

RULE TEXT

(Uniform Code)

Parts 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, and 1229 of Title 19 of the Official Compilation of Codes, Rules and Regulations of the State of New York are repealed.

Title 19 of the Official Compilation of Codes, Rules and Regulations of the State of New York is amended by adding new Parts 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, and 1229 to read as follows:

PART 1219. NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE

Section 1219.1 New York State Uniform Fire Prevention and Building Code.

The New York State Uniform Fire Prevention and Building Code (the Uniform Code), adopted pursuant to Article 18 of the Executive Law, includes Part 1220 (Residential Construction), Part 1221 (Building Construction), Part 1222 (Plumbing Systems), Part 1223 (Mechanical Systems), Part 1224 (Fuel Gas Equipment and Systems), Part 1225 (Fire Prevention), Part 1226 (Property Maintenance), Part 1227 (Existing Buildings), Part 1228 (Rail Stations), and Part 1229 (Other Uniform Code Provisions) of this Title and the publications incorporated by reference into those Parts.

Section 1219.2 Definitions.

(a) General. In this Part and in Parts 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, and 1228 of this Title, the following terms shall have the following meanings:

(1) *2025 BCNYS*. The publication entitled “2025 Building Code of New York State” (publication date: July 2025), published by the International Code Council, Inc. The 2025 BCNYS is incorporated by reference in Part 1221 of this Title.

(2) *2025 EBCNYS*. The publication entitled “2025 Existing Building Code of New York State” (publication date: July 2025), published by the International Code Council, Inc. The 2025 EBCNYS is incorporated by reference in Part 1227 of this Title.

(3) *2025 FCNYS*. The publication entitled “2025 Fire Code of New York State” (publication date: July 2025), published by the International Code Council, Inc. The 2025 FCNYS is incorporated by reference in Part 1225 of this Title.

(4) *2025 FGCNYS*. The publication entitled “2025 Fuel Gas Code of New York State” (publication date: July 2025), published by the International Code Council, Inc. The 2025 FGCNYS is incorporated by reference in Part 1224 of this Title.

(5) *2025 MCNYS*. The publication entitled “2025 Mechanical Code of New York State” (publication date: July 2025), published by the International Code Council, Inc. The 2025 MCNYS is incorporated by reference in Part 1223 of this Title.

(6) *2025 PCNYS*. The publication entitled “2025 Plumbing Code of New York State” (publication date: July 2025), published by the International Code Council, Inc. The 2025 PCNYS is incorporated by reference in Part 1222 of this Title.

(7) *2025 PMCNYS*. The publication entitled “2025 Property Maintenance Code of New York State” (publication date: July 2025), published by the International Code Council, Inc. The 2025 PMCNYS is incorporated by reference in Part 1226 of this Title.

(8) *2025 RCNYS*. The publication entitled “2025 Residential Code of New York State” (publication date: July 2025), published by the International Code Council, Inc. The 2025 RCNYS is incorporated by reference in Part 1220 of this Title.

(9) *Accessory structure*. A structure that is accessory to and incidental to that of a dwelling and that is located on the same lot as the dwelling.

(10) *Agricultural building*. A structure designed and constructed to house farm equipment, farm implements, poultry, livestock, hay, grain, or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place used by the public.

(11) *Bed and breakfast dwelling*. An owner-occupied residence resulting from a conversion of a one-family dwelling, used for providing overnight accommodations and a morning meal to not more than ten transient lodgers, and containing not more than five bedrooms for such lodgers.

(12) *Dwelling*. A building that contains one or two dwelling units used, intended, or designed to be used, rented, leased, let, or hired out to be occupied for living purposes.

(13) *Dwelling unit*. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

(14) *Existing building*. A building or structure that is legally occupied and/or for which a certificate of occupancy authorizing its use(s) has been issued, without regard to the date on which such legal occupancy began or the date on which such certificate of occupancy was issued. For avoidance of doubt, the term includes a building or structure that was legally occupied and/or for which such a certificate of occupancy was issued prior to the adoption of the rule adding this definition, and a building or structure that was legally occupied and/or for which such a certificate of occupancy was issued at any time after the adoption of said rule.

(15) *Guestroom*. Any room or rooms used or intended to be used by one or more guests for living or sleeping purposes.

(16) *Live/work unit*. A dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant.

(17) *Lodging house*. A one-family dwelling where one or more occupants are primarily permanent in nature, and rent is paid for guestrooms.

(18) *Story above grade plane.* Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is any of the following:

(i) more than 6 feet (1829 mm) above grade plane;

(ii) more than 6 feet (1829 mm) above the finished ground level for more than 50 percent of the total building perimeter; or

(iii) more than 12 feet (3658 mm) above the finished ground level at any point.

(19) *Townhouse.* A single-family dwelling unit constructed in a group of three or more attached units in which each unit:

(i) extends from the foundation to the roof,

(ii) has open space on at least two sides, and

(iii) has a separate means of egress.

(b) Other terms. Terms used in the definitions in subdivision (a) of this section and not defined in said subdivision (a) shall have the meanings ascribed to those terms in the 2025 BCNYS, the 2025 EBCNYS, the 2025 FCNYS, the 2025 FGCNYS, the 2025 MCNYS, the 2025 PCNYS, the 2025 PMCNYS, and/or the 2025 RCNYS.

PART 1220. RESIDENTIAL CONSTRUCTION

Section 1220.1 Definitions.

In this Part, the terms 2025 BCNYS, 2025 RCNYS, bed and breakfast dwelling, dwelling, live/work unit, lodging house, story above grade plane, and townhouse shall have the meanings ascribed to those terms in section 1219.2 of Part 1219 of this Title.

Section 1220.2 Requirements.

(a) General. Except as otherwise provided in subdivision (d) of this section, the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of the following buildings and structures shall comply with the provisions and requirements of the 2025 RCNYS:

- (1) detached one-family dwellings that are not more than three stories above grade plane in height, and their accessory structures that are not more than three stories above grade plane in height;
- (2) detached two-family dwellings that are not more than three stories above grade plane in height and in which each dwelling unit has a separate means of egress, and their accessory structures that are not more than three stories above grade plane in height;
- (3) townhouses that are not more than three stories above grade plane in height, and their accessory structures that are not more than three stories above grade plane in height;
- (4) bed and breakfast dwellings that are not more than three stories above grade plane in height, and their accessory structures that are not more than three stories above grade plane in height;
- (5) live/work units that are located in townhouses that are not more than three stories above grade plane in height and comply with the requirements of Section 508.5 of the 2025 BCNYS, and their accessory structures that are not more than three stories above grade plane in height; and
- (6) owner-occupied lodging houses that are not more than three stories above grade plane in height, have five or fewer guestrooms, and are provided with a residential fire sprinkler system complying with Section P2904 of the 2025 RCNYS, and their accessory structures that are not more than three stories above grade plane in height.

(b) Incorporation by reference. The 2025 RCNYS is incorporated herein by reference. Copies of the 2025 RCNYS may be obtained from the publisher at the following address:

International Code Council, Inc.

200 Massachusetts Ave, NW Suite 250
Washington, DC 20001

The 2025 RCNYS is available for public inspection and copying at:

New York State Department of State
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231-0001.

(c) Referenced standards. Certain published standards are denoted in the 2025 RCNYS as incorporated by reference into 19 NYCRR Part 1220. Such standards are incorporated by reference into this Part. Such standards are identified in the 2025 RCNYS, and the names and addresses of the publishers of such standards from which copies of such standards may be obtained are specified in the 2025 RCNYS. Such standards are available for public inspection and copying at the office of the New York State Department of State specified in subdivision (b) of this section.

(d) Exception. Notwithstanding the provisions of subdivision (a) of this section, application of the provisions and requirements of the 2025 BCNYS, rather than the provisions and requirements of the 2025 RCNYS, to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of any buildings or structures listed in subdivision (a) of this section is permitted, provided that such construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal or demolition complies with all applicable provisions and requirements of the 2025 BCNYS.

PART 1221. BUILDING CONSTRUCTION

Section 1221.1 Definitions.

In this Part, the terms 2025 BCNYS, 2025 RCNYS, and agricultural building shall have the meanings ascribed to those terms in section 1219.2 of Part 1219 of this Title.

Section 1221.2 Requirements.

(a) General. Except as otherwise provided in subdivision (d) of this section, the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure, and every appurtenance connected or attached to any building or structure, shall comply with the provisions and requirements of the 2025 BCNYS.

(b) Incorporation by reference. The 2025 BCNYS is incorporated herein by reference. Copies of the 2025 BCNYS may be obtained from the publisher at the following address:

International Code Council, Inc.

200 Massachusetts Ave, NW Suite 250

Washington, DC 20001

The 2025 BCNYS is available for public inspection and copying at:

New York State Department of State

One Commerce Plaza, 99 Washington Avenue

Albany, NY 12231-0001.

(c) Referenced standards. Certain published standards are denoted in the 2025 BCNYS as incorporated by reference into 19 NYCRR Part 1221. Such standards are incorporated by reference into this Part. Such standards are identified in the 2025 BCNYS, and the names and addresses of the publishers of such standards from which copies of such standards may be obtained are specified in the 2025 BCNYS. Such standards are available for public inspection and copying at the Office of the New York State Department of State specified in subdivision (b) of this section.

(d) Exceptions. Notwithstanding the provisions of subdivision (a) of this section:

(1) buildings and structures listed in subdivision (a) of section 1220.2 of Part 1220 of this Title shall comply with the provisions and requirements of the 2025 RCNYS, except as otherwise provided in subdivision (d) of section 1220.2 of Part 1220 of this Title;

(2) agricultural buildings including barns, sheds, poultry houses, and other buildings and equipment on the premises that are used directly and solely for agricultural purposes, shall not be subject to the construction-related provisions and requirements of the 2025 BCNYS;

(3) construction trailers that are used as temporary offices for the purpose of monitoring construction at a construction site shall not be subject to the provisions and requirements of 2025 BCNYS;

(4) structures such as radio and television transmission, communication and wind generation towers, and ground-mounted photovoltaic arrays that are neither a building appurtenance nor are attached to a building shall not be subject to the provisions and requirements of the 2025 BCNYS; and

(5) standards for construction of sleeping quarters in a children's overnight camp as defined in Public Health Law section 1392(1) shall be governed by Public Health Law section 1394(1) and the regulations promulgated by the Public Health Council. See Executive Law section 378(1).

PART 1222. PLUMBING SYSTEMS

Section 1222.1 Definitions.

In this Part, the terms 2025 EBCNYS, 2025 PCNYS, 2025 RCNYS, and agricultural building shall have the meanings ascribed to those terms in section 1219.2 of Part 1219 of this Title.

Section 1222.2 Requirements.

(a) General. Except as otherwise provided in subdivision (d) of this section, the erection, installation, alteration, repair, relocation, replacement, addition to, use, and maintenance of plumbing systems and nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen, and sanitary and condensate vacuum collection systems, shall comply with the provisions and requirements of the 2025 PCNYS.

(b) Incorporation by reference. The 2025 PCNYS is incorporated herein by reference. Copies of the 2025 PCNYS may be obtained from the publisher at the following address:

International Code Council, Inc.

200 Massachusetts Ave, NW Suite 250

Washington, DC 20001

The 2025 PCNYS is available for public inspection and copying at:

New York State Department of State

One Commerce Plaza, 99 Washington Avenue

Albany, NY 12231-0001.

(c) Referenced standards. Certain published standards are denoted in the 2025 PCNYS as incorporated by reference into 19 NYCRR Part 1222. Such standards are incorporated by reference into this Part. Such standards are identified in the 2025 PCNYS, and the names and addresses of the publishers of such standards from which copies of such standards may be obtained are specified in the 2025 PCNYS. Such standards are available for public inspection and copying at the Office of the New York State Department of State specified in subdivision (b) of this section.

(d) Exceptions. Notwithstanding the provisions of subdivision (a) of this section:

(1) buildings and structures listed in subdivision (a) of section 1220.2 of Part 1220 of this Title shall comply with the provisions and requirements of the 2025 RCNYS, except as otherwise provided in subdivision (d) of section 1220.2 of Part 1220 of this Title;

(2) agricultural buildings including barns, sheds, poultry houses, and other buildings and equipment on the premises that are used directly and solely for agricultural purposes, shall not be subject to the construction-related provisions of the 2025 PCNYS;

- (3) construction trailers that are used as temporary offices for the purpose of monitoring construction at a construction site shall not be subject to the provisions and requirements of 2025 PCNYS;
- (4) structures such as radio and television transmission, communication and wind generation towers, and ground-mounted photovoltaic arrays that are neither a building appurtenance nor are attached to a building shall not be subject to the provisions and requirements of the 2025 PCNYS;
- (5) standards for construction of sleeping quarters in a children's overnight camp as defined in Public Health Law section 1392(1) shall be governed by Public Health Law section 1394(1) and the regulations promulgated by the Public Health Council. See Executive Law section 378(1); and
- (6) plumbing systems in existing buildings that are undergoing repairs, alterations, changes in occupancy or construction of additions shall be permitted to comply with the provisions and requirements of the 2025 EBCNYS.

PART 1223. MECHANICAL SYSTEMS

Section 1223.1 Definitions.

In this Part, the terms 2025 EBCNYS, 2025 MCNYS, 2025 RCNYS, and agricultural building shall have the meanings ascribed to those terms in section 1219.2 of Part 1219 of this Title.

Section 1223.2 Requirements.

(a) General. Except as otherwise provided in subdivision (d) of this section, 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 shall comply with the provisions and requirements of the 2025 MCNYS.

(b) Incorporation by reference. The 2025 MCNYS is incorporated herein by reference. Copies of the 2025 MCNYS may be obtained from the publisher at the following address:

International Code Council, Inc.

200 Massachusetts Ave, NW Suite 250
Washington, DC 20001

The 2025 MCNYS is available for public inspection and copying at:

New York State Department of State
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231-0001

(c) Referenced standards. Certain published standards are denoted in the 2025 MCNYS as incorporated by reference into 19 NYCRR Part 1223. Such standards are incorporated by reference into this Part. Such standards are identified in the 2025 MCNYS, and the names and addresses of the publishers of such standards from which copies of such standards may be obtained are specified in the 2025 MCNYS. Such standards are available for public inspection and copying at the Office of the New York State Department of State specified in subdivision (b) of this section.

(d) Exceptions. Notwithstanding the provisions of subdivision (a) of this section:

(1) buildings and structures listed in subdivision (a) of section 1220.2 of Part 1220 of this Title shall comply with the provisions and requirements of the 2025 RCNYS, except as otherwise provided in subdivision (d) of section 1220.2 of Part 1220 of this Title;

(2) agricultural buildings including barns, sheds, poultry houses, and other buildings and equipment on the premises that are used directly and solely for agricultural purposes, shall not be subject to the construction-related provisions of the 2025 MCNYS;

(3) construction trailers that are used as temporary offices for the purpose of monitoring construction at a construction site shall not be subject to the provisions and requirements of 2025 MCNYS;

(4) structures such as radio and television transmission, communication and wind generation towers, and ground-mounted photovoltaic arrays that are neither a building appurtenance nor are attached to a building shall not be subject to the provisions and requirements of the 2025 MCNYS;

(5) standards for construction of sleeping quarters in a children's overnight camp as defined in Public Health Law section 1392(1) shall be governed by Public Health Law section 1394(1) and the regulations promulgated by the Public Health Council. See Executive Law section 378(1); and

(6) mechanical systems in existing buildings that are undergoing repairs, alterations, changes in occupancy, or construction of additions shall be permitted to comply with the provisions and requirements of the 2025 EBCNYS.

PART 1224. FUEL GAS EQUIPMENT AND SYSTEMS

Section 1224.1 Definitions.

In this Part, the terms 2025 EBCNYS, 2025 FGCNYS, 2025 RCNYS, and agricultural building shall have the meanings ascribed to those terms in section 1219.2 of Part 1219 of this Title.

Section 1224.2 Requirements.

(a) General. Except as otherwise provided in subdivision (d) of this section, the design, installation, maintenance, alteration, and inspection of fuel gas piping and equipment, fuel gas-fired appliances, and fuel gas-fired appliance venting systems that are permanently installed and specifically addressed in the 2025 FGCNYS, shall comply with the provisions and requirements of the 2025 FGCNYS.

(b) Incorporation by reference. The 2025 FGCNYS is incorporated herein by reference. Copies of the 2025 FGCNYS may be obtained from the publisher at the following address:

International Code Council, Inc.

200 Massachusetts Ave, NW Suite 250

Washington, DC 20001

The 2025 FGCNYS is available for public inspection and copying at:

New York State Department of State

One Commerce Plaza, 99 Washington Avenue

Albany, NY 12231-0001

(c) Referenced standards. Certain published standards are denoted in the 2025 FGCNYS as incorporated by reference into 19 NYCRR Part 1224. Such standards are incorporated by reference into this Part. Such standards are identified in the 2025 FGCNYS, and the names and addresses of the publishers of such standards from which copies of such standards may be obtained are specified in the 2025 FGCNYS. Such standards are available for public inspection and copying at the Office of the New York State Department of State specified in subdivision (b) of this section.

(d) Exceptions. Notwithstanding the provisions of subdivision (a) of this section:

(1) buildings and structures listed in subdivision (a) of section 1220.2 of Part 1220 of this Title shall comply with the provisions and requirements of the 2025 RCNYS, except as otherwise provided in subdivision (d) of section 1220.2 of Part 1220 of this Title;

(2) agricultural buildings including barns, sheds, poultry houses, and other buildings and equipment on the premises that are used directly and solely for agricultural purposes, shall not be subject to the construction-related provisions of the 2025 FGCNYS;

(3) construction trailers that are used as temporary offices for the purpose of monitoring construction at a construction site shall not be subject to the provisions and requirements of 2025 FGCNYS;

(4) structures such as radio and television transmission, communication and wind generation towers, and ground-mounted photovoltaic arrays that are neither a building appurtenance nor are attached to a building shall not be subject to the provisions and requirements of the 2025 FGCNYS;

(5) standards for construction of sleeping quarters in a children's overnight camp as defined in Public Health Law section 1392(1) shall be governed by Public Health Law section 1394(1) and the regulations promulgated by the Public Health Council. See Executive Law section 378(1); and

(6) fuel gas piping system in existing building that are undergoing repairs, alteration, or changes in occupancy or construction of additions shall comply with the provisions and requirements of the 2025 EBCNYS.

PART 1225. FIRE PREVENTION

Section 1225.1 Definitions.

In this Part, the term 2025 FCNYS shall have the meaning ascribed to that term in section 1219.2 of Part 1219 of this Title.

Section 1225.2 Requirements.

(a) General. Except as otherwise provided in subdivision (d) of this section, all buildings and structures, whether currently existing or hereafter constructed; all premises; all processes; the storage, handling, or use of buildings, structures, materials, or devices; the occupancy and operation of buildings, structures, and premises; and the construction, extension, repair, alteration or removal of fire suppression and alarm systems, shall comply with the provisions and requirements of the 2025 FCNYS.

(b) Incorporation by reference. The 2025 FCNYS is incorporated herein by reference. Copies of the 2025 FCNYS may be obtained from the publisher at the following address:

International Code Council, Inc.

200 Massachusetts Ave, NW Suite 250

Washington, DC 20001

The 2025 FCNYS is available for public inspection and copying at:

New York State Department of State

One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231-0001

(c) Referenced standards. Certain published standards are denoted in the 2025 FCNYS as incorporated by reference into 19 NYCRR Part 1225. Such standards are incorporated by reference into this Part. Such standards are identified in the 2025 FCNYS, and the names and addresses of the publishers of such standards from which copies of such standards may be obtained are specified in the 2025 FCNYS. Such standards are available for public inspection and copying at the Office of the New York State Department of State specified in subdivision (b) of this section.

(d) Exceptions. Notwithstanding the provisions of subdivision (a) of this section:

(1) agricultural buildings including barns, sheds, poultry houses, and other buildings and equipment on the premises that are used directly and solely for agricultural purposes, shall not be subject to the construction-related provisions and requirements of the 2025 FCNYS;

(2) construction trailers that are used as temporary offices for the purpose of monitoring construction at a construction site shall not be subject to the provisions and requirements of 2025 FCNYS;

(3) structures such as radio and television transmission, communication and wind generation towers, and ground-mounted photovoltaic arrays that are neither a building appurtenance nor are attached to a building shall not be subject to the provisions and requirements of the 2025 FCNYS; and

(4) standards for construction of sleeping quarters in a children's overnight camp as defined in Public Health Law section 1392(1) shall be governed by Public Health Law section 1394(1) and the regulations promulgated by the Public Health Council. See Executive Law section 378(1).

PART 1226. PROPERTY MAINTENANCE

Section 1226.1 Definitions.

In this Part, the terms 2025 PMCNYS and existing building shall have the meanings ascribed to those terms in section 1219.2 of Part 1219 of this Title.

Section 1226.2 Requirements.

(a) General. Except as otherwise provided in subdivision (d) of this section, all existing buildings and all premises, and the occupancy and operation of all existing buildings and all premises, shall comply with the provisions and requirements of the 2025 PMCNYS. Manufactured homes shall comply with the provisions and requirements of the 2025 PMCNYS, except as regulated by Appendix BA of the 2025 RCNYS.

(b) Incorporation by reference. The 2025 PMCNYS is incorporated herein by reference. Copies of the 2025 PMCNYS may be obtained from the publisher at the following address:

International Code Council, Inc.

200 Massachusetts Ave, NW Suite 250

Washington, DC 20001

The 2025 PMCNYS is available for public inspection and copying at:

New York State Department of State

One Commerce Plaza, 99 Washington Avenue

Albany, NY 12231-0001

(c) Referenced standards. Certain published standards are denoted in the 2025 PMCNYS as incorporated by reference into 19 NYCRR Part 1226. Such standards are incorporated by reference into this Part. Such standards are identified in the 2025 PMCNYS, and the names and addresses of the publishers of such standards from which copies of such standards may be obtained are specified in the 2025 PMCNYS. Such standards are available for public inspection and copying at the Office of the New York State Department of State specified in subdivision (b) of this section.

(d) Exceptions. Notwithstanding the provisions of subdivision (a) of this section:

(1) agricultural buildings including barns, sheds, poultry houses, and other buildings and equipment on the premises that are used directly and solely for agricultural purposes, shall not be subject to the construction-related provisions and requirements of the 2025 PMCNYS;

(2) construction trailers that are used as temporary offices for the purpose of monitoring construction at a construction site shall not be subject to the provisions and requirements of 2025 PMCNYS;

(3) structures such as radio and television transmission, communication and wind generation towers, and ground-mounted photovoltaic arrays that are neither a building appurtenance nor are attached to a building shall not be subject to the provisions and requirements of the 2025 PMCNYS; and

(4) standards for construction of sleeping quarters in a children's overnight camp as defined in Public Health Law section 1392(1) shall be governed by Public Health Law section 1394(1) and the regulations promulgated by the Public Health Council. See Executive Law section 378(1).

PART 1227. EXISTING BUILDINGS

Section 1227.1 Definitions.

In this Part, the terms 2025 EBCNYS, 2025 RCNYS, agricultural building, and existing building shall have the meanings ascribed to those terms in section 1219.2 of Part 1219 of this Title.

Section 1227.2 Requirements.

(a) General. Except as otherwise provided in subdivision (d) of this section, the repair, alteration, change of occupancy, addition to, and relocation of existing buildings shall comply with the requirements of the 2025 EBCNYS.

(b) Incorporation by reference. The 2025 EBCNYS is incorporated herein by reference. Copies of the 2025 EBCNYS may be obtained from the publisher at the following address:

International Code Council, Inc.

200 Massachusetts Ave, NW Suite 250
Washington, DC 20001

The 2025 EBCNYS is available for public inspection and copying at:

New York State Department of State
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231-0001

(c) Referenced standards. Certain published standards are denoted in the 2025 EBCNYS as incorporated by reference into 19 NYCRR Part 1227. Such standards are incorporated by reference into this Part. Such standards are identified in the 2025 EBCNYS, and the names and addresses of the publishers of such standards from which copies of such standards may be obtained are specified in the 2025 EBCNYS. Such standards are available for public inspection and copying at the Office of the New York State Department of State specified in subdivision (b) of this section.

(d) Exceptions. Notwithstanding the provisions of subdivision (a) of this section:

(1) buildings and structures listed in subdivision (a) of section 1220.2 of Part 1220 of this Title shall comply with the provisions and requirements of the 2025 RCNYS, except as otherwise provided in subdivision (d) of section 1220.2 of Part 1220 of this Title;

(2) agricultural buildings including barns, sheds, poultry houses, and other buildings and equipment on the premises that are used directly and solely for agricultural purposes, shall not be subject to the construction-related provisions of the 2025 EBCNYS;

(3) construction trailers that are used as temporary offices for the purpose of monitoring construction at a construction site shall not be subject to the provisions and requirements of 2025 EBCNYS;

(4) structures such as radio and television transmission, communication and wind generation towers, and ground-mounted photovoltaic arrays that are neither a building appurtenance nor are attached to a building shall not be subject to the provisions and requirements of the 2025 EBCNYS; and

(5) standards for construction of sleeping quarters in a children's overnight camp as defined in Public Health Law section 1392(1) shall be governed by Public Health Law section 1394(1) and the regulations promulgated by the Public Health Council. See Executive Law section 378(1).

PART 1228. RAIL STATIONS

Section 1228.1 Introduction and purpose.

This Part applies to "rail stations" (as that term is defined in section 1228.2 of this Part). The purpose of this Part is to modify, for the purpose of application to rail stations, certain provisions and requirements of "Parts 1220 to 1227" (as that term is defined in section 1228.2 of this Part) and to add certain additional provisions and requirements that shall apply to rail stations.

Section 1228.2 Definitions.

(a) In this Part, the following terms shall have the following meanings:

(1) *Back of house locations.* The term "back of house locations" shall mean areas of a rail station that are intended for non-public occupancy and which support the rail station and/or system operations.

(2) *Fixed guideway transit system.* The term "fixed guideway transit system" shall mean an electrified transportation system, utilizing a fixed guideway, operating on right-of-way for the mass movement of passengers within a metropolitan area, and consisting of its fixed guideways, transit vehicles, and other rolling stock; power systems; buildings; stations; and other stationary and movable apparatus, equipment, appurtenances, and structures.

(3) *Parts 1220 to 1227.* The term "Parts 1220 to 1227" shall mean Parts 1220 to 1227, inclusive, of this Title and the publications incorporated by reference in those Parts.

(4) *Passenger rail system*. The term “passenger rail system” shall mean a transportation system, utilizing a rail guideway, operating on right-of-way for the movement of passengers within and between metropolitan areas, and consisting of its rail guideways, passenger rail vehicles, and other rolling stock; power systems; buildings; stations; and other stationary and movable apparatus, equipment, appurtenances, and structures.

(5) *Public locations*. The term “public location” shall mean areas within a rail station intended for public occupancy.

(6) *Rail station*. The term “rail station” shall mean a building or structure, or portion thereof, that is utilized for the boarding and/or disembarking of passengers from train equipment, including passenger rail and fixed guideway transit systems, and ancillary spaces to such activities. This includes public locations, back of house locations, and trainways within the bounds of the building or structure. This shall not include shelter stops.

(7) *Shelter stop*. The term “shelter stop” shall mean a location along a fixed guideway transit or passenger rail system for the loading and unloading of passengers that is located in a public way and is designed for unrestricted movement of passengers. A shelter stop can have a cover but no walls or barriers that would restrict passenger movement.

(8) *Trainway*. The term “trainway” shall mean that portion of the system in which the vehicles operate.

(9) *Uniform Code Provisions for Rail Stations*. The term “Uniform Code Provisions for Rail Stations” shall mean the publication entitled “Uniform Code Provisions for Rail Stations” (publication date: July 2025) published by the New York State Department of State.

Section 1228.3. Provisions and requirements applicable to rail stations.

(a) General. Rail stations shall comply with all applicable provisions and requirements of Parts 1220 to 1227, as modified, where applicable, by the Uniform Code Provisions for Rail Stations, and with the additional provisions and requirements set forth in the Uniform Code Provisions for Rail Stations.

(b) Incorporation by reference. The Uniform Code Provisions for Rail Stations is incorporated herein by reference. Copies of the Uniform Code Provisions for Rail Stations may be obtained from the publisher and is available for public inspection and copying at the following address:

New York State Department of State
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231-0001.

(c) Referenced standards. The following referenced standard published by the National Fire Protection Association is incorporated herein by reference: Standard for Fixed Guideway Transit and Passenger Rail Systems, 2023 edition (NFPA 130).

Copies of the Standard for Fixed Guideway Transit and Passenger Rail Systems, 2023 edition (NFPA 130) publication may be obtained from the publisher at the following address:

National Fire Protection Association
One Batterymarch Park
Quincy, MA 02269-9101

Copies of the Standard for Fixed Guideway Transit and Passenger Rail Systems, 2023 edition (NFPA 130) publication are available for public inspection and copying at the Office of the New York State Department of State located at One Commerce Plaza, 99 Washington Avenue, Albany, NY 12231-0001.

PART 1229 OTHER UNIFORM CODE PROVISIONS

Subpart 1229-1 Introduction.

Section 1229-1.1 Introduction.

The provisions set forth in this Part 1229 are part of the Uniform Fire Prevention and Building Code (the “Uniform Code”) and are in addition to, and not in limitation of, the provisions set forth in Parts 1219 through 1228 of this Title.

Subpart 1229-2 Fossil-fuel Equipment and Building Systems

Section 1229-2.1 Introduction.

This Subpart establishes standards, in addition to those set forth in Parts 1219 through 1228 of this Title, relating to the installation of fossil-fuel equipment and building systems.

Section 1229-2.2 Purpose.

This Subpart implements the provisions of subdivision 19 of section 378 of the Executive Law, as amended by Part RR of Chapter 56 of the Laws of 2023.

Section 1229-2.3 Definitions.

(a) Unless otherwise expressly stated, for the purposes of this Subpart, the following terms shall have the meanings as set forth in this subdivision.

(1) *Agricultural building.* A building or structure which is designed and constructed to have its primary purpose to be part of a farm operation as defined in section 301 of the Agriculture and Markets Law, including, but not limited to, those located on a property that is within either a county adopted state certified agricultural district or on a property that has an active approval for an agricultural assessment. This definition excludes any building or structure used in whole or in part as a place of human habitation.

(2) *Authority having jurisdiction.* Any city, town, village, county, state agency, or other governmental unit or agency responsible for administration and enforcement of either or both of the Uniform Code and Energy Code.

(3) *Car wash.* A commercial building or structure, or portion thereof, containing fixed commercial equipment for washing vehicles either manually or automatically.

(4) *Commercial food establishment*. A commercial building or structure, or portion thereof, excluding dwelling units or sleeping units, where food preparation is performed for consumption by the public either on-site or off-site, including, but not limited to, cooking, baking, boiling, broiling, frying, grilling, drying, roasting, heating, or reheating.

(5) *Crematorium*. A building or structure, or portion thereof, that uses heat and flame, to reduce human or animal remains or tissue to ashes and other residue.

(6) *Critical infrastructure*. A building or structure, or portion thereof, used for or as any one of the following:

- (i) public mass transit facility used for emergency evacuation;
- (ii) public utility facility or other power-generating station required as emergency backup facility for Risk Category IV structures, as indicated in Chapter 16 of the 2025 BCNYS (as incorporated by reference in Part 1221 of this Title);
- (iii) storage of materials defined in the 2025 FCNYS (as incorporated by reference in Part 1225 of this Title) to be a health hazard where such materials would be a threat to the general public if released;
- (iv) aviation control tower, air traffic control center, and emergency aircraft hangar;
- (v) national defense function;
- (vi) emergency management facility;
- (vii) wastewater treatment facility;
- (viii) water treatment and pumping facility; or
- (ix) flood control and pumping facility.

(7) *Electrification ready*. A building or structure, or a portion thereof, which contains electrical systems, infrastructure, and designs that provide sufficient capacity, as determined by the Uniform Code or the Energy Code, for a future replacement of fossil-fuel equipment and building systems with electric-

powered equipment.

(8) *Emergency management facility*. A building or structure, or portion thereof, or system used to provide emergency services to the general public, including, but not limited to, emergency preparedness, communications and operations centers, disaster relief, emergency housing, fire protection, ambulance, rescue, police, emergency shelters, or other facilities required for emergency response, including the administrative and support facilities and vehicle storage facilities essential to the operation of such emergency management or functions, even if not contiguous.

(9) *Fossil-fuel equipment and building systems* means:

(i) equipment, as such term is defined in section 11-102 of the Energy Law, that uses fossil-fuel for combustion; or

(ii) systems associated with a building that will be used for or to support the supply, distribution, or delivery of fossil-fuel for any purpose, other than for use by motor vehicles. This shall not include systems that support an industrial or commercial process.

(10) *Fuel cell system*. A device or system that uses the chemical energy of a fuel, such as hydrogen, to produce electricity.

(11) *Grid*. Grid shall have the same meaning as the term electric plant, as defined in section two of the public service law, including but not limited to the generation, transmission, and distribution of electricity.

(12) *Hospital and other medical facility*. A building or structure, or portion thereof, where care involving medical or surgical procedures, nursing, or psychiatric purposes is performed or provided, which includes but is not limited to any public or private hospital, clinic, center, medical school, medical training institution, health care facility, physician's office, infirmary, dispensary, or ambulatory surgical center.

(13) *Laboratory*. A commercial building or structure, or portion thereof, equipped for

scientific experiments, research, teaching, testing, or for the manufacture of drugs or chemicals.

(14) *Laundromat*. A building or structure, or portion thereof, used for the commercial, institutional, or industrial washing of clothing, linens, rags, rugs, or other textiles by either the public or an employee(s) of the establishment.

(15) *Local electric corporation*. An “electric corporation” as that term is defined under section two of the Public Service Law that has authority under any general or special law or under any charter or franchise to lay down, erect, or maintain wires, conduits, ducts, or other fixtures in, over, or under the streets, highways, and public places where the building or development seeking new or expanded electric service is located.

(16) *Local utility*. A local utility shall mean a local electric corporation or municipal utility.

(17) *Manufactured home*. A building as defined in subdivision seven of section 601 of the Executive Law.

(18) *Manufacturing facility*. A building or structure, or portion thereof, that is used for manufacturing and industrial processing, including, but not limited to the fabrication or production of tangible products, chemicals, or materials, including processing that results in a change in the condition of such goods, chemicals, or material; such as those entities described by any of the North American Industry Classification System, classification codes 31 through 33, meeting this definition.

(19) *Municipal utility*. A “municipality” as that term is defined under section two of the Public Service Law that has authority under any general or special law to lay down, erect, or maintain wires, conduits, ducts, or other fixtures in, over, or under the streets, highways, and public places within the municipality where the building or development seeking new or expanded electric service is located.

(20) *Substantially complete building permit application*. A building permit application that, in the opinion of the authority having jurisdiction, includes sufficient information and documentation required by

the stricter of either the authority having jurisdiction's Code Enforcement Program or the requirements set forth in 19 NYCRR Part 1203, such that the authority having jurisdiction can examine the application and make a determination as to whether the proposed work is in conformance with the requirements of the Uniform Code and Energy Code.

(21) *Wastewater treatment facility.* A building or structure, or portion thereof, or equipment and processes required to collect, carry away, pump, and treat domestic and industrial wastes and dispose of the effluent.

(22) *Water treatment and pumping facility.* A building or structure, or portion thereof, used for a public water system which provides water to the public for human consumption through pipes or other constructed conveyances, including the collection, treatment, storage, and distribution facilities or equipment. This term shall also include any water storage facilities and pumping facilities required to maintain water pressure and flow for fire suppression.

(b) For this Subpart, the term 2025 ECCCNYS shall have the meaning as ascribed to that term in section 1240.2 of Part 1240 of this Title. The terms 2025 BCNYS, 2025 EBCNYS, 2025 FCNYS, 2025 FGCNYS, 2025 MCNYS, 2025 PCNYS, 2025 PMCNYS, and 2025 RCNYS shall have the meanings ascribed to those terms in section 1219.2 of Part 1219 of this Title.

(c) Other terms. Terms used in this Subpart and not defined in subdivision (a) or (b) of this section shall have the meanings ascribed to those terms in the 2025 ECCCNYS, 2025 BCNYS, the 2025 EBCNYS, the 2025 FCNYS, the 2025 FGCNYS, the 2025 MCNYS, the 2025 PCNYS, the 2025 PMCNYS, and/or the 2025 RCNYS.

Section 1229-2.4 Applicability of the prohibition against installation of fossil-fuel equipment and building systems in new buildings.

(a) General. Except as otherwise provided in section 1229-2.5, the installation of fossil-fuel equipment

and building systems in new buildings, including any repair, alteration, addition, relocation, or change of occupancy or use of such building, shall be prohibited in:

(1) buildings not more than seven stories above grade plane in height, except for any commercial or industrial building greater than 100,000 square feet in conditioned floor area, for which a substantially complete building permit application for the initial construction of such building is submitted on or after December 31, 2025; and

(2) all buildings for which a substantially complete building permit application for the initial construction of such building is submitted after December 31, 2028.

(b) The provisions set forth in subdivision (a) shall not be construed as applying to buildings existing prior to the effective date of the applicable prohibition, including to:

(1) the repair, alteration, addition, relocation, or change of occupancy or use of such buildings; and
(2) the installation or continued use and maintenance of fossil-fuel equipment and building systems, including as related to cooking equipment, in any such buildings.

Section 1229-2.5 Exemptions.

(a) Exempt. Notwithstanding the prohibition requirements in section 1229-2.4, fossil-fuel equipment and building systems shall be allowed in the following installations and uses:

- (1) in a manufactured home;
- (2) in an agricultural building;
- (3) in a building or part of a building that is used as a critical infrastructure;
- (4) in a building or part of a building that is used as a hospital or other medical facility; or
- (5) for generation of emergency back-up power or standby power.

(b) Grid exemption. Fossil-fuel equipment and building systems shall be allowed when a building owner or applicant provides to the authority having jurisdiction a written determination, issued by local utility

consistent with the orders or rules of the New York State Public Service Commission applicable to such determinations, indicating that new or expanded electric service cannot be reasonably provided to such building by the grid, as operated by the local utility.

(c) Conditionally exempt. Fossil-fuel equipment and building systems may be installed and used if the requirements of paragraphs (1) and (2) of this subdivision are met.

(1) type of facility: the fossil fuel equipment and building systems is installed and used in a building or a part of a building that is used as one of the following:

(i) car wash;

(ii) commercial food establishment;

(iii) crematorium;

(iv) fuel cell system;

(v) laboratory;

(vi) laundromat; or

(vii) manufacturing facility.

(2) Conditions: the applicant meets all of the following conditions:

(i) the fossil-fuel equipment and building systems allowed pursuant to this exemption shall not include fossil fuel equipment and building systems related to lighting; space conditioning, such as heating, humidification, ventilation, or cooling; and domestic water heating; and

(ii) the fossil fuel equipment and building systems shall be subject to the following limitations, provided that such limitations do not adversely affect health, safety, security, or fire protection:

(a) the area or service within a new building where fossil-fuel equipment and building systems are installed shall be electrification ready, except for fossil-fuel equipment and building systems servicing a manufacturing facility or industrial process; and

(b) the building owner or applicant shall demonstrate to the authority having jurisdiction that emissions from fossil-fuel equipment and building systems are minimized through the use of alternative materials, equipment, or methods of construction that result in measurable emissions reductions or increased energy efficiency by means such as energy modeling, submittal of environmental product declarations (EPDs) and cut sheets comparing equipment that meets the minimum requirements against equipment used that exceeds those minimum requirements, and others depending on the strategy chosen by the applicant.

Subdivisions (b) and (e) of section 1264.4 of Title 19 of the Official Compilation of Codes, Rules and Regulations of the State of New York are amended to read as follows:

(b) Signs shall be affixed where a building or a portion thereof is classified as Group A, B, E, F, H, I, M or S occupancy, and in hotels and motels classified as Group R-1 or R-2 occupancy, in accordance with the provisions for the classification of buildings set forth in chapter 3 of the [2020] 2025 Building Code of New York State (said publication being incorporated by reference in Part 1221 of this Title).

(e) Signs identifying the existence of truss construction shall contain the roman alphanumeric designation of the construction type of the building, in accordance with the provisions for the classification of types of construction set forth in section 602 of the [2020] 2025 Building Code of New York State (said publication being incorporated by reference in Part 1221 of this Title), and an alphabetic designation for the structural components that are of truss construction, as follows:

“F” shall mean floor framing, including girders and beams

“R” shall mean roof framing

“FR” shall mean floor and roof framing

The construction type designation shall be placed at the 12 o’clock position over the structural component designation, which shall be placed at the six o’clock position.

Subdivisions (c), (h), (j), and (k) of section 1265.3 of Title 19 of the Official Compilation of Codes, Rules and Regulations of the State of New York are amended to read as follows:

(c) [2020] 2025 BCNYS. The term [2020] 2025 BCNYS shall mean the [2020] 2025 Building Code of New York State (said publication being incorporated by reference in Part 1221 of this Title).

(h) [2020] 2025 RCNYS. The term [2020] 2025 RCNYS shall mean the [2020] 2025 Residential Code of New York State (said publication being incorporated by reference in Part 1220 of this Title).

(j) Residential structure. The term residential structure shall include one-family dwellings, two-family dwellings, and townhouses (as those terms are defined in the [2020] 2025 RCNYS) and structures or portions of structures classified as residential group R in accordance with chapter 3 of the [2020] 2025 BCNYS (excluding, however, hotels and motels which are classified as group R-1 or R-2 occupancy in accordance with chapter 3 of the [2020] 2025 BCNYS and which are subject to the provisions of Part 1264 of this Title).

(k) Timber construction. The term timber construction shall mean construction that uses, for any load-supporting purpose(s), solid or laminated wood having the minimum dimensions required for structures built using type IV construction (HT) in accordance section 602.4 of the [2020] 2025 BCNYS.