section 508.2.3.</p>	<p>Accessory Storage spaces were not classified in the 2014 code</p>
BC 312 – UTILITY AND MISCELLANEOUS GROUP U		