



NYC Buildings Department
280 Broadway, New York, NY 10007
Robert D. LiMandri, Commissioner



BUILDINGS BULLETIN 2013-014
Operational

Supersedes: None

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Purpose: To clarify the process of submittal and permitting of projects that require Structural Peer Review per BC Section 1627.

Related Code/Zoning Section(s):
BC 1626
BC 1627
BC 1604.5

Subject(s): Construction document approval, structural peer review; Structural design, structural peer review; Structural peer review, structural peer review report; Structural peer review, structural peer reviewer

I. Background

BC Section 1627 of the 2008 Building Code requires Structural Peer review for certain types of structures as part of the construction document approval process. This bulletin describes the process to be followed for these structures to comply with this requirement.

II. Structural peer review to comply with BC 1627

Structural Peer Review required by BC Section 1627 shall meet the requirements and follow the process indicated in the code and as detailed in this bulletin.

BC Section 1627.2 lists the types of structures that require structural peer review and what should be in the scope of the review. A Structural Peer Review Report is required for the following buildings:

1. Buildings included in Structural Occupancy Category IV as defined in BC Section 1604.5 and more than 50,000 square feet (4645 m²) of framed area.
2. Buildings with aspect ratios of seven or greater.
3. Buildings greater than 600 feet (183 m) in height or more than 1,000,000 square feet (92,903 m²) in gross floor area.
4. Buildings taller than seven stories where any element supports in aggregate more than 15 percent of the building area. However, walls greater than 10 feet in length need not be included.
5. Buildings designed using nonlinear time history analysis or with special seismic energy dissipation systems.
6. Buildings where a structural peer review is requested by the commissioner. Unless otherwise ordered, peer reviews requested by the Commissioner shall follow the format required in BC Section 1627 and the process

described in this bulletin. The Commissioner may require additional items to be included in the scope of the peer review not specifically listed in BC Section 1627. Peer reviews requested by the Commissioner per BC Section 1626.1, Item 6 need not include key element analysis per BC Section 1627.2, Item 6, unless specifically ordered by the Commissioner.

The peer reviewer's qualifications shall be acceptable to the applicant of record for the structural design.

III. Identification of Peer Reviewer on PW1

All structural applications for new buildings shall contain a statement as to the whether or not the structure belongs to the type of structures listed in BC Section 1627.2. The applicant of record shall identify a project as being subject to structural peer review by filling out the appropriate section 9 of the Department's PW1 form:

9 Additional Considerations, Limitations or Restrictions			
Yes	No	Yes	No
9A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Structural peer review required per BC §1627. If yes, 9F
			YES
9F Structural Peer Reviewer License No.			P.E.
080640			

For the structures that require structural peer review the license number of the peer reviewing consultant shall be identified on the PW1 form section 9F.

IV. Requirements for structural peer review reports

The text of the report shall be prepared according to BC Section 1627.7.2 *Contents*.

Construction documents shall not be approved without a peer review with an acceptance of code compliance of the structural design.

Phased submissions of the structural peer review report shall be acceptable in accordance with the requirements of BC Section 1627.7.3.

Each phased peer review submission shall cover the construction documents being submitted and shall be without any exclusion that would make such review incomplete.

The submitted reports need not include the supporting calculations. The calculations shall be maintained by the peer reviewer for a minimum of six years after the date of project completion in accordance with New York State Rules of the Board of Regents, General Provisions for Design Professions § 29.3, item a.4 and shall be provided to the department upon request. These reports shall be based on and reference only the set of construction documents submitted to the Department for approval. Reports shall list all drawings with the latest revision dates that were peer reviewed for a particular phase of the submission.

These reports may enumerate the changes, if any, that were performed following an initial structural peer review evaluation.

In the introduction to each submitted report the peer reviewer shall list their qualifications meeting the requirements for BC Section 1627.4 for such structural peer review, including a statement that they are independent from the applicant of record for the structural design. In order to satisfy the requirement that the peer reviewer be "independent," the Department requires that the peer reviewer must not engage in any activities that may conflict with their objective judgment and integrity, including but not limited to having a financial and/or other interest in the design, construction, installation, manufacture or maintenance of structures or components that they are reviewing.

These reports shall provide a clear conclusion that may be either an acceptance of code compliance of the structural design or a rejection of the design. In order to obtain application approval, the peer reviewer must submit a positive evaluation indicating an acceptance of code compliance of the structural design accompanied by Attachment-A. Positive evaluations with conclusions that contain exceptions will not be considered. The peer reviewer shall also provide copies of these reports to the building owner.

These reports shall be specific in reporting compliance with the items listed in BC Section 1627.6.1.

V. Modifications to the structural design

Post-approval amendments that include changes that substantially modify the basis of the structural peer review evaluation shall not be approved without a peer review with a positive evaluation indicating an acceptance of code compliance of the structural design. It is the responsibility of the applicant of record to clearly identify on the plans the changes that are substantial and to notify the peer reviewer of any such changes.

VI. Disputes and changes in designated peer reviewer

When a dispute arises between the applicant of record and the peer reviewer regarding compliance with Section BC Section 1627 which cannot be resolved by these parties such dispute shall be reported to the Department in the form of a letter from the applicant of record. The Department may make a final decision or may accept a change of the peer reviewer.

The peer reviewer cannot be changed without the express consent of the Department. The current peer reviewer must submit both a written letter to the Borough Commissioner detailing the reason for the withdrawal request and a report of the structural peer review findings to date. If a change of peer reviewer is approved, a revised PW1 must be submitted indicating the replacement peer reviewer.

Attachment A

STRUCTURAL PEER REVIEW STATEMENT

This structural peer review and report is complete for the whole building, or
For phase ____ of ____ phased submissions

Structural peer reviewer name: Michael Squarzini

Structural peer reviewer address: Thornton Tomasetti
51 Madison Avenue,
New York, NY 10010

Project address: 41 East 22nd Street, New York, NY

Department application number for structural work:

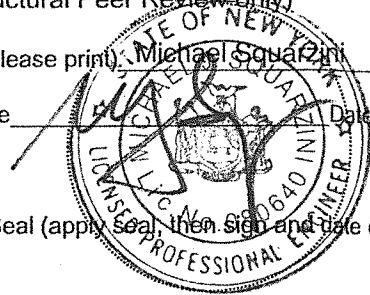
Structural Peer Reviewer Statement

I (insert name) Michael Squarzini am a qualified and independent NYS licensed and registered engineer in accordance with BC Section 1627.4, and I have reviewed the structural plans, specifications, and supplemental reports for (Insert address and DOB application # for structural work) 41 East 22nd Street, New York, NY and found that the structural design shown on the plans and specifications generally conforms to the foundation and structural requirements of Title 28 of the Administrative Code and the 2008 NYC Construction Codes. The Structural Peer Review Report is attached.

New York State Registered Design Professional
(for Structural Peer Review only)

Name (please print): Michael Squarzini

Signature _____ Date 4/2/14



PE/RA Seal (apply seal, then sign and date over seal)

cc: Project Owner
Project Registered Design Professional