



BUILDINGS 2026-006 BULLETIN OPERATIONAL

ISSUANCE DATE
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PURPOSE: This Bulletin clarifies that site safety requirements are not triggered by partial demolition operations incidental to the alteration, maintenance, or repair of a façade of a building that is not more than 14 stories or 200ft in height.

SUBJECT(S): Major buildings, façade jobs, site safety

RELATED CODE SECTIONS & RESOURCES

BC 3310.1, Definition of 'major building,' [Local Law 42 of 2026](#)

I. BACKGROUND

In December 2024, the definition of major building was revised to lower the site safety trigger for **partial demolition** jobs to 7 stories/75 feet in height. However, the December 2024 revision did not lower the threshold concerning **façade** jobs, which remains set at over 14 stories/200 ft in height. This has resulted in mixed interpretations concerning the site safety triggers as they pertain to façade jobs when the façade job includes a partial demolition component.

This Bulletin clarifies that the site safety requirements of Section 3310 of the Building Code are not triggered by partial demolition operations incidental to the alteration, maintenance, or repair of a façade of a building that is not more than 14 stories or 200ft in height.

II. RELEVANT CODE PROVISIONS

Major building is defined in Chapter 2 of the Building Code as “An existing or proposed building seven or more stories or 75 feet or more in height, or an existing or proposed building with a building footprint of 100,000 square feet or more regardless of height, or an existing or proposed building so designated by the Commissioner due to unique hazards associated with the construction or demolition of the structure.”

Partial demolition is defined in Chapter 2 of the Building Code as “The dismantling, razing, or removal of structural members, floors, interior bearing walls, and/or exterior walls or portions thereof, including all operations incidental thereto. ”To alter, maintain, or repair a façade, the components of an exterior wall – including brick, lintels, parapets, and cornices – often need to be removed.

Section 3310.1 of the Building Code stipulates that the site safety requirements of Section 3310 are triggered for the alteration, maintenance, or repair of a façade of a major building when:

1. The building is more than 14 stories or 200 feet (60 960 mm) in height; and
2. The façade work requires a sidewalk shed to be installed.

Section 3310.1 of the Building Code separately stipulates that the site safety requirements of Section 3310 are triggered for “The full or partial demolition of a major building.”

III. LOCAL LAW 42 OF 2026

Recently passed [Local Law 42 of 2026 \(LL42 of 2026\)](#) will amend Section 3310.1 of the Building Code to clarify the triggers for site safety as they apply to façade jobs. This amendment will take effect in 2027. At that time, the text of Section 3310.1 of the Building Code as amended by LL42 of 2026 will read:

3310.1 Scope. This section shall apply to:

1. the construction of a new major building
2. the vertical or horizontal enlargement of a major building
3. the full or partial demolition of a major building
4. the alteration, maintenance, or repair of a façade of a major building; **and**
5. any construction or demolition work, including the alteration, maintenance, or repair of a façade, in a building so designated by the Commissioner.

Exceptions: *The requirements of this section shall not apply to:*

1. *Work that does not require a permit.*
2. *Work whose scope is limited to that authorized by a Limited Alteration Application.*
3. *Partial demolition operations limited to the interior components of a major building, provided no mechanical demolition equipment, other than handheld devices, are used.*
4. *The alteration, maintenance, or repair of a façade, including partial demolition operations incidental there to, that does not require a sidewalk shed or equivalent overhead protection to be installed.*
5. *The alteration, maintenance, or repair of a façade, including partial demolition operations incidental there to on a building that does not exceed either 14 stories or 200 feet (60 960 mm) in height.*

IV. INTERPRETATION

Until such time as Local law 42 of 2026 takes effect, Section 3310.1 of the Building Code shall be interpreted to mean that the specific trigger in Section 3310.1 for the alteration, maintenance, or repair of a façade of a major building is the governing trigger for façade jobs. In other words, the site safety requirements of Section 3310 are triggered for the alteration, maintenance, or repair of a façade of a major building when:

1. the building is more than 14 stories or 200 feet (60 960 mm) in height; and
2. the façade work requires a sidewalk shed to be installed.

The separate trigger in Section 3310.1 for “The full or partial demolition of a major building” shall not be read to apply to partial demolition work that is incidental to façade alteration, maintenance, or repair work.

Examples of partial demolition operations considered to be incidental to the alteration, maintenance, or repair of a façade, include:

- The removal of façade elements – such as stone, brick, lintels, windows, window frames, parapets, cornices, and insulation underlying the façade – in anticipation of replacing the element with Code-compliant material.
- Replacing a masonry parapet with a Code-compliant parapet or guardrail of a different material.

Partial demolition operations that are more than incidental to the alteration, maintenance, or repair of a façade will continue to trigger site safety when the building is a major building (that is, 7 or more stories or 75 or more feet in height). Examples of partial demolitions that are more than incidental to the alteration, maintenance, or repair of a façade, include:

- the removal of a balcony or fire escape
- the removal of building structural elements behind the façade
- the removal of a façade as part of the demolition of a floor or portion of the building.

Roof work in of itself does not trigger site safety. For example, the removal of roof flashing or roof membrane material alone does not constitute façade work, nor does it meet the definition of partial demolition. However, the removal of structural elements of a roof, such as roof joists or roof decking, does meet the definition of partial demolition. The removal of façade elements to facilitate roof work, such as the removal parapet bricks, does constitute the alteration, maintenance, or repair of a façade.

V. OTHER PARTIAL DEMOLITION REQUIREMENTS

Partial demolitions operations exempted from site safety because they are incidental to the alteration, maintenance, or repair of a façade must still comply with all safety requirements for partial demolition operations specified in Section 3306 of the Building Code.

VI. OPERATIONAL CHANGES

Until such time as DOB NOW is updated to the latest interpretation of BC 3310, in instances where the alteration, maintenance, or repair of a façade of a building that is not more than 14 stories or 200ft in height includes partial demolition operations incidental to the alteration, maintenance, or repair of the façade, the applicant is to:

1. NOT select partial demo in DOB NOW; **and**
2. Make required notifications to DOB and to adjoining property owners per BC 3306.3.