



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 5

General Building Heights and Areas; Separation of Occupancies



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2014/2022 Building Code Comparison, Chapter 5

General Building Heights and Areas; Separation of Occupancies

2014 Building Code	2022 Building Code	Comments
BC 502 - DEFINITIONS	The following terms are defined in Chapter 2	All definitions have been moved to Chapter 2
BC 503 - GENERAL BUILDING HEIGHT AND AREA LIMITATIONS		No significant changes to text, but height and area table has been removed from this section
BC 504 - BUILDING HEIGHT AND NUMBER OF STORIES		Table 504.3 partly replaces table 503 See end of this chapter
504.1 General. The heights permitted by Table 503 shall only be increased in accordance with this section.	504.1 General. [The heights permitted by Table 503 shall only be increased in accordance with this section.] <u>The height, in feet, and the number of stories of a building shall be determined based on the type of construction, occupancy classification and whether there is an automatic sprinkler system installed throughout the building.</u>	The information in BC 504 was contained in BC 503 of 2014 Code except area limitations has been separated from height limitations
504.1.1 (Not in the 2014 Code)	504.1.1 Unlimited area buildings. <u>The height of unlimited area buildings shall be designed in accordance with Section 507.</u>	These sections were added to provide useful cross referencing to other sections in Chapter 5
504.1.2 (Not in the 2014 Code)	504.1.2 Special provisions. <u>The special provisions of Section 510 permit the use of special conditions that are exempt from, or modify, the specific requirements of this chapter regarding the allowable heights of buildings based on the occupancy classification and type of construction, provided the special condition complies with the provisions specified in Section 510.</u>	These sections were added to provide useful cross referencing to other sections in Chapter 5
504.2 Automatic sprinkler system increase.	504.2 Mixed occupancy. <u>In a building containing mixed occupancies in accordance with Section 508, no individual occupancy shall exceed the height and number of story limits specified in Section 504 for the applicable occupancies.</u>	Clarifies that mixed occupancy buildings must be reviewed to ensure compliance for each occupancy classification separately
504.3 Rooftop structures.	504.3 [Rooftop structures.] Height in feet and number of stories. <u>The maximum height, in feet, of a building shall not exceed the limits specified in Table 504.3. The maximum number of stories of a building shall not exceed the limits specified in Table 504.4.</u> Exceptions: Rooftop structures including but not limited to roof tanks and their supports, ventilating, air conditioning, combined heat and power systems and similar building service equipment, bulkheads, penthouses, greenhouses, chimneys, and parapet walls 4 feet (1219	This subsection was retitled. Provisions for rooftop structures was included as an exception and is unchanged except for that now exception #3 clarifies that noncombustible rooftop elements normally, not exclusively, found in religious structures do not count towards height

	<p>mm) or less in height shall not be included in the building height of the building or considered an additional story unless the aggregate area of all such structures, exclusive of any solar thermal and solar (photovoltaic) collectors and/or panels and their supporting equipment, exceeds 33 1/3 percent of the area of the roof of the building upon which they are erected. Rooftop structures shall be constructed in accordance with Section 1510.</p> <p>2. Exception: Solar thermal and solar electric (photovoltaic) collectors and/or panels and their supporting equipment that exceed 33 1/3 percent of the area of the roof of the building upon which they are erected shall not be included in the height of a building or considered an additional story.</p> <p>3. <u>Noncombustible steeples, minarets, spires, domes, cupolas and other similar architectural elements, not used for occupancy or storage, shall not be included in the building height of the building or considered an extra story, and may be unlimited in height.</u></p>	
504.4 (Not in the 2014 Code)	504.4 Number of stories. The maximum number of stories of a building shall not exceed the limits specified in Table 504.4.	This subsection refers to the table that addresses maximum number of stories which was combined with height and area maximums in 2014 Code
BC 505 – MEZZANINES AND EQUIPMENT PLATFORMS		
505.2 Area limitation. The aggregate area of a mezzanine or mezzanines within a room or space shall not exceed one-third of the area of that room or space in which they are located. The enclosed portions of a room or space shall not be included in determining the permissible floor area of the mezzanine. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room in which it is contained.	[505.2] 505.2.1 Area limitation.	Allows for a larger floor plate when both a mezzanine and an equipment platform is contained in the same room
BC 506 - BUILDING AREA MODIFICATIONS		
506.1 General. The building areas limited by Table 503 shall be permitted to be increased due to frontage (If) and	506.1 General. The floor area of a building [areas limited by Table 503] shall be [permitted to be increased due to frontage (If) and] determined based on the type of construction, occupancy	The 2014 version included equations which applied to the allowable floor area now found in table 504.3

automatic sprinkler system protection(Is) in accordance with the following:	classification, whether there is an automatic sprinkler system {protection (Is) in accordance with} installed throughout the {following:} building and the amount of building frontage on public way or open space.	
506.1.3 (Not in the 2014 Code)	506.1.3 Basement and cellar. A single basement or cellar need not be included in the total allowable building area, provided such basement or cellar does not exceed the area permitted for a building with no more than one story above grade plane.	Formerly an exception in the 2014 Code. The section clarifies that first cellar level can be excluded from the allowable floor area (formerly only basement was mentioned).
506.2 Frontage increase.	506.2 Allowable area determination. The allowable area of a building shall be determined in accordance with the applicable provisions of Sections 506.2.1 through 506.2.4, and Section 506.3.	This section contained area table 506.2 (see end of chapter)
506.2.1 Width limits. The value of “W” shall be at least 20 feet (6096mm). Where the value of W varies along the perimeter of the building, the calculation performed in accordance with Equation 5-2 shall be based on the weighted average of each portion of exterior wall and open space where the value of W is greater than or equal to 20 feet (6096 mm). Where W exceeds 30 feet (9144 mm), a value of 30 feet (9144 mm) shall be used in calculating the weighted average, regardless of the actual width of the open space. Where two or more buildings are on the same tax lot, W shall be measured from the exterior face of a building to the exterior face of an opposing building, as applicable. Exception: The value of W divided by 30 shall be permitted to be a maximum of 2 when the building meets all requirements of Section 507 except for compliance with the 60-foot (18288mm) public way or yard requirement, as applicable.	506.2.1 Single-occupancy, one-story buildings. The allowable area of a single-occupancy building with no more than one story above grade plane shall be determined in accordance with Equation 5-1: $Aa = At + (NS \times If)$ (Equation 5-1) where: <i>Aa</i> = Allowable area (square feet). <i>At</i> = Tabular allowable area factor (NS, S1, S13D or S13R value, as applicable) in accordance with Table 506.2. <i>NS</i> = Tabular allowable area factor in accordance with Table 506.2 for nonsprinklered building (regardless of whether the building is sprinklered). <i>If</i> = Area increase factor due to frontage (percent) as calculated in accordance with Section 506.3.	This building type is now addressed separately with area formula introduced
506.2.2 Open space limits.	506.2.2 Mixed-occupancy, one-story buildings. The allowable area of a mixed-occupancy building with no more than one story above grade plane shall be determined in accordance with the applicable provisions of Section 508.1 based on Equation 5-1 for each applicable occupancy. 506.2.2.1 Group H-2 or H-3 mixed occupancies. For a building containing Group H-2 or H-3 occupancies, the allowable area shall be determined in accordance with Section 508.4.2, with the sprinkler	Refers to section 508 for limits for this building type

	<p><u>system increase applicable only to the portions of the building not classified as Group H-2 or H-3</u></p>	
<p>506.2.3 (Not in The 2014 Code)</p>	<p>506.2.3 Single-occupancy, multistory buildings. The allowable area of a single-occupancy building with more than one story above grade plane shall be determined in accordance with Equation 5-2:</p> <p>$Aa = [At + (NS \times If)] \times Sa$ (Equation 5-2) where: <i>Aa</i>= Allowable area (square feet). <i>At</i>= Tabular allowable area factor (NS, S13D, S13R or SM value, as applicable) in accordance with Table 506.2. <i>NS</i>= Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered). <i>If</i>= Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3. <i>Sa</i>= Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four. No individual story shall exceed the allowable area (<i>Aa</i>) as determined by Equation 5-2 using the value of <i>Sa</i> = 1.</p>	<p>This building type is now addressed separately with average area formula introduced</p>
<p>506.2.4 (Not in the 2014 Code)</p>	<p>506.2.4 Mixed-occupancy, multistory buildings. <u>Each story of a mixed occupancy building with more than one story above grade plane shall individually comply with the applicable requirements of Section 508.1. For buildings with more than three stories above grade plane, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories, determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed three.</u></p>	<p>Equation has been simplified as factor due to sprinkler coverage is now included in the allowable area listed in table 506.2</p>

	<p>$Aa = [At + (NS \times If)]$ (Equation 5-3) <u>where:</u> <u>Aa</u> = Allowable area (square feet). <u>At</u> = Tabular allowable area factor (NS, S13D, S13R or SM value, as applicable) in accordance with Table 506.2. <u>580</u> <u>NS</u> = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered). <u>If</u> = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3. Exception: For buildings designed as separated occupancies under Section 508.4 and equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, the total building area shall be such that the aggregate sum of the ratios of the actual area of each story divided by the allowable area of such stories determined in accordance with Equation 5-3 based on the applicable provisions of Section 508.1, shall not exceed four.</p>	
<p>506.2.4.1 (Not in the 2014 Code)</p>	<p>506.2.4.1 Group H-2 or H-3 mixed occupancies. For a building containing Group H-2 or H-3 occupancies, the allowable area shall be determined in accordance with Section 508.4.2, with the sprinkler system increase applicable only to the portions of the building not classified as Group H-2 or H-3.</p>	<p>Special restrictions on hazardous occupancies</p>
<p>506.3 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the building area limitation in Table 503 is permitted to be increased by an additional 200 percent ($I_s = 2$) for buildings with more than one story above grade plane and an additional 300 percent ($I_s = 3$) for buildings with no more than one story above grade plane. These increases are permitted in addition to the height and story increases in accordance with Section 504.2.</p>	<p>506.3 Frontage increase. Area factor increase shall be determined in accordance with Sections 506.3.1 through 506.3.3.</p>	<p>This section was previously listed at subsection 506.2</p>

<p>Exceptions: The building area limitation increases shall not be permitted for the following conditions:</p> <ol style="list-style-type: none"> 1. The automatic sprinkler system increase shall not apply to buildings with an occupancy in Group H-1. 2. The automatic sprinkler system increase shall not apply to the building area of an occupancy in Group H-2 or H-3. 3. For buildings containing such occupancies, the allowable building area shall be determined in accordance with Section 508.4.2, with the sprinkler system increase applicable only to the portions of the building not classified as Group H-2 or H-3. 3. Fire-resistance rating substitution in accordance with Table 601, Note d. 		
<p>506.3.1 (Not in the 2014 Code)</p>	<p>506.3.1 Minimum percentage of perimeter. To qualify for an area factor increase based on frontage, a building shall have not less than 25 percent of its perimeter on a public way or open space. Such open space shall be either on the same zoning lot or dedicated for public use and shall be accessed from a street or approved fire lane.</p>	<p>Clarification that frontage has to be on same zoning lot area and accessed from street</p>
<p>506.3.2 (Not in the 2014 Code)</p>	<p>506.3.2 Minimum frontage distance. To qualify for an area factor increase based on frontage, the public way or open space adjacent to the building perimeter shall have a minimum distance (W) of 20 feet (6096 mm) measured at right angles from the building face to any of the following:</p> <ol style="list-style-type: none"> 1. The closest interior tax lot line. 2. The entire width of a street, alley or public way. 3. The exterior face of an adjacent building on the same tax lot. <p>Where the value of W is greater than 30 feet (9144 mm), a value of 30 feet (9144 mm) shall be used in calculating the building area increase based on frontage, regardless of the actual width of the public way or open space. Where the value of W varies along the perimeter of the building, the calculation performed in accordance with Equation 5-5 shall be based on the weighted average calculated in accordance with Equation 5-4.</p> <p>$W = (L1 \times w1 + L2 \times w2 + L3 \times w3 \dots) / F$ (Equation 5-4)</p> <p>where:</p>	<p>Clarifies where the minimum 20 foot clear width can be measured from</p>

	<p><u>W= (Width: weighted average) = Calculated width of public way or open space (feet).</u></p> <p><u>Ln= Length of a portion of the exterior perimeter wall.</u></p> <p><u>wn= Width (≥ 20 feet) of a public way or open space associated with that portion of the exterior perimeter wall.</u></p> <p><u>F= Building perimeter that fronts on a public way or open space having a width of 20 feet (6096 mm) or more.</u></p> <p>Exception: <u>Where a building meets the requirements of Section 507, as applicable, except for compliance with the minimum 60-foot (18 288 mm) public way or yard requirement, and the value of W is greater than 30 feet (9144 mm), the value of W shall not exceed 60 feet (18 288 mm).</u></p>	
BC 507 – UNLIMITED AREA BUILDINGS		
507.1.1 (Not in the 2014 Code)	507.1.1 Accessory occupancies. <u>Accessory occupancies shall be permitted in unlimited area buildings in accordance with the provisions of Section 508.2, otherwise the requirements of Sections 507.3 through 507.18 shall be applied, where applicable.</u>	This subsection addresses accessory occupancies reference to section 508
507.2 Nonsprinklered, one story. The area of a Group F-2 or S-2 building no more than one story in height, of other than Type V construction shall not be limited when the building is surrounded and adjoined on all sides by public ways or yards not less than 60 feet (18 288 mm) in width	507.2 Measurement of open spaces. <u>Where Sections 507.3 through 507.18 require buildings to be surrounded and adjoined by public ways and yards, those open spaces shall be determined as follows:</u> <u>1. Yards shall be measured from the building perimeter in all directions to the closest interior lot lines or to the exterior face of an opposing building located on the same tax lot, as applicable.</u> <u>2. Where the building fronts on a public way, the entire width of the public way shall be used.</u>	New section clarifies how open space is measured
507.8.1.1.1 (Not in the 2014 Code)	507.8.1.1.1 Liquid use, dispensing and mixing rooms. <u>Liquid use, dispensing and mixing rooms having a floor area of not more than 500 square feet (46.5 m²) need not be located on the outer perimeter of the building where they are in accordance with the New York City Fire Code and NFPA 30.</u>	New section identifies limited H occupancies that may not require location along the building perimeter
507.8.1.1.2 (Not in the 2014 Code)	507.8.1.1.2 Liquid storage rooms. <u>Liquid storage rooms having a floor area of not more than 1,000 square feet (93 m²) need not be located on the outer perimeter where they are in accordance with the New York City Fire Code and NFPA 30.</u>	This section was not previously outlined in the 2014 Code

<p>507.8.1.1.3 (Not in the 2014 Code)</p>	<p>507.8.1.1.3 Spray paint booths. <u>Spray paint booths that comply with the New York City Fire Code need not be located on the outer perimeter.</u></p>	<p>This section was not previously listed in the 2014 Code</p>
<p>507.8.2 (Not in the 2014 Code)</p>	<p>507.8.2 Located on building perimeter. <u>Except as provided for in Section 507.8.1.1, Group H occupancies shall be located on the perimeter of the building. In Group H-2 and H-3 occupancies, not less than 25 percent of the perimeter of such occupancies shall be an exterior wall.</u></p>	<p>This section was not previously listed in the 2014 Code</p>
<p>507.9 Aircraft paint hangar.</p>	<p>507.9 Unlimited mixed occupancy buildings with Group H-5. <u>The area of a Group B, F, H-5, M or S building no more than two stories above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width, provided all of the following criteria are met:</u></p> <ol style="list-style-type: none"> <u>1. Buildings containing Group H-5 occupancy shall be of Type I or II construction.</u> <u>2. Each area used for Group H-5 occupancy shall be separated from other occupancies as required in Sections 415.11 and 508.4.</u> <u>3. Each area used for Group H-5 occupancy shall not exceed the maximum allowable area permitted for such occupancies in Section 503.1 including modifications of Section 506.</u> <p><u>Exception: Where the Group H-5 occupancy exceeds the maximum allowable area, the Group H-5 shall be subdivided into areas that are separated by 2-hour fire barriers.</u></p>	<p>New section sets for limit where mixed buildings containing H-5 occupancies can be of unlimited area</p>

BC 508 - MIXED USE AND OCCUPANCY

508.1 General

508.1 General. Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections

Exceptions:

5. Commercial kitchens classified as Group F-2 need not be separated by fire separations from adjoining dining spaces, provided that the conditions of Items 5.1, 5.2, and 5.3 are met:

5.1. The cooking equipment is vented directly to the outdoors;

5.2. A draft curtain of noncombustible material, at least 24 inches (609 mm) down from the ceiling, is provided to separate the opening between the cooking facilities and the dining spaces; and

5.3. A fire protection system is installed and located as set forth in Item 5.3.1 or 5.3.2.

5.3.1. A fire protection system in accordance with Sections 903 and 904 is installed within the cooking facilities. Additionally, sprinkler heads protecting the opening between the cooking facilities and the dining spaces shall be located within 24 inches (609 mm) of the curtain on the cooking facilities side; or

5.3.2. A fire protection system in accordance with Section 903 is located along any opening between the cooking facilities and the dining space on the cooking facilities side, with sprinkler heads located

within 24 inches (609 mm) of the opening and, if the opening is more than 60 inches (1524 mm) wide, the sprinkler heads are spaced not more than 48 inches (1219 mm) on center.

Where the conditions of Items 5.1, 5.2, and 5.3 cannot be satisfied, such commercial kitchen shall be separated from adjoining dining spaces in accordance with Table 508.4, footnote f.

This exception used to be under BC 508.4.4 in the 2014 Code. It has been moved to this section and clarifies that it only applies to kitchens that qualify as F-2 occupancies as further clarified in Chapter 3

BC 509 – INCIDENTAL USES

509.1 General

508.1 General. Incidental uses listed in Table 28.2-509 and located within single occupancy or mixed occupancy buildings shall comply with the provisions of this section. Incidental uses are ancillary functions associated with a given occupancy and are limited to those uses listed in Table 28.2-509.

Exceptions: Incidental uses within and serving a dwelling unit are not required to comply with this section.

- a. Boilers servicing more than one dwelling unit in Multiple dwellings shall also comply with Section 65 of the New York State Multiple Dwelling Law.
- b. Sealed combustion direct vent boilers shall comply with Section 303 of the New York City Mechanical Code and Section 28.4-303 of the New York City Fuel Gas Code, as applicable.
- c. For mechanical and/or electrical equipment rooms not identified in this Table, see Section 28.2-508.1.

For SI: 1 square foot = 0.0929 m², 1 pound per square inch (psi) = 6.9 kPa, 1 British thermal unit (Btu) per hour = 0.293 watts, 1 horsepower = 746 watts, 1 gallon = 3.785 L, 1 cubic foot = 0.0283m³.

While no changes have been made to the introductory text, there have been changes to the Table 509-Incidental Uses. Below are additional incidental uses added.

Group I-2 maintenance shops were added with 1 hour separation.

Waste and linen collection rooms within ambulatory facilities and other I-2 Occupancies.

Storage rooms greater than 100 square feet within ambulatory care facilities and/or I-2 Occupancies.

Hydrogen Fuel Gas Rooms

APPENDIX: Chapter 5 Tables and subsequent changes to content/texts

Table 504.3: Allowable Building Height above grade plane

TABLE 504.3^A
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV ¹	TYPE V		
		A	B ²	A	B	A	B	HT	A	B	
A-1	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
	S	UL	420	85	75	85	75	85	70	60	
A-2	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
	S	UL	420	85	75	85	75	85	70	60	
A-3	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
	S	UL	420	85	75	85	75	85	70	60	
A-4	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
	S	UL	420	85	75	85	75	85	70	60	
A-5	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
	S	UL	420	85	75	85	75	85	70	60	
B	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
	S	UL	420	85	75	85	75	85	70	60	
E	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
	S	UL	420	85	75	85	75	85	70	60	
F-1	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
F-2	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
	S	UL	420	85	75	85	75	85	70	60	
H-1	S	UL	160	65	55	65	55	65	50	NP	
H-2 ⁵	S	UL	160	65	55	65	55	65	50	40	
H-3 ⁵	S	UL	160	65	55	65	55	65	50	40	
H-4	S	UL	180	85	75	85	75	85	70	60	
H-5	S	UL	160	65	55	65	55	65	50	40	
I-1	S13D		60	60		60	55	60	NP	NP	
	S13R				NP						
	S	UL	420	85		85	75	85	NP	NP	
I-2	S	UL	180	85	55	65	55	65	50	NP	
I-3	S	UL	180	85	75	85	75	85	70	NP	
I-4	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
	S	UL	420	85	75	85	75	85	70	60	
M	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
	S	UL	420	85	75	85	75	85	70	60	
R-1	S13R	60	60	60		60	NP	60	NP	NP	
	S	UL	420	85		85	NP	85			
R-2	S13R	60	60	60		60	60	60	NP	NP	
	S	UL	420	85		85	75	85			
R-3	NS ^{3,4}	UL	160	65	55	65	55	65	50 ^{6,7}	40 ⁸	
	S13D	60	60	60	60	55	60				

TABLE 504.3^A
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

Table 504.3 Allowable Building Height in Feet Above Grade Plane

The maximum height, in feet, of a building shall not exceed the limits specified in Table 28.2-504.3. The maximum number of stories of a building shall not exceed the limits specified in Table 28.2-504.4.

There are no changes to the content of this table other than the fact that the 2022 Code table now is dedicated to height exclusively, and has excluded area which will be found in a table later in the section

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV ¹	TYPE V		
		A	B ²	A	B	A	B	HT	A	B	
S-1	S13R					60		60 ^{3,4}		60 ⁵	
	S	UL	420	85	75	85	75	85	70 ^{3,4}		
	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
S-2 ^{6,7}	S	UL	180	85	75	85	75	85	70	60	
	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	
U ⁸	S	UL	420	85	75	85	75	85	70	60	
	NS ^{3,4}	UL	160	65	55	65	55	65	50	40	

Table 504.4: Allowable number of stories above grade plane

TABLE 504.4^{A,B}
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV ^c	TYPE V		
		A	B	A	B	A	B	HT	A	B	
A-1	NS ^{b,c}	UL	UL	6	3	6	3	6	3	2	
	S	UL	UL	7	4	7	4	7	4	3	
A-2	NS ^{b,c}	UL	UL	6	3	6	3	6	3	2	
	S	UL	UL	7	4	7	4	7	4	3	
A-3	NS ^{b,c}	UL	UL	6	3	6	3	6	3	2	
	S	UL	UL	7	4	7	4	7	4	3	
A-4	NS ^{b,c}	UL	UL	6	3	6	3	6	3	2	
	S	UL	UL	7	4	7	4	7	4	3	
A-5	NS ^{b,c}	UL	UL	UL	UL	UL	UL	6	UL	UL	
	S	UL	UL	UL	UL	UL	UL	7	UL	UL	
B	NS ^{b,c}	UL	UL	6	3	6	3	6	3	2	
	S	UL	UL	7	4	7	4	7	4	3	
E	NS ^{b,c}	UL	UL	4	3	4	3	6	3	2	
	S	UL	UL	5	4	5	4	7	4	3	
F-1	NS ^{b,c}	UL	6	5	3	5	2	5	3	2	
	S	UL	7	6	4	6	3	6	4	3	
F-2	NS ^{b,c}	UL	UL	6	3	6	3	6	3	2	
	S	UL	UL	7	4	7	4	7	4	3	
H-1	S	1	1	1	1	1	1	1	1	NP	
H-2 ^f	S	UL	3	2	1	2	1	2	1	1	
H-3 ^f	S	UL	6	4	2	4	2	4	2	1	
H-4	S	UL	8	6	4	6	4	6	4	3	
H-5	S	3	3	3	3	3	3	3	3	2	
I-1	S13D	6	6			4	3	4			
	S13R	UL	UL	6	NP	5	4	5	NP	NP	
	S	UL	UL	7	NP						
I-2	S	UL	7	5	4	5	3	5	3	NP	
I-3	S	UL	5	5	4	5	3	5	4	NP	
I-4	NS ^{b,c}	UL	UL	3	3	3	3	3	2	2	
	S	UL	UL	4	4	4	4	4	3	3	
M	NS ^{b,c}	UL	UL	6	3	6	3	6	3	2	
	S	UL	UL	7	4	7	4	7	4	3	
R-1	S13R	6	6	6	NP	6	NP	6	NP	NP	
	S	UL	UL	7	NP	7	NP	7	NP	NP	
R-2	S13R	6	6	6	NP	6	4	6	NP	NP	
	S	UL	UL	7	NP	7	7	7	NP	NP	
R-3	NS ^{b,c}								3 ^b	3 ^e	
	S13D	6	6	6	3	6	3	6			

Table 504.4 Allowable Number of stories above grade plane
The allowable stories used to be part of the same table as allowable height and allowable area

TABLE 504.4^{A,B}
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV ^c	TYPE V		
		A	B	A	B	A	B	HT	A	B	
S-1	S13R				4		4		4 ^b	4 ^e	
	S	UL	UL	7		7		7			
S-1	NS ^{b,c}	UL	6	5	3	4	3	4	3	2	
	S	UL	7	6	4	5	4	5	4	3	
S-2 ^{d,e}	NS ^{b,c}	UL	UL	6	3	6	4	6	3	2	
	S	UL	UL	7	4	7	5	7	4	3	
U ^e	NS ^{b,c}	UL	5	4	2	3	2	4	2	1	
	S	UL	6	5	3	4	3	5	3	2	

 = Not permitted in Fire District
 = Not permitted in Fire District without sprinklers
 = Number of stories in nonsprinklered 1- & 2-family buildings shall be limited by Section 903.2.8

TABLE 506.2*
ALLOWABLE AREA FACTOR (A_i = NS, S1, S13D, S13R, or SM, as applicable) IN SQUARE FEET

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV ^a	TYPE V		
		A	B	A	B	A	B	HT	A	B	
A-1	NS ^{a,c}	UL	UL	17,500	10,500	14,700	5,600	15,000	8,400	5,500	
	S1	UL	UL	52,500	31,500	44,100	16,800	45,000	25,200	16,500	
	SM	UL	UL	35,000	21,000	29,400	11,200	30,000	16,800	11,000	
A-2	NS ^{a,c}	UL	UL	17,500	9,500	14,000	5,600	15,000	8,400	5,500	
	S1	UL	UL	52,500	28,500	42,000	16,800	45,000	25,200	16,500	
	SM	UL	UL	35,000	19,000	28,000	11,200	30,000	16,800	11,000	
A-3	NS ^{a,c}	UL	UL	17,500	9,500	14,000	5,600	15,000	8,400	5,500	
	S1	UL	UL	52,500	28,500	42,000	16,800	45,000	25,200	16,500	
	SM	UL	UL	35,000	19,000	28,000	11,200	30,000	16,800	11,000	
A-4	NS ^{a,c}	UL	UL	17,500	9,500	14,000	5,600	15,000	8,400	5,500	
	S1	UL	UL	52,500	28,500	42,000	16,800	45,000	25,200	16,500	
	SM	UL	UL	35,000	19,000	28,000	11,200	30,000	16,800	11,000	
A-5	NS ^{a,c}										
	S1	UL	UL	UL	UL	UL	UL	UL	UL	UL	
	SM										
B	NS ^{a,c}	UL	UL	37,500	10,500	28,500	5,600	36,000	8,400	5,500	
	S1	UL	UL	112,500	31,500	85,500	16,800	108,000	25,200	16,500	
	SM	UL	UL	75,000	21,000	57,000	11,200	72,000	16,800	11,000	
E	NS ^{a,c}	UL	UL	26,000	10,500	23,500	5,600	25,500	8,400	5,500	
	S1	UL	UL	78,000	31,500	70,500	16,800	76,500	25,200	16,500	
	SM	UL	UL	52,000	21,000	47,000	11,200	51,000	16,800	11,000	
F-1	NS ^{a,c}	UL	UL	12,500	7,500	7,500	3,000	10,000	3,000	1,000	
	S1	UL	UL	37,500	22,500	22,500	9,000	30,000	9,000	3,000	
	SM	UL	UL	25,000	15,000	15,000	6,000	20,000	6,000	2,000	
F-2	NS ^{a,c}	UL	UL	37,500	10,500	28,500	5,600	30,000	8,400	5,500	
	S1	UL	UL	112,500	31,500	85,500	16,800	90,000	25,200	16,500	
	SM	UL	UL	75,000	21,000	57,000	11,200	60,000	16,800	11,000	
H-1	NS ^{a,c}										
	S1	21,000	16,500	11,000	7,500	9,500	7,000	10,500	7,500	NP	
H-2 ^f	NS ^{a,c}										
	S1	21,000	16,500	11,000	7,500	9,500	7,000	10,500	7,500	3,000	
	SM										
H-3 ^f	NS ^{a,c}										
	S1	UL	60,000	26,500	14,000	17,500	13,000	25,000	10,000	5,000	
	SM										
H-4	NS ^{a,c}	UL	UL	37,500	17,500	28,500	17,500	36,000	18,000	6,500	
	S1	UL	UL	112,500	52,500	85,500	52,500	108,000	54,000	19,500	
	SM	UL	UL	75,000	35,000	57,000	35,000	72,000	36,000	13,000	
H-5	NS ^{a,c}	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000	
	S1	UL	UL	112,500	69,000	85,500	57,000	108,000	54,000	27,000	
	SM	UL	UL	75,000	46,000	57,000	38,000	72,000	36,000	18,000	
I-1	NS ^{a,c}	UL	UL	19,000	NP	16,500	5,600	18,000	NP	NP	
	S13D	UL	UL	19,000	NP	16,500	5,600	18,000	NP	NP	
	S1	UL	UL	57,000	NP	49,500	16,800	54,000	NP	NP	

504.3 Allowable Area Factor

This table used to be grouped in with allowable stories and allowable height above grade plane, however it was made its own table. There are no changes to the content.

TABLE 506.2*
ALLOWABLE AREA FACTOR (A_i = NS, S1, S13D, S13R, or SM, as applicable) IN SQUARE FEET

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV ^a	TYPE V		
		A	B	A	B	A	B	HT	A	B	
I-4	S1	UL	UL	21,000	10,500	15,000	3,600	19,500	6,000	NP	
	SM	UL	UL	14,000	7,000	10,000	2,400	13,000	4,000	NP	
	NS ^{a,c}	UL	UL	26,500	9,500	23,500	5,600	25,500	8,400	5,500	
M	S1	UL	UL	79,500	28,500	70,500	16,800	76,500	25,200	16,500	
	SM	UL	UL	53,000	19,000	47,000	11,200	51,000	16,800	11,000	
	NS ^{a,c}	UL	UL	21,500	7,500	18,500	5,600	14,000	8,400	5,500	
R-1	S1	UL	UL	64,500	22,500	55,500	16,800	42,000	25,200	16,500	
	SM	UL	UL	43,000	15,000	37,000	11,200	28,000	16,800	11,000	
	NS ^{a,c}	UL	UL	UL	NP	24,000	NP	20,500	NP	NP	
R-2	S13R	UL	UL	UL	NP	72,000	NP	61,500	NP	NP	
	S1	UL	UL	UL	NP	48,000	NP	41,000	NP	NP	
	NS ^{a,c}	UL	UL	UL	NP	24,000	5,600	20,500	NP	NP	

Table 508.4: Required separation of Occupancies (hours)

TABLE 508.4
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A, E		I-1, I-3, I-4		I-2		R'		F-2, S-2, U		B'		F-1		M		S-1		H-1		H-2		H-3, H-4		H-5		
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	
A, E	N	N	1	2	2	NP	1	2	N'	1'	1	2	1	2	1	2	1	2	NP	NP	3	4	2	3	2	NP	
I-1, I-3, I-4	--	--	N	N	2	NP	1	NP	1	2	1	2	1	2	1	2	1	2	NP	NP	3	NP	2	NP	2	NP	
I-2	--	--	--	--	N	N	2	NP	2	NP	2	NP	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP	
R'	--	--	--	--	--	N	N	1'	2'	1	2	1	2	1	2	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2, U	--	--	--	--	--	--	--	--	N	N	1	2	1	2	1	2	1	2	NP	NP	3	4	2	3	2	NP	
B'	--	--	--	--	--	--	--	--	--	N	N	2	3	1	2	2	3	NP	NP	2	3	1	2	1	NP		
F-1	--	--	--	--	--	--	--	--	--	--	N	N	2	3	2	3	NP	NP	2	3	1	2	1	NP			
M	--	--	--	--	--	--	--	--	--	--	--	--	N	N	2	3	NP	NP	2	3	1	2	1	NP			
S-1	--	--	--	--	--	--	--	--	--	--	--	--	--	N	N	NP	NP	2	3	1	2	1	NP				
H-1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	N	NP	NP	NP	NP	NP	NP	NP			
H-2	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	N	NP	1	NP	1	NP				
H-3, H-4	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1'	NP	1	NP			
H-5	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	N	NP			

504.3 Required separation of occupancies (hours)
There are no changes to the content of this table.

Table 509: Incidental Uses

ROOM OR AREA	SEPARATION AND/OR PROTECTION
Furnace room where any piece of equipment is over 350,000 Btu per hour input	2 hour; or 1 hour and provide automatic sprinkler system ²
Furnace room where any piece of equipment is 350,000 Btu per hour input or less, except in R-3 occupancy	1 hour or provide automatic sprinkler system ²
Rooms with a high pressure steam or water boiler that exceeds 350,000 Btu per hour input	2 hour; or 1 hour and provide automatic fire-extinguishing system ²
Rooms with a high pressure steam or water boiler that is 350,000 Btu per hour input or less	1 hour or provide automatic sprinkler system ²
Rooms that contain a low pressure steam or water boiler regardless of Btu per hour input	1 hour or provide automatic sprinkler system ^{2,3}
Refrigerant machinery room	1 hour or provide automatic sprinkler system
Hydrogen fuel gas rooms, not classified as Group H	2 hours in all occupancies
Incinerator rooms	2 hours and provide automatic sprinkler system
Paint shops, not classified a Group H, located in occupancies other than Group F	2 hours; or 1 hour and provide automatic sprinkler system
In Group E occupancies, laboratories and vocational shops not classified as Group H	1 hour or provide automatic sprinkler system
In Group I-2 occupancies, laboratories not classified as Group H	1 hour and provide automatic sprinkler system
In ambulatory care facilities, laboratories not classified as Group H	1 hour or provide automatic sprinkler system
Laundry rooms over 100 square feet	1 hour or provide automatic sprinkler system
In Group I-2, laundry rooms over 100 square feet	1 hour
Group I-3 cells and Group I-2 patient rooms equipped with padded surfaces	1 hour
In Group I-2, physical plant maintenance shops	1 hour
In ambulatory care facilities or Group I-2 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater	1 hour
In other than ambulatory care facilities and Group I-2 occupancies, waste and linen collection rooms over 100 square feet	1 hour or provide automatic sprinkler system
In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet	1 hour
Stationary storage battery systems having an energy capacity greater than the threshold quantity specified in Table 608.9.1.1 of the <i>New York City Fire Code</i>	1 hour in group B, F, M, S and U occupancies; 2 hours in Group A, E, I and R occupancies
Rooms containing fire pumps in non-high-rise buildings	2 hours; or 1 hour and provide automatic sprinkler system throughout the building
Rooms containing fire pumps in high-rise buildings	2 hours

Table 509 – Incidental Uses
 Additional items added under 2022 Building Code are highlighted here