

Notable 2025 Code Changes List Issued by the Office of Facilities Planning at NYSED on 12/15/2025

Item #	Code/Law	Code/Law Section		Subject	Description of the Code/Law Change	Link	Project Type
		2020	2025				
1	NYS Dept of Environmental Conservation	N/A	N/A	DEC Wetland Permit Requirements	It is required that all construction projects with proposed ground disturbance, including activities such as construction, excavation, and land development that alter the physical structure of the environment, regardless of previous mapping, must reach out to the Bureau of Habitat (formerly Ecosystem Health) through the Jurisdictional Determination process Freshwater Wetland Jurisdictional Determination - NYSDEC to determine if there are regulated wetland. See link in next column for more information.	LINK	All Construction Projects
2	NYS ASHRAE 90.1-2025: New York State version of the Energy Standard for Buildings Except Low-Rise Residential Buildings	N/A	N/A	NYS ASHRAE 90.1-2025: New York State version of the Energy Standard for Buildings Except Low-Rise Residential Buildings	The State Energy Conservation Construction Code allows compliance with NYS ASHRAE 90.1-2025 in lieu of the 2025 ECCCNY Commercial Provisions. This is consistent with previous versions of the Energy Law. However, NYS ASHREA 90.1-2025 is published as 2025 New York State Energy Standard for Sites and Buildings Except Low-Rise Residential Buildings by the International Code Council (ICC).	LINK	All Construction Projects

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1	BCNYS	N/A	917.2	Mass Notification Systems	For new buildings containing group E occupancies with an occupant load of 500 or more a mass notification risk analysis shall be conducted in accordance with NFPA 72. A results summary of this analysis shall be included with the design documents when submitted for building permit.		New Construction
2	BCNYS	N/A	903.2.9	Electric Vehicle Storage	An automatic sprinkler system shall be provided throughout bus storage and/or repair garages that house lithium-ion or lithium metal powered vehicles. This requirement is applicable to additions 500 sf and greater. Unless the addition is separated by a fire wall from the original building, both the addition and existing structure will require full sprinkler coverage.		New Construction and Additions
3	BCNYS	3006.3 Item 3	3006.3 Item 5	Elevator Hoistway Smoke Protective Curtain	Item 5 now explicitly requires a smoke protective curtain assembly at hoistways. This curtain shall be provided at each elevator hoistway door opening, unless the elevator is enclosed by a fire and smoke protected lobby. For existing buildings undergoing Level 2 Alterations, according to EBCNYS 801.4 Compliance. "New construction elements, components, systems and spaces shall comply with the requirements of the Building Code of New York State." So a smoke curtain or a smoke protected lobby is required when performing Level 2 alterations to an elevator or the elevator lobby.		New Construction, Additions, Change of Occupancy Level 2 Alterations
4	BCNYS	410.2.1.1	410.2.1.1	Stages, Platforms and Technical Production Areas	Section 410 has been revised to clarify the height distance measurement for Stages – to be from underside of roof/floor deck per 410.2.1.1. See exception for proscenium wall construction in Type I construction.		New Construction, Additions, and Alterations
5	BCNYS	1023.7	1023.7.2 1023.7.3	Interior Exit Stairways and Ramps	New fire rating requirements for: building exterior walls (1023.7.1) and roof assemblies (1023.7.2).		New Construction
6	BCNYS EBCNYS	3302 N/A	3302 1502.2	Site Safety Plan During Construction	The owner or owner's authorized agent shall provide a written site safety plan during construction that establishes a fire prevention program at the project site which is applicable throughout all phases of the construction. The plan shall be submitted alongside the design documents and approved before a building permit is issued.		New Construction, Additions, and Alterations

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7	BCNYS EBCNYS	423 502.8	423 303.2	Storm Shelters in Group E Occupancies	Storm shelters shall be provided in Group E occupancies in areas where the tornado design wind speed is 250 mph. For New York this requirement is limited to only Chautauqua and Cattaraugus counties. All districts in these counties shall consult with their local jurisdictions regarding the governing tornado design wind speed. Where required, Group E occupancies with an occupant load of 50 or more shall have a storm shelter constructed in accordance with Section 423 of BCNYS and ICC 500 <i>Standard for the Design and Construction of Storm Shelters</i> .		New Construction and Additions
8	EBCNYS	N/A	306.6.1.1	Additions – Elevators	Where an addition is being constructed exclusively to accommodate the installation of an elevator(s) to improve accessibility, an accessible means of egress within this addition, in accordance with Section 1009.1 of the Building Code, is not required where certain conditions are provided.		Additions
9	EBCNYS	N/A	801.3	Systems Installations	Requirements related to work area (as specified in 801.3) are not applicable where level 2 alterations are limited solely to one or more of the following: 1. Mechanical systems, electrical systems, fire protection systems and abatement of hazardous materials. 2. Windows, hardware, operating controls, electrical outlets and signs. 3. Alterations undertaken for the primary purpose of increasing the accessibility of a facility.		Existing Buildings Level 2 Alterations
10	EBCNYS	N/A	904.1.4	Fire Protection Automatic Sprinkler Systems	There are new requirements for automatic sprinkler systems for level 3 alterations.		Existing Buildings Level 3 Alterations
11	ECCCNYS	N/A	C405.15	On-Site Renewable Energy Systems	A new requirement now stipulates that all new buildings and additions must incorporate on-site renewable electricity generation systems, subject to certain exceptions.		New Construction and Additions
12	ECCCNYS	Table C301.1	Table C301.1	NYS Climate Zone by County	Climate Zone by County has been revised and some county's designated climate zone has been changed.		New Construction
13	ECCCNYS	Various	Various	Commercial Energy Efficiency	Various updates made throughout the ECCCNYS Chapter 4. A notable change includes Section 406 (Additional Efficiency, Renewable and Load Management Requirements), which contains new additional energy efficiency requirements.		New Construction and Additions
14	FCNYS	N/A	322	Powered Micromobility Devices	New restrictions and requirements for charging micromobility devices (e-bikes, e-scooters, etc.). A fire safety plan shall be provided in accordance with Section 403.10.6. and the local fire department. Specific guidance for NYS schools will be provided in the upcoming 2025 Manual of Planning Standards (MPS).		Requirements Apply to All Structures Where Devices are Stored or Charged
15	FCNYS	N/A	915	Carbon Monoxide Detection Systems	For Group E occupancies having an occupant load of more than 30, an audible alarm notification or an audible and visible alarm notification shall be provided at all required locations <u>and an <i>audible and visible</i> alarm notification shall be provided at an on-site location staffed by school personnel.</u>		New Construction

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16	FCNYS EBCNYS	N/A	510.2 908	Emergency Responder Communications Enhancement Systems	New requirements for new and existing buildings with level 3 alterations. Approved in-building emergency responder communications enhancement systems (ERCES) for emergency responders shall be provided as required.		New Buildings and Existing Buildings Level 3 Alterations
17	PCNYS	N/A	1003	Grease Interceptors	Requirement applies to both new equipment and retroactively to all existing grease interceptors. The Rule Text Part 1219 of Title 19 NYCRR (see link in next column) that went into effect on June 6, 2022, has since been incorporated into Section 1003 of the 2025 PCNYS. All grease interceptors shall comply with the requirements of this code, as applicable.	Link	New and Existing Grease Interceptors (retroactive)
18	NFPA 70	2017 NFPA 70 700.16	2023 NFPA 70 700.16	Emergency Lighting Requirements for Spaces that Typically Only Have a Single Illumination Source	<p>Regarding emergency lighting requirements, the 2023 edition of NFPA 70 (National Electrical Code) has been updated to reflect advancements in LED technology. Section 700.16 now states that “the failure of any illumination source cannot leave in total darkness any space that requires emergency illumination.”</p> <p>The term illumination source can be best illustrated through an example. In an emergency battery backup “bug-eye” fixture, each LED lamp (or light head) includes an integral LED driver. Together, this lamp-and-driver assembly constitutes a single illumination source.</p> <p>Accordingly, a two-lamp bug-eye fixture provides two independent illumination sources and therefore meets the NFPA requirement for redundancy in the event of a failure of one source. All proposed alternative designs must similarly provide a minimum of two illumination sources, consistent with the example provided above.</p> <p>This requirement will be referenced in the upcoming 2025 Manual of Planning Standards (MPS).</p>		New Buildings, Additions and Existing Buildings Level 2 Alterations
19	BCNYS and ASCE/SEI 7	ASCE/SEI 7- 2016	ASCE/ SEI 7-2022	Reroofing Projects and the Potential Impact of Increased Snow Loads	<p>The 2025 BC introduces higher ground snow loads in parts of New York, meaning re-roofing projects on existing buildings—classified as alterations under the EBCNYS—may necessitate structural upgrades. Combined with reduced snow melt due to increased insulation per the Energy Code, this change has the potential to significantly raise project complexity and costs due to the possibility that existing roof structures may require significant reinforcement.</p> <p>However, a clause does exist in the energy code that can provide relief for such projects. For a full discussion of this topic refer to Comment 69 on page 45 in the <i>Assessment of Public Comments document</i> - See link in next column.</p> <p>Note that NYDOS Building Codes and Standards division will be publishing a technical bulletin in the near future that will more fully address this topic. NYSED will post a link on our website when this becomes available.</p>	Link	Existing Buildings
20	BCNYS	Chapter 2 Definitions	Chapter 2 Definitions	Flood Hazard Definition Change	<p>The 2025 BC definition of Flood Hazard is now:</p> <p><i>The greater of the following two areas:</i></p> <ol style="list-style-type: none"> 1. The area within a flood plain subject to a 0.2-percent or greater chance of flooding in any year. (changed from 1-percent as defined in 2020 BC) 2. The area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated. 		All Construction Projects
21	EBCNYS	305.9.4	306.7.12	Accessible Toilet Rooms	The requirements for accessible toilet rooms has been changed in the 2025 EBCNYS.		Existing Buildings

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22	ECCCNYS	N/A	C405.13	Energy Use Metering and Monitoring	New ECCCNYS Requirement: New buildings with a gross conditioned floor area of not less than 10,000 square feet shall be equipped to measure, monitor, record and report energy consumption for load categories including: total HVAC system, interior and exterior lighting, plug loads, process load, Building operations and other miscellaneous loads, and Electric hot water heating for uses other than space conditioning. There are also additional requirements for non-electric submetering.		New Buildings

* Due to the many significant changes and additional requirements in the Energy Conservation Construction Code of NYS (ECCCNYS), OFP is in the process of updating its project paperwork (to be rolled out early in 2026) in an effort to facilitate compliance with the 2025 ECCCNYS.