



# BUILDINGS 2026-001 BULLETIN O T C R

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**PURPOSE:** This document recognizes the use of a prefabricated elevator hoistway barricade protection system during construction or demolition operations and establishes guidance for its use.

**SUBJECT(S):** Modular equipment, Mesh, Barrier, Hoistway, Worker safety, NYS Department of Labor, Fire Department access key box, FDNY

## RELATED CODE SECTIONS: BC 3301 & NYC Fire Code §506

### I. INNOVATION CHALLENGE COMPETITION

In 2021, the NYC Department of Buildings launched the **Hack the Building Code Innovation Challenge** competition. The competition sought ideas for modernizing the construction process by improving buildings and keeping a safe work site and adjoining buildings. The Department's website provides a [list of the winning technologies](#).

One of the competition's winning technologies is a reusable and lockable prefabricated elevator hoistway barricade protection system. This Bulletin documents that the Department has no objection to the use of a prefabricated elevator hoistway barrier protection system during construction and demolition and establishes considerations for installation and operation.

### II. BACKGROUND

Fall protection and falling object protection systems for elevator hoistways, such as wood guardrail protection systems are regulated by the Occupational Safety and Health Administration (OSHA) and the NYS Department of Labor. Additionally, fall protection equipment for elevator hoistways are considered temporary construction installation. BC 3301.6.1 requires temporary construction installations used for construction and demolition operations to be installed, removed and utilized in accordance with the manufacturer's specifications.

### III. DESCRIPTION

The prefabricated elevator hoistway barrier protection system is an interconnecting modular design that is installed in front of hoistway openings during construction and demolition. The system is typically collapsible and made of fixed mesh-framed panels and doors. Side fixed panel components, also typically mesh-framed, may be added to accommodate oversized rough openings or hoistway fronts of multiple-car groups. The prefabricated elevator hoistway barrier protection system may also incorporate an internal secondary safety swing gate for added fall protection. The secondary safety swing gate typically consists of a single-bar gate that is connected to the fixed mesh-framed side panels.

The modular components attach to the building at the floor and outer walls of the elevator hoistway opening and utilize lift-off hinges to connect modular components. The design may also incorporate a

keyed lock with a quick-release mechanism for security and protection of construction personnel. The keyed lock restricts unauthorized access to the hoistway.

#### **IV. USES**

Prefabricated elevator hoistway barrier protection systems are designed to provide workers from falling and prevent objects from falling while restricting access to elevator hoistways during construction and demolition. The prefabricated elevator hoistway barrier protection system, as described in Section III provides increased protection when compared to traditional field-fabricated and installed wood guardrail protection systems. The prefabricated elevator hoistway barrier protection system also serves to mitigate the risk of objects falling into the hoistway along the slab edge opening.

#### **V. CONSIDERATIONS FOR THE USE OF THE PREFABRICATED ELEVATOR HOISTWAY BARRIER PROTECTION SYSTEM**

- In accordance with BC 3301.6.1, prefabricated elevator hoistway barrier protection systems must be installed, removed and utilized in accordance with manufacturer's specifications.
- Optional key and key locked mechanisms used with the prefabricated elevator hoistway barrier protection system shall comply with **Section 506 of the New York City Fire Code** which governs the use and possession of keys, key boxes, gates and barriers and other locked areas to which the Fire Department requires access for first responder operations.
  - A copy of the prefabricated elevator hoistway barrier protection system access key will be required to be stored in a fire department approved secured key box device that only is accessible with the **1620** citywide standard key. The prefabricated elevator hoistway barrier protection system access key must be stored securely when not in use by authorized elevator users.
  - The key box must be colored red and must be installed adjacent to the prefabricated elevator hoistway barrier protection system, or at a location approved by the Fire Department per FC 506.2.4. The key box must have a clear white label stating **Fire Access Lock Box** on the front of the device and must be kept visible and accessible at all times.