

Chapter 4 was amended by [Local Law 77 of 2023](#). This law has an effective date of June 10, 2023.

CHAPTER 4

LICENSING AND REGISTRATION OF BUSINESSES, TRADES AND OCCUPATIONS ENGAGED IN BUILDING WORK

ARTICLE 401 GENERAL

§28-401.1 Application. This chapter shall apply to the licensing and registration of businesses, trades and occupations engaged in building work regulated by this code.

§28-401.2 General requirements for all licenses. The provisions of this article shall apply to all licenses issued by the department pursuant to this chapter. All applicants and licensees shall comply with the provisions of this article as well as the specific requirements applicable to the particular license as set forth in other articles of this chapter and department rules.

§28-401.3 Definitions. As used in this chapter, the following terms shall have the following meanings unless the context or subject matter requires otherwise.

BOILER, HIGH-PRESSURE. An appliance for supplying steam or hot water that, for a steam boiler, operates at a pressure of more than 15 psig (103 kPa gauge), and for a hot water boiler, operates at a pressure exceeding 160 psig (1103 kPa gauge) or at a temperature exceeding 250°F (121°C).

CERTIFICATE OF COMPETENCE. A certificate issued by the department to an individual representing that such individual has completed all requirements for the master plumber or master fire suppression piping contractor license but has not obtained a seal and that such certificate of competence has been renewed as required and is currently in effect. The certificate of competence shall bear the name of the holder and the certificate number. The holder of a certificate of competence is not a licensed master plumber or licensed master fire suppression piping contractor and may practice the trade for which the certificate is issued only under the direct and continuing supervision of a licensed master plumber or licensed master fire suppression piping contractor or, with respect to a city employee under the direct and continuing supervision of a supervising licensed master plumber or licensed master fire suppression piping contractor.

CITY AGENCY. A city, county, borough, or other office, position, administration, department, division, bureau, board or commission, or a corporation, institution or agency of government, the expenses of which are paid, in whole or in part, from the city treasury.

COMBINED STANDPIPE SYSTEM. A standpipe to which a sprinkler system is connected or is being connected.

DIRECT AND CONTINUING SUPERVISION. Responsible control exercised by a licensed individual, either personally or through one or more, but no more than three, levels of competent supervision over individuals performing the actual work of the licensee's trade who are (i) in the direct employ of an individual who is a licensee, or (ii) in the direct employ of the city agency employing the licensee or (iii) in the direct employ of a business employing the licensee, as allowed by the department, or (iv) where the licensee uses his or her license on behalf of a business, in the direct employ of such business provided that such business is disclosed to the department pursuant to this chapter. Such control shall be evidenced by such licensee's signature, and seal where applicable, upon any required statements, applications and/or permits and by demonstrating involvement of the licensee in the operations of the business, including hiring of employees, responsibility for financial matters, and oversight of work performance. Direct and continuing supervision includes field inspection, supervision of job sites, and the maintenance of records of such supervision and such other requirements as the commissioner may prescribe by rule for a particular license type.

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DIRECT EMPLOY. An individual is in the direct employ of a licensee or business or a city agency when such individual is on the payroll of such licensee or business or city agency and under the usual common law rules applicable in determining the employer-employee relationship has the status of an employee. The work performed by such employee shall not exceed the class of license held by the licensee. Direct employment shall be evidenced by payroll records, such as social security payments, income tax withholding or the disbursement of other funds as required by law for the benefit of such employee, timekeeping records, such as time cards and sign-in sheets, work orders, and assignment or route logs.

DIRECT SUPERVISION. Responsible control exercised by a licensed individual over individuals performing the actual work of the licensee's trade. Such control shall be evidenced by such licensee's signature, and seal where applicable, upon any required statements, applications and/or permits. Direct supervision includes field inspection, supervision of job sites, and the maintenance of records of such supervision and such other requirements as the commissioner may prescribe by rule for a particular license type. All work shall be performed under the guidance and direction of the licensed individual, or, for gas work, a person who holds a gas work qualification pursuant to article 423, who shall be present at all times such trade work is conducted.

***ELECTRICAL WORK.** The installation, alteration, maintenance, repair, or demolition of electric wires and wiring apparatus and other appliances used or to be used for the transmission of electricity for electric light, heat, power, signaling, communication, alarm, or data transmission (see also "Minor electrical work" as defined in section 28-101.5).

**Section §28-401.3 was modified by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

ELEVATOR AGENCY. An approved agency authorized by the commissioner to perform elevator work and to inspect and test elevators, escalators and other conveying equipment regulated by this code.

ELEVATOR AGENCY HELPER. An individual having required qualifications to perform elevator work, as defined in this chapter, under the direct and continuing supervision of an elevator agency director.

ELEVATOR WORK. Alteration, assembly, installation, maintenance, repair, replacement and modernization work, as defined by ASME A17.1 as modified by appendix K of the New York city building code, performed on conveyances regulated by this code or other applicable laws or rules. Elevator work does not include material hoists, platform lifts, stair chair lifts, or personnel hoists. Outfitting, removal, refinishing, or replacement of interior finishes, including wall panels, drop ceilings, handrails and flooring, removal or replacement of interior lighting, recladding of doors, transoms and front return panels, finishing or ornamental work on elevator car operating panels shall not be considered elevator work. Operation of an elevator by any person employed as an operator of such elevator, including operation of an elevator operating under a temporary certificate of occupancy as issued by the department of buildings or such other issuing agency shall not be considered elevator work.

***EMPLOYEE.** An individual who is on the payroll of an employer and who under the usual common law rules applicable in determining the employee-employer relationship has the status of an employee. Such term shall not include an independent contractor.

**Section §28-401.3 was modified by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

FIRE SUPPRESSION PIPING SYSTEM. Any system including any and all equipment and materials in connection therewith, the purpose of which is to control, contain, suppress or extinguish fire and shall include:

1. The systems, materials and equipment described or referred to in this code shall include any standpipe system to which a sprinkler system is or is now being connected; or
2. Up to 30 sprinkler heads off the domestic water in any one building; or
3. Any dry, liquid or gaseous chemical fire containment, suppression, control or extinguishing system or any other device or means of control, suppression, containment or extinguishing of fire.

Fire suppression piping systems shall not include:

1. Any electrical components that must be installed by a licensed electrician pursuant to the New York city electrical code; or
2. Portable fire extinguishers; or

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3. Connection to domestic water being used for sprinklers.

FIRE SUPPRESSION PIPING WORK. The installation, maintenance, repair, modification, extension, or alteration or testing of a fire suppression piping system in any building in the city of New York. Fire suppression piping work shall not include plumbing work.

GENERAL CONTRACTOR. An individual, corporation, partnership or other business entity that applies for a permit pursuant to this code to construct a new residential structure containing no more than three dwelling units. The term “general contractor” shall not be construed to include an individual, corporation, partnership or other business entity that holds a license pursuant to this code or subchapter twenty-two of chapter two of title twenty of the administrative code, and enters into a contract to perform work exclusively within the scope of such license, nor shall it include an individual who constructs a residential structure containing no more than three dwelling units for his or her own occupancy, or any subcontractors working for the general contractor.

GOVERNMENT AGENCY. Any office, position, administration, department, division, bureau, board, commission, corporation, institution or agency under the control of any city, county, state or the federal government of the United States of America.

LICENSE. A license, registration, certification or other evidence, issued by the department pursuant to this chapter, representing that an individual, a sole proprietorship, partnership, corporation, business association or other person meets the qualifications and requirements as set out in this chapter and in the rules of the department and is authorized to engage in the particular trade, occupation or business as indicated on the license and representing that such license, with associated seal, where applicable, has been renewed as required and is currently in effect. The license shall bear the holder’s full name, the type of license, the license class, where applicable, the license number and any restrictions relating to the use of such license. Such term shall not include a certificate of competence.

***LICENSED MASTER ELECTRICIAN, MASTER ELECTRICIAN.** An individual who has satisfied the requirements of this chapter for the master electrician license, who has been issued a license and seal, and who is authorized under the provisions of this chapter to perform electrical work in the city of New York. A master electrician licensee shall practice their trade in association with a master electrician business.

**Section §28-104.3 was modified by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

LICENSED MASTER FIRE SUPPRESSION PIPING CONTRACTOR, MASTER FIRE SUPPRESSION PIPING CONTRACTOR. An individual who has satisfied the requirements of this chapter for the master fire suppression piping contractor license, who has been issued a license and seal, and who is authorized under the provisions of this chapter to perform fire suppression piping work in the city of New York, according to the classification of license held. A master fire suppression piping contractor licensee shall practice his or her trade in association with a master fire suppression piping contractor business or as an employee of a city agency.

LICENSED MASTER PLUMBER, MASTER PLUMBER. An individual who has satisfied the requirements of this chapter for the master plumber license, who has been issued a license and seal, and who is authorized under the provisions of this chapter to perform plumbing work in the city of New York. A master plumber licensee shall practice his or her trade in association with a master plumber business or as an employee of a city agency.

***LICENSED SPECIAL ELECTRICIAN, SPECIAL ELECTRICIAN.** An individual who has satisfied the requirements of this chapter for the special electrician license and has been issued a license and seal. A special electrician licensee shall be an employee of an individual, a partnership or a corporation owning, leasing, or managing a building, buildings, or parts thereof who has obtained written authorization from the commissioner, pursuant to this chapter, to perform electrical work in or on specific buildings, lots, or parts thereof owned, leased, or managed by such individual, corporation, or partnership.

**Section §28-401.3 was modified by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***LOW VOLTAGE ELECTRICAL WORK.** Refer to section 28-101.5.

**Section §28-401.3 was modified by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***MASTER ELECTRICIAN BUSINESS.** A sole proprietorship, partnership, or corporation authorized by the commissioner to engage in or carry on, as an independent contractor and as its regular business, the business of performing electrical work in or on any building, premises, or lot in the city under a license issued to a master electrician.

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**Section §28-401.3 was modified by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

PLUMBING WORK. The installation, maintenance, repair, modification, extension or alteration of plumbing, standpipe where a sprinkler is not connected or is not now being connected, domestic water, connections to the domestic water, combination domestic water and reserve standpipe supply tank up to and including the roof tank check valve, gas piping or any piping system referred to in the New York city plumbing code, and/or up to thirty sprinkler heads off the domestic water in any building in the city of New York.

***RESPONSIBLE REPRESENTATIVE.** A master electrician who has the authority to make final determinations and who has full responsibility on behalf of a master electrician business for the manner in which electrical work is done and for the selection, supervision, and control of all employees of such business who perform such work.

**Section §28-401.3 was modified by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

SAFETY REGISTRATION RECIPIENT. An individual, corporation, partnership or other business entity that applies for a permit to perform or performs, or supervises any work that requires the filing under this code of an application for (i) a new building permit; (ii) an alteration permit for work that involves a vertical or horizontal enlargement in excess of twenty-five percent of the floor area of an existing building; (iii) an alteration permit for work that involves the addition of three or more stories to an existing building; (iv) an alteration permit for work that involves alteration or demolition of more than fifty percent of the floor area of an existing building; (v) an alteration permit where the work will result in the removal of one or more floors of an existing structure; (vi) a demolition permit; or (vii) an individual, corporation, partnership or other business entity that places concrete in a building or building site in connection with excavations, foundations or superstructures, including but not limited to the placement of concrete in steel structures, where the concrete portion of the project involves the pouring of a minimum of two thousand cubic yards of concrete or such other amount as determined by rule.

SEAL. Emblem issued by the department to a licensee that allows the licensee to stamp documents required by this code to be signed and sealed. The seal shall bear the full name of the licensee, the license type, the license class, where applicable, and the license number. The seal is the property of the department and is not transferable by the licensee. For applications and other documents submitted electronically, the digital signature and imprint of the seal may be submitted in a manner authorized by the commissioner.

SIGN. A sign as defined in section 12-10 of the New York city zoning resolution.

§28-401.4 Requirement of license. It shall be unlawful for any person to engage in or carry on in the city any business, trade or occupation regulated by this chapter or to hold himself or herself out as authorized to engage in or carry on such activity, without having first obtained a license from the commissioner and, if applicable, the proper endorsement for such license in accordance with and subject to the provisions of this chapter and the rules of the department.

§28-401.5 Application and conditions. Every application for a license or certificate of competence shall be made in such form and shall be accompanied by such information as the commissioner may prescribe, and by the required fee. Failure to provide all requested documents in a timely manner will constitute an incomplete application and will result in denial of the license. It is a condition of the license or certificate of competence that information in the application be kept correct and current. Any change in required information shall be reported to the department within 14 days after any change prior to issuance of the license or certificate of competence or within 30 days after any change following issuance.

§28-401.6 Qualifications of applicant. All applicants for a license or certificate of competence shall be at least 18 years of age, shall be able to read and write the English language, shall be of good moral character, shall be fit to perform work authorized by the particular license or certificate of competence, and shall meet additional qualifications that may be prescribed for the particular license or certificate of competence. The department may refuse to qualify an applicant if it has found that the applicant violated any law, rule, or regulation of the department resulting in the suspension, revocation or non-renewal of a department-issued license.

§28-401.7 Examination of applicant. Except as otherwise specified for the particular license type, applicants for a license shall be required to take an examination in accordance with the rules of the department.

§28-401.8 Investigation of applicant. Every applicant for a license or certificate of competence issued pursuant to this chapter shall submit to investigation as directed by a governmental entity in order to determine the applicant's

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character and fitness and in accordance with the rules of the department. The applicant shall furnish the department with payment for the actual cost of conducting the background investigation. Failure to provide all requested and completed documents or any other information necessary for completion of the investigation in a timely fashion will constitute an incomplete application and will result in a denial of the license or certificate of competence.

§28-401.8.1 Fingerprinting. Applicants for licenses issued pursuant to this chapter shall be fingerprinted for the purpose of securing criminal history records from the state division of criminal justice services.

1. The applicant shall pay a processing fee as required and in a form and manner as prescribed by the state division of criminal justice services. Fingerprints shall be taken of the individual seeking licensure in the form and manner as prescribed by the division of criminal justice services; the owner, if the applicant is a sole proprietorship; the general partners, if the applicant is a partnership; and the officers, principals, directors, and stockholders owning more than 10 percent of the outstanding stock of the corporation, if the applicant is a corporation.
2. Any person required to be fingerprinted hereunder shall furnish to the department three current passport-sized photographs of such person.
3. Notwithstanding paragraph (1) above, an applicant may submit, in lieu of such fingerprints, copies of submissions to any federal, state or local regulatory entity containing information comparable to that required by the department, provided that the department may require fingerprinting and disclosure pursuant to such paragraph where it finds that it has not received sufficient information or information that is comparable to department requirements.
4. Any person authorized by the department to request a check of criminal history information shall comply with the provisions of article 23a of the New York state correction law and all other applicable laws. If an applicant has been convicted of a crime, any decision regarding such applicant's fitness for a license or certificate of competence issued pursuant to this chapter must be made upon consideration of sections 701–703-b (article 23) and sections 751–753 (article 23-a) of the New York state correction law.
5. The department shall authorize the director of the licensing backgrounds unit and a licensing unit attorney to review the criminal history record information disseminated by the division.

§28-401.9 Insurance. Except as noted otherwise for a particular license, or exempted by the commissioner pursuant to rule, prior to the issuance of a license, or during the renewal thereof, the applicant shall file with the department satisfactory evidence of a commercial general liability insurance policy in the amount of \$1,000,000 or such other amount as the commissioner may require, together with satisfactory evidence of compliance with the workers' compensation law and the disability benefits law. Required insurance shall be maintained for the duration of the license and any changes in coverage, insurance renewals, or policy status shall be provided to the department in accordance with department rules.

***§28-401.10 Issuance of license and seal, where applicable, or certificate of competence.** The commissioner shall issue a license or certificate of competence to each applicant who shall have submitted satisfactory evidence of such applicant's qualifications, and shall have satisfactorily passed all required examinations and investigations, provided that no license or certificate of competence shall be issued unless and until the applicant shall have paid the required fee and complied with such other and further requirements for the particular license or certificate of competence as may be set forth in this chapter and in rules promulgated by the department. All licenses or certificates of competence issued by the commissioner shall have the commissioner's signature affixed thereto; but the commissioner may authorize any subordinate to affix such signature. For licenses that require the application of a seal, the seal shall be issued with the license except as provided otherwise in this chapter. The license and seal are the property of the department and are not transferable by the licensee. No licensee shall make or cause to be made duplicates of a department-issued license or seal. The loss or theft of a license or seal must be reported to the department within five calendar days. Before any license or seal may be reissued, the applicant shall pay a reissuance fee as prescribed by the department's rules.

**Section §28-401.10 was modified by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

§28-401.11 Term of license. Except as otherwise provided in this code or by rule, all licenses issued by the commissioner shall expire three (3) years from the date of issuance thereof, and may be renewed every three (3) years thereafter without examination. The commissioner shall have authority to stagger the issuance of licenses for three-

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year terms. The term of an elevator agency technician license issued in accordance with the provisions of article 425 of this chapter shall be two (2) years.

§28-401.12 Renewal of license or certificate of competence. Applications for renewal of a license or certificate of competence shall be accompanied by the renewal fee and such additional information as the commissioner may require, and shall be made at least 30 days but not more than 90 days prior to the expiration date of same. Applications for renewal of a license or certificate of competence submitted within 30 days prior to the license expiration date shall be considered late and subject to applicable late renewal fees. Applicants shall provide evidence satisfactory to the department that he or she is fit to perform the work authorized by the particular license as provided by department rule. Applications for renewal are subject to investigation by the department. The failure of an individual to renew his or her license or certificate of competence shall have the effect of cancellation of the license or certificate of competence upon expiration, and the holder of a seal issued by the department shall immediately surrender such seal to the department. A person who fails to renew a license or certificate of competence within the time period set forth in this section may apply for late renewal of such license pursuant to section 28-401.13. The department may, following notice and an opportunity to be heard, refuse to renew a license or certificate of competence on any grounds on the basis of which it could deny, suspend or revoke such license.

§28-401.13 Late renewal. If a license or certificate of competence expires, the individual may apply for late renewal of the license or certificate of competence within one (1) year of the date of its expiration without examination but subject to applicable late renewal fee.

§28-401.14 Continuing education. The commissioner may promulgate rules to require applicants for the renewal of licenses or certificate of competence to complete a prescribed number of hours of continuing education courses approved by the department within the term preceding the application for renewal and to provide proof of same in a form acceptable to the department. Such proof, when required, shall be submitted with the application for renewal.

§28-401.15 SCHEDULE OF FEES‡

LICENSE TYPE	INITIAL FEE	RENEWAL FEE	ADDITIONAL FEES
Master rigger license.	\$200	\$150 triennially	Late-renewal fee: \$50 Reissuance fee: \$50
Special rigger license.	\$100	\$75 triennially	Late-renewal fee: \$50 Reissuance fee: \$50
Basic hoisting machine operator license (Class A).	\$150	\$150 triennially	Late-renewal fee: \$50 Reissuance fee: \$50
Basic hoisting machine operator license with endorsement to operate hoisting machinery without limitation or restriction (Class B).	\$200	\$150 triennially	Late-renewal fee: \$50 Reissuance fee: \$50
Special hoisting machine operator license (Class C).	\$100	\$75 triennially	Late-renewal fee: \$50 Reissuance fee: \$50
Concrete testing laboratory license.	\$100	\$75 annually	Late-renewal fee: \$50 Reissuance fee: \$50
Welder license.	\$50	\$45 triennially	Late-renewal fee: \$50 Reissuance fee: \$50

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Master plumber license (certificate of competence).	\$200	\$150 triennially	Late-renewal fees: Up to 30 days late, \$50; From 31 days to five years late, \$100 for each year or part thereof. Reissuance fee: \$50
Master plumber license seal.	\$50	\$75 triennially	Replacement fee upon loss of seal, w/affidavit: \$75
Journeyman plumber registration.	\$50		No renewal. Reissuance fee: \$50
Master fire suppression piping contractor (class A, B or C) license (certificate of competence).	\$200	\$150 triennially	Late-renewal fees: Up to 30 days late, \$50; From 31 days to five years late, \$100 for each year or part thereof. Reissuance fee: \$50
Master fire suppression piping contractor (class A, B or C) license seal.	\$50	\$75 triennially	Replacement fee upon loss of seal, w/affidavit: \$75
Journeyman fire suppression piping installer registration.	\$50		No renewal. Reissuance fee: \$50
Oil-burning equipment installer. License.	\$100	\$75 triennially	Late-renewal fee: \$50 Reissuance fee: \$50
Oil-burning equipment installer seal.	\$100	\$75 triennially	Replacement fee upon loss of seal, w/affidavit: \$75
High-pressure boiler operating engineer license.	\$50	\$45 triennially	Late-renewal fee: \$50 Reissuance fee: \$50
Portable high-pressure boiler operating engineer license.	\$50	\$45 triennially	Renewal fee includes renewal fee for a hoisting machine operator license. Late-renewal fee: \$50 Reissuance fee: \$50
Master sign hanger license.	\$100	\$75 triennially	Late-renewal fee: \$50 Reissuance fee: \$50
Special sign hanger license.	\$100	\$75 triennially	Late-renewal fee \$50 Reissuance fee: \$50
Outdoor advertising company registration.	As provided by dept rules.	As provided by dept rules.	As provided by dept rules.

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Filing representative registration.	As provided by dept rules.	As provided by dept rules.	As provided by dept rules.
Site safety coordinator certificate.	\$100	\$50	Late-renewal fee \$50 Reissuance fee: \$50
Site safety manager certificate.	\$300	\$150	Late-renewal fee \$50 Reissuance fee: \$50
General contractor registration.	\$300	\$240 triennially	Late-renewal fee \$50 Reissuance fee: \$50
Tower crane rigger license.	\$150	\$50 triennially	Late-renewal fee \$50 Reissuance fee: \$50
Safety registration endorsement	\$80 each	\$80 triennially	Late-renewal fee: \$50 Reissuance fee: \$50
Lift director registration	As provided by dept rules.	As provided by dept rules.	As provided by dept rules.
*Master electrician license.	As provided by dept rules.	As provided by dept rules.	As provided by dept rules.
*Master electrician license seal.	As provided by dept rules.	As provided by dept rules.	As provided by dept rules.
*Special electrician license.	As provided by dept rules.	As provided by dept rules.	As provided by dept rules.
*Special electrician license seal.	As provided by dept rules.	As provided by dept rules.	As provided by dept rules.

**Table §28-401.15 was modified by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

§28-401.15.1 Additional fees. Additional fees for licensing shall be set forth in the rules of the department. Additional fees include, but are not limited to, reissuance, deactivation, reactivation and late renewal.

§28-401.16 Restrictions on use. No holder of a license issued under this chapter shall authorize, consent to or permit the use of his or her license by or on behalf of any other person, and no person who has not qualified and obtained or renewed a license or qualification under this chapter shall hold himself or herself out to the public as qualified, licensed, certified, registered or as the holder of a license issued under this chapter, either directly or indirectly, by means of signs, sign cards, stationery, or in any other manner whatsoever.

§28-401.17 Use on behalf of a business. Except for such additional requirements as may be set forth for a particular license, nothing in this chapter shall be construed to prohibit the use of a license by the holder thereof for or on behalf of a partnership, corporation or other business association, provided that such business entity is disclosed to the department in a manner required by the department and where:

1. At least one member of the partnership or at least one officer of the corporation is licensed for the same business, trade or occupation, and that all work performed by such partnership or corporation is performed by or under the direct and continuing supervision of such license holder or holders; or

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2. Such partnership, corporation or other business association is itself authorized to engage in such business as prescribed herein.

§28-401.17.1 Use on behalf of a city agency. Nothing in this chapter shall be construed to prohibit the holder of a license who is an employee of a city agency from using such license to practice the trade for which such license is issued for or on behalf of such city agency in the course of such employment except as otherwise limited pursuant to articles 408 and 410 of this chapter for licensed master plumber and licensed master fire suppression piping contractor licensees.

§28-401.17.2 Change of business. A license holder who is required to register his or her business or apply for permits with the department may change his or her registered business provided that such change is disclosed to the department in a manner required by the department and where:

1. All business documentation required by the department, including new insurance certificates, for the new business is submitted;
2. All open applications filed by the license holder under the previous business are closed or transferred; and
3. All fines, penalties or fees owed to the city or department related to the work performed by the previous registered business during the period the license holder was registered at that business are paid.

§28-401.18 New York city location required. Except as otherwise noted for a particular license, the holder of a license, other than an employee of a city agency, shall have or be employed by a business entity that has an established place dedicated to the licensee's business with an address within the city of New York at which such person can be contacted by the public and the department by mail, telephone, electronic mail or other modes of communication during usual business hours. A post office box or virtual office is not acceptable.

§28-401.18.1 Notification required. Licensees shall promptly notify the department in writing of any address, telephone number and/or electronic mail change within 30 days of the change. Licensees shall notify the department in writing of any criminal conviction within 10 days of the occurrence.

§28-401.18.2 Posting. Licensees with established places of business shall post a photocopy of such license in a conspicuous place near the entrance of the licensee's place of business.

§28-401.19 Suspension or revocation of license or certificate of competence. The commissioner shall have the power to suspend or revoke a license or certificate of competence and/or to impose a fine not to exceed \$25,000 for each finding of violation, and/or to order any holder thereof to repair damage resulting from any act or omission as set forth in this chapter or in rules, for any of the following:

1. Fraud or deceit in obtaining or renewing a license or seal, certificate of competence, certification, registration, or permit;
2. The making of a material false or misleading statement on any form or report filed with the department or other governmental entity;
3. The failure to file a statement, report or form required by law to be filed;
4. Willfully impeding or obstructing the filing of a statement, report or form of another required by law to be filed;
- *5. Fraudulent dealings or misrepresentations;

**Section §28-401.19 item 5 was modified by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

6. Negligence, incompetence, lack of knowledge or fitness, or disregard of this code and related laws and rules;
7. Failure to comply with this code or any order, rule, or requirement lawfully made by the commissioner including failure to cooperate with investigations related to the trade for which the individual is licensed conducted by the commissioner or other government entity;
8. Failure to comply with any order, rule, regulation or requirement lawfully made by the commissioner of environmental protection or commissioner of transportation pertaining to water services, house connections, street openings, street/lane closures or sidewalk closures that relate to requirements of this code;

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9. A practice or pattern of failing timely to perform or complete contracts relating to home improvements as defined by section 20-386 of the administrative code or a practice of abandoning contracts on residential buildings containing four dwelling units or less;
10. Failure to provide documents, including payroll records, workers compensation or other insurance documents, employee timekeeping records and corporate tax returns, required by the commissioner;
11. Engaging or assisting in any act that endangers the public safety and welfare;
12. Conviction of a criminal offense where the underlying act arises out of the individual's professional dealings with the city or any other governmental entity;
13. Poor moral character that adversely reflects on his or her fitness to conduct work regulated by this code;
14. Failure to pay outstanding fines, penalties, or fees related to the individual's professional dealings with the city or any other governmental entity;
15. The unauthorized removal of documents from the department;
16. Repeated failure to be prepared for or attend scheduled meetings with the department as provided by rule; or
17. Failure to notify the department in accordance with section 28-401.18.1.
18. With respect to general contractor registration, upon a finding that the applicant or registrant or a business entity in which one of the applicant's or registrant's principals, officers or directors is a principal, officer or director has engaged in any of the acts set forth in items 1 through 17 or any of the following:
 - 18.1. Fraud, misrepresentation or bribery in securing a sign-off of work or a temporary or permanent certificate of occupancy.
 - 18.2. A practice on the part of the registrant of failure to timely perform or complete its contracts for the construction of new residential structures containing no more than three dwelling units, or the manipulation of assets or accounts, or fraud or bad faith.
 - 18.3. Approval or knowledge on the part of the registrant of an act of omission, fraud, or misrepresentation committed by one or more agents or employees of the registrant, and failure to report such act to the department.
 - 18.4. The applicant or registrant, or any of its principals, officers or directors, or any of its stockholders owning more than ten percent of the outstanding stock of the corporation has been convicted of a crime which, in accordance with article twenty-three-a of the correction law, is determined to have a direct relationship to such person's fitness or ability to perform any of the activities for which a registration is required under this article.
 - 18.5. The applicant or registrant, or any of its principals, officers or directors has been or is a principal, officer or director of a registered general contractor whose registration has been revoked.
- *19. Contract work by holders of special electrician's licenses.
- *20. Failure to demonstrate fitness to engage in the trade for which the individual is licensed.

**Section §28-401.19 items 19 and 20 were added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

§28-401.19.1 Notice and hearing. The commissioner shall not revoke or suspend a license or certificate of competence for any cause or impose any other sanction on a licensee unless and until the holder has been given at least five calendar days prior written notice and an opportunity to be heard at the office of administrative trials and hearings (OATH) or its successor agency. However, when the public safety may be imminently jeopardized, the commissioner shall have the power, pending a hearing and determination of charges, to forthwith suspend any license for a period not exceeding 15 days.

§28-401.19.2 Resolution of proceedings. Resolution of proceedings shall comply with the following:

1. **Surrender of seal.** Upon surrender, suspension or revocation of a license for which the department has also issued a seal, the license and seal shall be immediately surrendered to the department.

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2. **Posting of resolution of proceedings.** The names of all licensees whose licenses were suspended or revoked or upon whom penalties have been imposed after a hearing and a department determination shall be posted on the department's website. The department shall post the names of the licensees who have entered into stipulations with the department, unless the stipulation agreed to by the parties provides otherwise.

§28-401.19.3 Mandatory suspension or revocation. The commissioner shall immediately suspend or revoke a license issued pursuant to this code as set forth below. Nothing in the following sections shall be construed to limit the commissioner's power to revoke or suspend licenses in other circumstances.

§§§ **§28-401.19.3.1 Rigger license.** Any licensed rigger who has been found guilty after proceedings before the environmental control board or other adjudicative proceedings of violating section 28-404.1 or 28-401.9 of the administrative code or sections 3314.1.1 and 3314.4.3.1 of the New York city building code, or of failing to ensure that workers have certificates of fitness required pursuant to this code or applicable rule three times within any six-month period, shall be subject to immediate suspension of his or her license pending a hearing and determination in accordance with the provisions of this code.

§28-401.19.3.2 General contractor registration. Any registered general contractor who has defaulted at or been found liable after proceedings before the environmental control board or in an adjudication in criminal court of violations of any provisions of this code relating to a stop work order, public health or safety, structural integrity, building in compliance with approved construction documents or fire safety three times within any 24-month period shall be subject to immediate suspension of his or her registration, pending a hearing and determination at office of administrative trials and hearings (OATH) or its successor agency, as applicable.

§28-401.19.4 Restriction on disciplined licensees. A person who previously held a license that was surrendered subsequent to commencement of a Department disciplinary action, or had their license revoked or was denied renewal, may be prohibited from serving as an officer, director, partner, manager, or licensed individual of a licensed business, whether or not the individual had knowledge of or participated in the prohibited acts or omissions for which the license was surrendered, revoked or denied renewal. The election or appointment of that person by another licensee shall constitute grounds for disciplinary action.

§28-401.20 Cooperation required. Any person, including any corporation, partnership, business or other entity, issued a license or certificate of competence by the department shall, pursuant to a request or order of the commissioner or any other city agency or office, cooperate fully and completely with respect to any department or city agency or office investigation. Evidence of cooperation shall include, but is not limited to, appearing before the department or other city agency or office, answering questions completely and accurately, and providing any and all requested documents. Failure to comply with such request or order may subject such person to disciplinary measures authorized by law, including but not limited to suspension or revocation of the license or certificate of competence.

***§28-401.20.1 Service of request or order.** Such request or order by the commissioner or other city agency or office shall be mailed by regular mail to the person named therein to such person's last known business or home address at least 10 days before such appearance and shall contain the name of the person, date, time, and place of such appearance and, if known or applicable, a description of any requested documents. If the appearance or information is required immediately, the request or order may be transmitted to the electronic mail address provided by the person, or via facsimile or delivered to the person's last known business or home address prior to the date and time specified therein.

**Section §28-401.20.1 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

§28-401.21 Judicial review of determinations. Notwithstanding any other provision of law to the contrary, decisions, orders and interpretations of the commissioner made pursuant to this chapter shall not be subject to review by the board of standards and appeals. Final decisions and orders of the commissioner made pursuant to this chapter shall be subject to review pursuant to article 78 of the civil practice law and rules.

§28-401.22 Deactivation of license. In the event that the holder of a license is no longer actively engaged as a licensee in a trade or business licensed by the department, the licensee may submit his or her license for deactivation pursuant to department rules. During the period of deactivation, the licensee must continue to pay the license renewal fee required under this chapter for each year of the deactivation period. The holder of a deactivated license may not practice in the trade or business as a licensee or hold himself or herself out as a licensee during the period of deactivation. Application for reactivation of a deactivated license without reexamination shall be made within a time period

prescribed by rule and subject to a demonstration of work experience in the trade satisfactory to the commissioner during the time that the license was deactivated.

ARTICLE 402 SITE SAFETY MANAGER CERTIFICATE

§28-402.1 Certificate required. It shall be unlawful to perform the duties and responsibilities of a site safety manager, as specified in chapter 33 of the New York city building code, unless such work is performed by a person certified as a site safety manager under the provisions of this article and department rules.

§28-402.2 Qualifications. All applicants for a site safety manager certificate shall submit satisfactory proof establishing that the applicant:

1. Has, within one (1) year prior to application, satisfactorily completed a course that is at least forty (40) hours in length and approved by the department in construction and demolition site safety;
2. Possesses a valid Site Safety Training (SST) Supervisor Card; and
3. Meets one of the following experience criteria:
 - 3.1. Is a registered design professional and has at least three (3) years of field experience, within the five (5) years prior to application, either (i) serving in a supervisory role with responsibility over workers engaged in construction or demolition work subject to a site safety plan at major buildings in the city of New York, or (ii) providing site safety oversight during construction or demolition work subject to a site safety plan at major buildings in the city of New York, including but not limited to conducting site safety risk assessments, developing or implementing site safety hazard control measures, managing site safety operations, or performing inspections to verify compliance with requirements imposed by chapter 33 of the New York city building code and related rules;
 - 3.2. Holds a Certified Safety Professional (CSP) certification from the Board of Certified Safety Professionals (BCSP) and has at least three (3) years of field experience, within the five (5) years prior to application, either (i) serving in a supervisory role with responsibility over workers engaged in construction or demolition work subject to a site safety plan at major buildings in the city of New York, or (ii) providing site safety oversight during construction or demolition work subject to a site safety plan at major buildings in the city of New York, including but not limited to conducting site safety risk assessments, developing or implementing site safety hazard control measures, managing site safety operations, or performing inspections to verify compliance with safety requirements imposed by law;
 - 3.3. Is a New York city certified site safety coordinator and has at least three (3) years of experience, within the five (5) years prior to application, serving as a designated site safety coordinator during the construction or demolition of major buildings in New York city;
 - 3.4. Is a New York city registered concrete safety manager and has at least four (4) years of experience, within the seven (7) years prior to application, serving as a designated concrete safety manager during the construction or demolition of major buildings in the city of New York;
 - 3.5. Holds a Construction Health and Safety Technician (CHST) certification from the Board of Certified Safety Professionals (BCSP) and has at least four (4) years of field experience, within the eight (8) years prior to application, either (i) serving in a supervisory role with responsibility over workers engaged in construction or demolition work subject to a site safety plan at major buildings in the city of New York, or (ii) providing site safety oversight during construction or demolition work subject to a site safety plan at major buildings in the city of New York, including but not limited to conducting site safety risk assessments, developing or implementing site safety hazard control measures, managing site safety operations, or performing inspections to verify compliance with safety requirements imposed by law;
 - 3.6. Has at least five (5) years of experience, within the eight (8) years prior to application, serving in a supervisory role with full-time responsibility over workers engaged in construction or demolition work subject to a site safety plan at major buildings in the city of New York;
 - 3.7. Has eight (8) years of experience, within the ten (10) years prior to application, as a New York city buildings department enforcement official, as determined by the commissioner. At least four (4) years of the

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experience must have been in the inspection of major buildings under construction or demolition for compliance with the provisions of chapter 33 of the New York city building code and related rules;

- 3.8. Has completed an 18-month on-the-job site safety manager training program conducted under the direct supervision of a certified site safety manager during the construction or demolition of major buildings in the city of New York. Such on-the-job training program shall conform to rules promulgated by the department. During the on-the-job training program, the applicant shall only serve as a site safety manager in training, and shall serve in such role on a full-time basis. The supervising site safety manager shall register the trainee with the department prior to the commencement of the training program and shall certify the trainee's satisfactory completion of the training program at the conclusion of the program; or
- 3.9. Has successfully completed a site safety manager apprenticeship program approved by the New York State Department of Labor.

§28-402.3 Fitness to perform work. As a condition of certificate renewal, a certified site safety manager shall provide evidence satisfactory to the department that he or she is fit to perform the work.

ARTICLE 403 SITE SAFETY COORDINATOR CERTIFICATE

§28-403.1 Certificate required. It shall be unlawful to perform the duties and responsibilities of a site safety coordinator, as specified in chapter 33 of the New York city building code, unless such work is performed by a person certified as a site safety coordinator under the provisions of this article and department rules.

§28-403.2 Qualifications. All applicants for a site safety coordinator certificate shall submit satisfactory proof establishing that the applicant:

1. Has, within one (1) year prior to application, satisfactorily completed a course that is at least forty (40) hours in length and approved by the department in construction and demolition site safety;
2. Possesses a valid Site Safety Training (SST) Supervisor Card; and
3. Meets one of the following experience criteria:
 - 3.1. Is a registered design professional and has at least two (2) years of field experience, within the five (5) years prior to application, either (i) serving in a supervisory role with responsibility over workers engaged in construction or demolition work subject to a site safety plan at major buildings in the city of New York, or (ii) providing site safety oversight during construction or demolition work subject to a site safety plan at major buildings in the city of New York, including but not limited to conducting site safety risk assessments, developing or implementing site safety hazard control measures, managing site safety operations, or performing inspections to verify compliance with requirements imposed by chapter 33 of the New York city building code and related rules;
 - 3.2. Holds a Certified Safety Professional (CSP) certification from the Board of Certified Safety Professionals (BCSP) and has at least two (2) years of field experience, within the five (5) years prior to application, either (i) serving in a supervisory role with responsibility over workers engaged in construction or demolition work subject to a site safety plan at major buildings in the city of New York, or (ii) providing site safety oversight during construction or demolition work subject to a site safety plan at major buildings in the city of New York, including but not limited to conducting site safety risk assessments, developing or implementing site safety hazard control measures, managing site safety operations, or performing inspections to verify compliance with safety requirements imposed by law;
 - 3.3. Is a New York city registered concrete safety manager and has at least three (3) years of experience, within the seven (7) years prior to application, serving as a designated concrete safety manager during the construction or demolition of major buildings in the city of New York;
 - 3.4. Holds a Construction Health and Safety Technician (CHST) certification from the Board of Certified Safety Professionals (BCSP) and has at least three (3) years of field experience, within the seven (7) years prior to application, either (i) serving in a supervisory role with responsibility over workers engaged in construction or demolition work subject to a site safety plan at major buildings in the city of New York, or (ii) providing site safety oversight during construction or demolition work subject to a site safety plan at major buildings in the city of New York, including but not limited to conducting site safety risk

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assessments, developing or implementing site safety hazard control measures, managing site safety operations, or performing inspections to verify compliance with safety requirements imposed by law;

- 3.5. Has at least four (4) years of experience, within the seven (7) years prior to application, serving in a supervisory role with full-time responsibility over workers engaged in construction or demolition work subject to a site safety plan at major buildings in the city of New York; or
- 3.6. Has five (5) years of experience, within the eight (8) years prior to application, as a New York city buildings department enforcement official, as determined by the commissioner. At least two and a half (2.5) years of the experience must have been in the inspection of major buildings under construction or demolition for compliance with the provisions of chapter 33 of the New York city building code and related rules.

§28-403.3 Fitness to perform work. As a condition of certificate renewal, a certified site safety coordinator shall provide evidence satisfactory to the department that he or she is fit to perform the work.

ARTICLE 404 RIGGER LICENSE

§28-404.1 Rigger license required. It shall be unlawful to hoist or lower any suspended article, including but not limited to suspended scaffolds, on the outside of any building unless such work is performed by or under the direct and continuing supervision of a person licensed as a rigger under the provisions of this article. The provisions of this article shall also apply to the erection or dismantling of a tower crane.

Exceptions: The provisions of this article shall not apply to:

1. The hoisting or lowering of signs if the person so doing possesses a license as a sign hanger, as provided in this chapter;
2. The loading or unloading of a material delivery truck if the material loaded or unloaded is not raised more than 12 feet (3658 mm) above the bed of the truck during the loading or unloading process;
3. The hoisting or lowering of suspended articles on the outside of a building where chapter 33 of the New York city building code authorizes such articles to be hoisted or lowered by or under the supervision of a qualified and/or competent person; or
4. The assembly or disassembly of a self-erecting tower crane, provided such operation is supervised by an assembly/disassembly director in accordance with rules promulgated by the commissioner.

§28-404.2 Classification. Rigger licenses shall be classified as follows:

1. **Master rigger license.** Authorizes the holder thereof to install or use a suspended scaffold, or to hoist or lower any suspended article, irrespective of weight, on the outside of any building.
2. **Special rigger license.** Authorizes the holder thereof to:
 - 2.1. Install or use a suspended scaffold; and
 - 2.2. Hoist or lower any suspended article not exceeding 2,000 pounds (907 kg) in weight on the outside of any building with hoisting equipment, provided the manufacturer rated capacity of such hoisting equipment does not exceed 2,000 pounds (907 kg).
3. **Tower crane rigger license.** Authorizes the holder thereof to assemble, jump or disassemble a tower crane, or to supervise such work, and to install or use a derrick(s) in conjunction with such work and supervise such installation or use of the derrick.

§28-404.3 Qualifications. All applicants for a rigger license shall submit satisfactory proof establishing that the applicant meets the qualifications, as set forth below, for the type of license sought.

§28-404.3.1 Master rigger license qualifications. All applicants for a master rigger license shall submit satisfactory proof establishing that the applicant:

1. Possesses valid certifications for both rigging supervision and lift direction. The certifications must be acceptable to the commissioner and be issued by a rigging supervision and lift direction certification program that is accredited by the National Commission for Certifying Agencies (NCCA) or the American National

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Standards Institute (ANSI). The certifications shall cover areas including, but not limited to, the inspection and use of rigging hardware, rigging techniques, signaling, hazards associated with rigging, and calculations and problem solving with respect to rigging;

2. Has, within the one (1) year prior to application, satisfactorily completed a department-approved training course for lift directing that is at least 32 hours in length and in accordance with the requirements of section 28-424.3 of this code;
3. Has, within the one (1) year prior to application, satisfactorily completed a department-approved training course for rigging supervision that is at least 32 hours in length and in accordance with the requirements of section 3316.9.2 of the New York city building code; and
4. Meets one of the following experience criteria:
 - 4.1. Has at least five (5) years of experience, within the seven (7) years prior to application, working as a designated master rigging foreman in the city of New York under the direct and continuing supervision of a licensed master rigger;
 - 4.2. Is a licensed professional engineer and, within the five (5) years prior to application, has developed and provided onsite verification of the critical pick plan in accordance with section 3316.9.1 of the New York city building code for at least twenty-five (25) separate New York city certificates of on-site inspections; or
 - 4.3. Has at least five (5) years of experience, within the seven (7) years prior to application, working as a licensed lift director in the city of New York.

§28-404.3.2 Special rigger license qualifications. All applicants for a special rigger license shall submit satisfactory proof establishing that the applicant:

1. Has, within the one (1) year prior to application, satisfactorily completed a department-approved training course for special riggers that is at least 16 hours in length;
2. Has, within the one (1) year prior to application, satisfactorily completed a department-approved training course for suspended scaffold supervision that is at least 32 hours in length and in accordance with the requirements of section 3314.4.5.3 of the New York city building code; and
3. Meets one of the following experience criteria:
 - 3.1. Has at least two (2) years of experience, within the three (3) years prior to application, working as a designated special rigging foreman in the city of New York under the direct and continuing supervision of a licensed special rigger; or
 - 3.2. Has at least three (3) years of experience, within the five (5) years prior to application, supervising the installation or use of suspended scaffolds in the city of New York in accordance with section 3314.4 of the New York city building code.

§28-404.3.3 Tower crane rigger license qualifications. All applicants for a tower crane rigger license shall submit satisfactory proof establishing that the applicant:

1. Has, within the one (1) year prior to application, satisfactorily completed a department-approved training course for tower crane rigging that is at least 30 hours in length and in accordance with the requirements of section 3319.10.1 of the New York city building code; and
2. Has at least five (5) years of practical experience in the tower crane rigging business in the city of New York within the seven (7) years prior to application.

§28-404.4 Additional requirements. The additional requirements set forth in sections 28-404.4.1 through 28-404.4.3 shall apply to licensed riggers:

§28-404.4.1 Danger warning. Every licensed rigger shall, while rigging operations are in progress at a job site, place, conspicuously, at such job site two plates or signs not less than 18 inches (457 mm) by 24 inches (610 mm) in size (i) displaying the word “danger” in letters not less than 6 inches (152 mm) high, and (ii) disclosing the rigger’s name, business address, type of rigger license and license number.

§28-404.4.2 Rigger place of business. Every licensed master and special rigger shall have a place of business located within the city and shall display prominently at such place of business a plate or sign marked with the words “master rigger” or “special rigger,” respectively, and his or her license number immediately thereunder. A master, special and tower rigger shall be a sole proprietor, a partner in the partnership or an officer of the corporation and shall be allowed to associate his or her license with only one other rigger business. Such businesses shall be located at the same place of business.

§28-404.4.3 Fitness to perform work. As a condition of license renewal, a licensed master or special rigger shall provide evidence satisfactory to the department that he or she is fit to perform the work.

ARTICLE 405 HOISTING MACHINE OPERATOR LICENSE

‡‡‡ **§28-405.1 Hoisting machine operator license required.** It shall be unlawful for any persons to take charge of or operate any power-operated hoisting machine used for hoisting purposes or cableways under the jurisdiction of the department, unless such person is licensed under the provisions of this article.

Exceptions:

1. Operators of machinery that is exempted from the requirements of sections 3316.1 or 3319.1 of the New York city building code.
2. Operators of mobile cranes of a limited size and capacity, or operators of mobile cranes performing a limited use, and exempted from the requirements of this article in accordance with rules promulgated by the commissioner.
3. Operators of hoisting machines with a manufacturer’s rated capacity of one ton or less.
4. Operators of power-operated scaffolds and window-washing machines.
5. Learners supervised in accordance with the rules of the department by a licensed hoisting machine operator.

§28-405.2 Classification. Hoisting machine operator licenses shall be classified as follows:

1. **Class A license:** License to operate cranes with a boom, including jibs and any other extensions to the boom, not exceeding 200 feet (60 960 mm) in length, derricks, and other hoisting machines. This license shall not authorize the operation of a truck-mounted tower crane or a self-erecting tower crane when such crane exceeds 200 feet (60 960 mm) in height. This license further shall not authorize the operation of a cableway.
2. **Class B license:** License to operate any hoisting machinery, except that to operate hoisting machinery with a boom, including jibs and other extensions, exceeding 300 feet (91 440 mm) in length, or a truck-mounted or self-erecting tower crane that exceeds 300 feet (91 440 mm) in height, the licensee must hold a rating, issued by the department, for the specific make and model of hoisting machine.
3. **Class C license:** License to operate wheel mounted cranes with telescoping, hydraulic, articulating, or folding booms, including jibs and any other extensions to the boom, not exceeding 200 feet (60 960 mm) in length with a manufacturer’s rated capacity of 50 tons (45.36 t) or less, as well as to operate any hoisting machine within the scope of a limited license.
4. **Limited licenses:** Limited hoisting machine operator licenses shall be classified as follows:
 - 4.1. **Limited license for articulating boom cranes.** Limited license to operate boom trucks with an articulating boom, including jibs and any other extensions to the boom, not exceeding 200 feet (60 960 mm) in length with a manufacturer’s rated capacity of 50 tons (45.36 t) or less.
 - 4.2. **Limited license for boom trucks.** Limited license to operate boom trucks with telescoping, hydraulic, articulating, or folding booms, including jibs and any other extensions to the boom, not exceeding 200 feet (60 960 mm) in length with a manufacturer’s rated capacity of 50 tons (45.36 t) or less. This license shall also authorize the operation of any hoisting machine within the scope of a limited license for mini cranes.

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- 4.3. **Limited license for mini cranes.** Limited license to operate mobile cranes, other than boom trucks, with a telescoping, hydraulic, articulating, or folding boom, including jibs and any other extensions to the boom, not exceeding 50 feet (15 240 mm) in length with a manufacturer's rated capacity of 3 tons (2.72 t) or less.
- 4.4. **Limited license for sign hanging cranes.** Limited license to operate boom trucks with telescoping, hydraulic, articulating, or folding booms, including jibs and any other extensions to the boom, not exceeding 135 feet (41 148 mm) in length with a manufacturer's rated capacity of 3 tons (2.72 t) or less, used exclusively for the erection, maintenance, or removal of signs.
- 4.5. **Additional limited licenses via rule.** The commissioner may, via rule, establish additional limited hoisting machine operator licenses. Such additional licenses must be limited as to the type, size, and capacity of hoisting machinery authorized to be operated by a holder of the license.

§28-405.3 Experience qualifications. Applicants for a hoisting machine operator license shall meet the following experience qualifications.

§28-405.3.1 Class A license. An applicant for a class A hoisting machine operator license shall have at least three (3) years of experience, within the five (5) years prior to application, operating hoisting machines in the city of New York in the presence of and under the direct supervision of a licensed class A or class B hoisting machine operator. Such experience shall have been obtained operating hoisting machines of a size, type, and capacity as specified in rules promulgated by the commissioner.

§28-405.3.2 Class B license. An applicant for a class B hoisting machine operator license shall have the following qualifications.

§28-405.3.2.1 Licensing qualifications. An applicant for a class B hoisting machine operator license shall: (i) have a class A hoisting machine operator license and have held such class A license for at least five (5) years prior to application; (ii) have at least three (3) years of experience, within the eight (8) years prior to application, operating, in the city of New York as a class A licensed hoisting machine operator, mobile cranes with a manufacturer's rated capacity in excess of 50 tons (45.36 t) or tower cranes; and (iii) separately, while holding the class A license, have at least one (1) year of experience, within the five (5) years prior to application, operating cranes in the city of New York with a boom, including jibs and any other extensions to the boom, greater than 200 feet (60 960 mm) in length as a learner in the presence of and under the direct supervision of a licensed class B hoisting machine operator.

§28-405.3.2.2 Licensing ratings qualifications. An applicant for a class B hoisting machine operator licensing rating shall have a class B hoisting machine operator license and shall satisfactorily demonstrate that he or she is competent to operate a hoisting machine with a boom, including jibs and any other extensions to the boom, exceeding 300 feet (91 440 mm) in length or a truck-mounted tower crane exceeding 300 feet (91 440 mm) in height. Unless otherwise provided in rules of the department, such competency shall be demonstrated by operation, practical examination, or completion of simulator training and shall be specific to the make and model of the hoisting machine for which the rating is to be issued. In addition to holding a rating, such hoisting machine operator must complete any orientation required by the department.

§28-405.3.3 Class C license. An applicant for a class C hoisting machine operator license shall have at least two (2) years of experience, within the three (3) years prior to application, operating hoisting machines in the presence of and under the direct supervision of a licensed hoisting machine operator. Such experience shall have been obtained operating hoisting machines of a size, type, and capacity as specified in rules promulgated by the commissioner.

§28-405.3.4 Limited licenses. An applicant for a limited hoisting machine operator license shall have at least two (2) years of experience, within the three (3) years prior to application, in the presence of and under the direct supervision of a licensed hoisting machine operator. Such experience shall have been obtained operating hoisting machines of a size, type, and capacity as specified in rules promulgated by the commissioner.

Exception: The commissioner may, by rule, establish alternative pathways for individuals who, on or before the date that is two years after the effective date of this provision, apply for a limited license for articulating boom cranes, a limited license for mini cranes, or other limited license established by rule.

§28-405.4 Fitness to perform work. As a condition of license issuance and renewal, a hoisting machine operator shall provide evidence satisfactory to the department that he or she is fit to perform the work.

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§28-405.5 Insurance exemption. Unless otherwise required by rule, licensed hoisting machine operators are exempt from the insurance requirements of section 28-401.9.

§28-405.6 Certification required. The commissioner shall, by rule, require hoisting machine operators to possess one or more certifications for the operation of hoisting machinery. Such certifications shall be based on the passage of a written and a practical examination for the type of hoisting machinery authorized to be operated by the certification.

ARTICLE 406 CONCRETE TESTING LABORATORY LICENSE

§28-406.1 Concrete testing laboratory license required. Testing of concrete required by this code or other applicable laws or rules shall be conducted by a concrete testing laboratory licensed in accordance with this article.

§28-406.1.1 Term of license. The term of a concrete testing laboratory license shall be one (1) year and may be renewed every year thereafter.

§28-406.2 Qualifications. All applicants for a concrete testing laboratory license shall maintain a laboratory within 50 miles (80 467 m) of the city and shall submit satisfactory proof establishing that the business is conducted by qualified personnel in accordance with procedures, safety requirements and professional standards as set forth in rules of the department. The department shall inspect an applicant's place of business and equipment and conduct an investigation of applicant's personnel in a manner to be set forth in department rules prior to the issuance or renewal of a license.

§28-406.3 Additional requirements. The following additional requirements shall apply to concrete testing laboratories:

§28-406.3.1 Director. Each laboratory shall have in responsible charge a director who shall be a full-time employee of the laboratory and shall not serve as the director of more than one licensed laboratory at a time. The director shall be a registered design professional, comply with additional qualification requirements as set forth in department rules, and shall personally supervise all technical functions of the laboratory relating to testing of concrete and concrete materials as required in this code and in rules of the department.

§28-406.3.2 Certification of reports by director. The director shall certify the truth and accuracy of all reports filed by the laboratory under the provisions of this code or other applicable laws and rules.

§28-406.4 No examination required. An examination shall not be required for a concrete testing laboratory license.

ARTICLE 407 WELDER LICENSE

§28-407.1 Welder license required. It shall be unlawful to perform manual welding work on any structural member of any building unless such work is performed by a person licensed as a welder under the provisions of this article.

§28-407.2 Qualifications. All applicants for a welder license shall submit satisfactory proof of the applicant's fitness to make structural welds, including his or her ability to pass operator qualification tests as determined by the commissioner.

§28-407.3 Fitness to perform work. As a condition of license renewal, a licensed welder shall provide evidence satisfactory to the department that such licensee is fit to perform the work.

§28-407.4 Insurance exemption. Unless otherwise required by rule, licensed welders are exempt from the insurance requirements of section 28-401.9.

ARTICLE 408 MASTER PLUMBER LICENSE

§28-408.1 Master plumber license required. It shall be unlawful for any person:

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1. To perform plumbing work unless such person is a licensed master plumber or working under the direct and continuing supervision of a licensed master plumber, except that a city employee who holds a master plumber license may only perform plumbing work on existing buildings in the course of his or her employment.
2. To use the title licensed master plumber, master plumber or any other title in such manner as to convey the impression that such person is a licensed master plumber, unless such person is licensed as such in accordance with the provisions of this article.

§28-408.2 Seal. All documents that are required to be filed with any department or agency of the city of New York shall bear the stamp of the seal as well as the signature of the licensee. The licensed master plumber performing the work and services shall personally sign and seal all applications and other documents required to be filed pursuant to this code.

§28-408.3 Additional qualifications. Applicants for a master plumber license shall have the following additional qualifications:

§28-408.3.1 Experience. All applicants for a master plumber license shall submit satisfactory proof establishing that the applicant:

1. Has at least seven (7) years total experience, within the ten (10) years prior to application, in the installation of plumbing systems and the planning or design of plumbing systems under the direct and continuing supervision of a licensed master plumber in the United States, with at least two (2) years of such experience as a registered journeyman plumber in accordance with the provisions of article 409;
2. Has received a bachelor's degree in mechanical engineering or appropriate engineering technology from an accredited college or university and has at least five (5) years total experience, within the seven (7) years prior to application, in the installation of plumbing systems and the planning or design of plumbing systems under the direct and continuing supervision of a licensed master plumber in the United States, where at least two (2) years of such experience were in New York city;
3. Is an architect or engineer with at least three (3) years of experience, within the five (5) years prior to application, in the installation of plumbing systems and the planning or design of plumbing systems. All required experience must be under the direct and continuing supervision of a licensed master plumber in the United States, and at least one (1) year of such experience must be in New York city;
4. Has at least seven (7) years total experience, within the ten (10) years prior to application, with at least two (2) years of such experience working with installation of plumbing systems and in the planning or design of plumbing systems under the direct and continuing supervision of a licensed master plumber in the United States. The balance of such required experience may be obtained by performing maintenance, replacement and repair plumbing work on existing buildings while in the employ of a city agency under the direct and continuing supervision of a licensed master plumber supervisor employed by the city agency. The two (2) years' experience in the installation of plumbing systems and in the planning or design of plumbing systems set forth above may only be satisfied by working as a registered journeyman plumber; or
5. Has experience as an employee of a government agency, or a private inspection agency or other entity as specified in department rules, whose duties primarily involve the inspection of plumbing work for compliance with the New York city plumbing code and/or other laws relating to the installation, alteration or repair of plumbing systems that shall be credited for fifty percent (50%) of the number of years that he or she has been satisfactorily employed in such duties within the ten (10) year period prior to application, which, however, in no event, shall exceed two and one-half (2.5) years credit of satisfactory experience. The balance of the required seven (7) years must have been obtained by working with installation of plumbing systems and in the planning or design of plumbing systems under the direct and continuing supervision of a licensed master plumber in the United States, except that the requirement of paragraph 1 of this section that an applicant's working experience must have been within the ten (10) year period prior to application shall not apply to such balance of the work experience required pursuant to this paragraph.

§28-408.3.2 Armed services. Applicants who were engaged in plumbing work as above provided prior to entering the armed services of the United States shall be permitted to credit their time in the service as experience in the plumbing business, as above provided; but such service credit shall not exceed one-third of the time required for experience.

§28-408.4 Certificate of competence, license and seal. The commissioner shall issue a certificate of competence, license and seal, in accordance with the following:

§28-408.4.1 Certificate of competence. A certificate of competence shall be issued by the commissioner to an applicant who satisfactorily complies with the experience and examination requirements of this chapter for a license, upon payment of the fee. Such certificate shall contain the full name of the individual and a certificate number, the date of issuance, and shall be signed by the commissioner.

§28-408.4.2 Effect of issuance. The issuance of a certificate of competence shall constitute evidence that the person named therein is qualified, upon payment of applicable fees, to obtain a seal while the certificate is valid.

§28-408.4.3 Seal required. The holder of a certificate shall not be entitled to perform work or hold himself or herself out to perform work as a licensed master plumber until such seal has been obtained. Further, no holder of a certificate of competence shall enter into any contractual agreement to install or alter any plumbing, gas piping, or any piping system, other than an employment agreement with a master plumber business or a city agency.

§28-408.4.4 Failure to obtain seal. If a holder of a certificate of competence has held the certificate for five (5) years without a seal, then the commissioner may require said person to submit an affidavit and supporting documentation satisfactory to the department stating that over the five (5) year period the individual has been engaged in the installation of plumbing systems and the planning or the design of plumbing systems in the United States under the direct and continuing supervision of a licensed master plumber. If the holder's qualifications are not satisfactory to the commissioner, the commissioner may require such person to submit to reexamination or to provide evidence of retained proficiency. Additional fees will be due, as set forth in this chapter.

§28-408.4.5 Requirement for obtaining a license and seal. A holder of a certificate of competence or an applicant who has satisfied all requirements for a master plumber license shall obtain:

1. A license and seal issued upon establishing a master plumbing business conforming to the requirements of this article and rules promulgated by the department; or
2. A license and seal issued upon demonstrating employment with a city agency. The license shall clearly state: "The bearer of this master plumber license is a government employee and as such is not authorized to engage in plumbing contract work outside of his/her government employment and within such government employment shall only engage in plumbing work on existing buildings."

§28-408.4.6 Issuance. A certificate of competence or a license and seal as a master plumber shall be issued only to an individual.

§28-408.4.7 Duplication prohibited. Not more than one license and seal shall be issued to an individual and no individual shall make or cause to be made a duplicate of such license and seal.

††† **§28-408.5 Surrender of license and seal.** Upon the death or the retirement of a licensed master plumber, or upon the surrender, revocation or suspension of his or her license, his or her license and seal shall immediately be surrendered to the commissioner. Nothing contained herein shall be construed to prevent the legal representative of a deceased licensee, with the consent of the commissioner, from retaining such seal for the purpose of completing all unfinished work of the deceased licensee for which plans have been approved and a permit issued, provided such work is performed by or under the direct and continuing supervision of a licensed master plumber and is completed within one (1) year from the date of the death of the original licensee. Retired licensees and the legal representatives of deceased licensees shall schedule for inspection, withdraw or have another licensee re-file any open application filed under such license in accordance with department procedures.

§28-408.6 Master plumber business required. No individual, corporation, partnership or other business association shall conduct a plumbing contractor business in the city of New York, or employ the name "plumber" or "plumbing" in its business name unless such business is a master plumber business as follows:

1. No less than 51 percent of the control and voting capital stock of such plumbing contractor business is owned by one or more individuals who are licensed master plumbers, except as otherwise provided;
2. All plumbing or gas piping work performed by such entity is performed by or under the direct and continuing supervision of such licensed master plumber;
3. The person in charge of such work is such licensed master plumber; and

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4. The persons actually performing such work are in the direct employ of such master plumber business as authorized by the code.

Exception: A company, corporation, partnership or other business association or its predecessor that was engaged in plumbing work prior to January 25, 1990 may continue to do so in any one or more of such business forms without complying with the foregoing, if (i) application was made to the department prior to July 25, 1990, and (ii) necessary evidence was furnished on or prior to January 25, 1991, that such company, corporation, partnership or other business association or its predecessor had employed an average of ten or more journeymen plumbers doing plumbing work for at least five days a week for a period of ten (10) years or more out of the twenty (20) years preceding July 25, 1990, provided, that such plumbing business continues to have all plumbing work conducted under the management and direct and continuing supervision of a licensed master plumber in the direct employ of such plumbing business and that such licensed master plumber is not otherwise interested in, associated with or employed by any other plumbing business operating in this city except as a joint venture in which such master plumber's employer is one of the joint venturers.

§28-408.6.1 Use. Nothing herein contained shall be construed to prohibit the use of a master plumber license by the holder thereof for or on behalf of a partnership, corporation or other business association, provided that such partnership, corporation or other business is a master plumber business.

§28-408.6.2 Identification. All business vehicles, advertising, websites and stationery used in connection with a master plumber business shall display prominently the full name of the licensee, the words "N.Y.C. licensed plumber," the licensee's number and the licensee's business address. If the business is conducted under a trade name, or by a partnership or corporation, the trade name, partnership or corporate name shall be placed immediately above the full name or names of the licensed master plumber or licensed master plumbers. Prior to using, the trade name, partnership or corporate name must have been disclosed to the department in a form and manner required by the department.

§28-408.6.3 Withdrawal of license. If a licensed master plumber withdraws from a master plumbing business operating pursuant to such individual's license, the right of the business to perform plumbing work shall lapse if the provisions of this article are no longer satisfied. If a licensed master plumber's license is revoked or suspended, such licensee will be deemed withdrawn from such business.

§28-408.6.4 Ownership limitations. An individual who is a licensed master plumber whose interest or ownership in a master plumber business constitutes any portion of the 51 percent interest or control required by section 28-408.6 shall be allowed to possess an interest or ownership in only one other master plumber business, where such interest or ownership would constitute any portion of the 51 percent interest or control required by section 28-408.6. Both master plumber businesses in which the licensed master plumber has an interest shall be located at the same place of business. For the purposes of section 28-408.6, where two or more individuals who are licensed master plumbers possess an interest or ownership in any master plumber business that together represents more than 51 percent of the interest or control of such entity, all of such licensees shall be deemed to possess a portion of the 51 percent interest or control required by section 28-408.6.

§28-408.6.5 Joint ventures. Nothing contained in section 28-408.6 shall be construed to prevent a master plumber business from entering into a joint venture of limited duration for a particular project with another master plumber business. The terms of a joint venture must be in writing, and documentation of the joint venture must be submitted to the department for approval prior to the initiation of work under such venture.

§28-408.6.6 Supervision. The master plumber shall conduct his or her business to provide direct and continuing supervision in accordance with the provisions of this code.

Exception: The provisions of this section shall not apply to minor alterations or ordinary repairs, as defined in this code, or to the installation or alteration of gas service piping and gas meter piping, including meters, valves, regulators or related equipment, when such work is to be performed, serviced and maintained by utility corporations subject to the jurisdiction of the New York state public service commission.

§28-408.7 Fitness to perform work. As a condition of license renewal, a licensed master plumber shall provide evidence satisfactory to the department that such licensee is fit to perform the work.

ARTICLE 409
JOURNEYMAN PLUMBER REGISTRATION

§28-409.1 Journeyman plumber registration qualifications. The commissioner shall register an applicant as a journeyman plumber who has qualifications reflecting a progressive understanding, proficiency and competence in the plumbing trade, including:

1. A working familiarity with the plumbing code and technical standards and the ability to apply the code requirements correctly;
2. The application of basic plumbing theory and the utilization of trade skills on the job site;
3. A working knowledge of the tools of the trade and the ability to utilize them properly; and
4. An ability to draft simple diagrams and interpret from drawings for the purpose of the plumbing work in which the applicant is engaged.

§28-409.2 Experience. The applicant for journeyman plumber registration must demonstrate that he or she has a progressive understanding, proficiency and competence in the plumbing trade by having:

1. A minimum of five (5) years of full-time experience in the performance of plumbing work under the direct and continuing supervision of a licensed master plumber or equivalent, where at least one (1) year of such experience shall have been in New York city; or
2. Satisfactorily completed a New York State recognized training program in plumbing.

§28-409.3 Registration need not be renewed. The registration for journeyman plumber shall have no expiration and shall not require renewal or reissuance.

§28-409.4 Registration card. The registration card shall clearly state: "This registration is NOT A LICENSE, and the holder is NOT AUTHORIZED TO PERFORM PLUMBING WORK in New York city except under the direct and continuing supervision of a licensed master plumber."

ARTICLE 410
MASTER FIRE SUPPRESSION PIPING
CONTRACTOR LICENSE

§28-410.1 Master fire suppression piping contractor license required. It shall be unlawful for any person:

1. To perform fire suppression piping work unless such person is a licensed master fire suppression piping contractor or working under the direct and continuing supervision of a licensed master fire suppression piping contractor, except that a city employee who holds a master fire suppression piping contractor license may only perform fire suppression piping work on existing buildings in the course of his or her employment.
2. To use the title licensed master fire suppression piping contractor, master fire suppression piping contractor or any other title in such manner as to convey the impression that such person is a licensed master fire suppression piping contractor, unless such person is licensed as such in accordance with the provisions of this article.

§28-410.2 Seal. All documents that are required to be filed with any department or agency of the city of New York shall bear the stamp of the seal as well as the signature of the licensee. The licensed master fire suppression piping contractor performing the work and services shall personally sign and seal all applications and other documents required to be filed pursuant to the code.

§§§ **§28-410.3 Classification.** There shall be three classes of licenses for master fire suppression piping contractor:

1. **Class A.** The holder of a class A master fire suppression piping contractor license is authorized to perform any work in connection with any and all fire suppression piping systems as set forth in paragraphs 1–3 of the definition of fire suppression piping system in section 28-401.3.
2. **Class B.** The holder of a class B master fire suppression piping contractor license is authorized to perform any work in connection with any and all fire suppression piping systems as set forth in paragraphs 1 and 2 of the definition of fire suppression piping system in section 28-401.3.

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3. **Class C.** The holder of a class C master fire suppression piping contractor license is authorized to perform any work in connection with any and all fire suppression piping systems as set forth in paragraph 3 of the definition of fire suppression piping system in section 28-401.3.

§28-410.4 Additional qualifications. Applicants for a master fire suppression piping contractor license shall have the following additional qualifications:

§28-410.4.1 Experience. All applicants for a master fire suppression piping contractor license shall submit satisfactory proof establishing that the applicant:

1. Has at least seven (7) years total experience, within the ten (10) years prior to application, in the performance of fire suppression piping work, including the planning or design of fire suppression piping systems under the direct and continuing supervision of a licensed master fire suppression piping contractor in the United States with the class of license for which application is made, with at least two (2) years of such experience as a registered journeyman fire suppression piping installer in accordance with the provisions of article 411;
2. Has received a bachelor's degree in mechanical engineering, fire protection engineering or appropriate engineering technology from an accredited college or university and has at least five (5) years total experience, within the seven (7) years prior to application, in the performance of fire suppression piping work, including the planning or design of fire suppression piping systems under the direct and continuing supervision of a licensed master fire suppression piping contractor in the United States with the class of license for which application is made, at least two (2) of which were in New York city;
3. Is an architect or engineer with at least three (3) years of experience, within the five (5) years prior to application, in the performance of fire suppression piping work, including the planning or design of fire suppression piping systems. All required experience must be under the direct and continuing supervision of a licensed master fire suppression piping contractor in the United States with the class of license for which application is made, and at least one (1) year of such experience must be in New York city;
4. Has at least seven (7) years total experience, within the ten (10) years prior to application, with at least two (2) years of such experience in the performance of fire suppression piping work, including the planning or design of fire suppression piping systems under the direct and continuing supervision of a licensed master fire suppression piping contractor in the United States with the class of license for which application is made. The balance of such required experience may be obtained by performing maintenance, replacement and repair of fire suppression piping work on existing buildings while in the employ of a city agency under the direct and continuing supervision of a licensed master fire suppression piping contractor supervisor employed by the city agency with the class of license for which application is made. The two (2) years of experience in the planning or design of fire suppression piping systems set forth above may only be satisfied by working as a registered journeyman fire suppression piping installer; or
5. Has experience as an employee of a government agency, or a private inspection agency or other entity, as specified in department rules, whose duties primarily involve the inspection of fire suppression systems for compliance with the New York city plumbing code and/or other laws relating to the installation, alteration or repair of fire suppression piping systems that shall be credited for fifty percent (50%) of the number of years that he or she has been satisfactorily employed in such duties within the ten (10) year period prior to application, which, however, in no event, shall exceed two and one-half (2½) years credit of satisfactory experience. The balance of the required seven (7) years must have been obtained in the performance of fire suppression piping work and in the planning or design of fire suppression piping systems under the direct and continuing supervision of a licensed fire suppression piping contractor in the United States with the class of license for which application is made except that the requirement of paragraph 1 of this section that an applicant's working experience must have been within the ten (10) year period prior to application shall not apply to such balance of the work experience required pursuant to this paragraph.

§28-410.4.1.1 Domestic water-supplied system experience. Work on 30 or fewer sprinkler heads off the domestic water shall be considered qualifying experience for a master fire suppression piping contractor license pursuant to this section. Such experience shall qualify when the applicant is working as a licensed master plumber, or an individual working under the direct and continuing supervision of either a licensed master plumber or a master fire suppression piping contractor. The balance of the experience required under all

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qualification bases must be in the performance of fire suppression piping work as defined in section 28-401.3 under the direct and continuing supervision of a licensed fire suppression piping contractor.

††† **§28-410.4.1.1.1 Class A license.** An applicant for a class A fire suppression piping contractor license may be permitted to use no more than eighteen (18) months of experience working on 30 or fewer sprinkler heads towards satisfying the experience requirements in section 28-410.4.1 items 1 and 2, and no more than six (6) months towards satisfying the experience requirements in section 28-410.1 items 4 and 5.

††† **§28-410.4.1.1.2 Class B license.** An applicant for a class B fire suppression piping contractor license may be permitted to use no more than three (3) years of experience working on 30 or fewer sprinkler heads towards satisfying the experience requirements in section 28-410.4.1 items 1 and 2, and no more than one (1) year towards satisfying the experience requirements in section 28-410.4.1 items 4 and 5.

§28-410.4.2 Armed services. Applicants who were engaged in fire suppression piping work prior to entering the armed services of the United States shall be permitted to credit their time in the service as experience in the fire suppression piping business, as above provided; but such service credit shall not exceed one-third of the time required for experience.

††† **§28-410.5 Certificate of competence, license and seal.** The commissioner shall issue a certificate of competence, license and seal in accordance with the following:

§28-410.5.1 Certificate of competence. A certificate of competence shall be issued by the commissioner to an applicant who satisfactorily complies with the experience and examination requirements of this article for a license, upon payment of the fee. Such certificate shall contain the full name of the individual and a certificate number, and shall be signed by the commissioner.

§28-410.5.2 Effect of issuance. The issuance of a certificate of competence shall constitute evidence that the person named therein is qualified, upon payment of applicable fees, to obtain a seal while the certificate is valid.

§28-410.5.3 Seal required. The holder of a certificate of competence shall not be entitled to perform work or hold himself or herself out to perform work as a licensed master fire suppression piping contractor until such seal has been obtained. Further, no holder of a certificate of competence shall enter into any contractual agreement to install or alter any fire suppression piping system other than an employment agreement with a master fire suppression piping business or a city agency.

§28-410.5.4 Failure to obtain seal. If a holder of a certificate of competence has held the certificate for five (5) years without a seal, then the commissioner may require said person to submit an affidavit and supporting documentation satisfactory to the department stating that over the five (5) year period the individual has been engaged in the performance of fire suppression piping work, including the planning or design of fire suppression piping systems in the United States under the direct and continuing supervision of a licensed master fire suppression piping contractor. If the holder's qualifications are not satisfactory to the commissioner, the commissioner may require such person to submit to reexamination or to provide evidence of retained proficiency. Additional fees will be due, as set forth in this chapter.

§28-410.5.5 Requirement for obtaining a license and seal. A holder of a certificate of competence or an applicant who has satisfied all requirements for a master fire suppression piping contractor license shall obtain:

1. A license and seal issued upon establishing a fire suppression piping contracting business conforming to the requirements of this article and any rules promulgated by the department; or
2. A license and seal issued upon demonstrating employment with a city agency. The license shall clearly state: "The bearer of this master fire suppression piping contractor license is a government employee and as such is not authorized to engage in fire suppression piping contract work outside of his/her government employment and within such government employment shall only engage in fire suppression piping work on existing buildings."

§28-410.5.6 Issuance. A certificate of competence or a license or seal as a master fire suppression piping contractor shall be issued only to an individual.

§28-410.5.7 Duplication prohibited. Not more than one license or seal shall be issued to an individual, and no individual shall make or cause to be made a duplicate of such license or seal.

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§28-410.6 Surrender of license and seal. Upon the death or the retirement of a licensed master fire suppression piping contractor, or upon the surrender, revocation or suspension of his or her license, his or her license and seal shall immediately be surrendered to the commissioner. Nothing contained herein shall be construed to prevent the legal representative of a deceased licensee, with the consent of the commissioner, from retaining such seal for the purpose of completing all unfinished work of such deceased licensee for which plans have been approved and a permit issued, provided such work is performed by or under the direct and continuing supervision of a licensed master fire suppression piping contractor and is completed within one (1) year from the date of the death of the original licensee. Retired licensees and the legal representatives of deceased licensees shall schedule for inspection, withdraw or have another licensee re-file any open application filed under such license in accordance with department procedures.

§28-410.7 Master fire suppression piping contractor business required. No individual, corporation, partnership or other business association shall conduct a fire suppression piping contractor business in the city of New York, or employ the name "fire suppression piping" in its business name, unless the business is a master fire suppression business as follows:

1. No less than 51 percent of the control and voting capital stock of such fire suppression piping contractor business is owned by one or more individuals who are licensed master fire suppression piping contractors, except as otherwise provided;
2. All fire suppression piping work performed by such entity is performed by or under the direct and continuing supervision of such licensed master fire suppression piping contractor;
3. The person in charge of such work is such licensed master fire suppression piping contractor; and
4. The persons actually performing such work are in the direct employ of such master fire suppression piping contractor business as authorized by the code.

Exception: A company, corporation, partnership or other business association or its predecessor that was engaged in fire suppression piping contractor work prior to January 25, 1990 may continue to do so in any one or more of such business forms without complying with the foregoing, if (i) application was made to the department prior to July 25, 1990, and (ii) necessary evidence was furnished on or prior to January 25, 1991, that such company, corporation, partnership or other business association or its predecessor had employed an average of 10 or more journeymen doing fire suppression piping contractor work for at least five days a week for a period of ten (10) years or more out of the twenty 20 years preceding July 25, 1990, provided, that such business continues to have all fire suppression piping contractor work conducted under the management and direct and continuing supervision of a licensed master fire suppression contractor in the direct employ of such business and that such licensed master fire suppression contractor is not otherwise interested in, associated with or employed by any other licensed master fire suppression contracting business operating in this city except as a joint venture in which such licensed master fire suppression contractor's employer is one of the joint venturers.

§28-410.7.1 Use. Nothing herein contained shall be construed to prohibit the use of a master fire suppression piping contractor license by the holder thereof for or on behalf of a partnership, corporation or other business association, provided that such partnership, corporation or other business is a master fire suppression piping contractor business.

§28-410.7.2 Identification. All business vehicles, advertising, websites and stationery used in connection with a master fire suppression piping contractor business shall display prominently the full name of the licensee, the words "N.Y.C. licensed fire suppression piping contractor – class A, B or C," the licensee's number and the licensee's business address. If the business is conducted under a trade name, or by a partnership or corporation, the trade name, partnership or corporate name shall be placed immediately above the full name or names of the licensed master fire suppression piping contractor or licensed master fire suppression piping contractors. Prior to using, the trade name, partnership or corporate name must have been disclosed to the department in a manner required by the department.

§28-410.7.3 Withdrawal of license. If a licensed master fire suppression piping contractor withdraws from a master fire suppression piping contractor business operating pursuant to such individual's license, the right of the business to perform fire suppression piping work shall lapse if the provisions of this article are no longer satisfied. If a licensed master fire suppression piping contractor's license is revoked or suspended, such licensee will be deemed withdrawn from such business.

§28-410.7.4 Ownership limitations. An individual who is a licensed master fire suppression piping contractor whose interest or ownership in a master fire suppression piping contractor business constitutes any portion of the 51 percent interest or control required by this section 28-410.7 shall be allowed to possess an interest or ownership in only one other fire suppression piping contractor business where such interest or ownership would constitute any portion of the 51 percent interest or control required by this section 28-410.7s. Both fire suppression piping contractor businesses in which the licensed master fire suppression piping contractor has an interest shall be located at the same place of business. For the purposes of this section 28-410.7, where two or more individuals who are licensed master fire suppression piping contractors possess an interest or ownership in any master fire suppression piping contractor business that together represents more than 51 percent of the interest or control of such entity, all of such licensees shall be deemed to possess a portion of the 51 percent interest or control required by this section 28-410.7.

§28-410.7.5 Joint ventures. Nothing contained in this section 28-410.7 shall be construed to prevent a master fire suppression piping contractor business from entering into a joint venture of limited duration for a particular project with another master fire suppression piping contractor business. The terms of a joint venture must be in writing, and documentation of the joint venture must be submitted to the department for approval prior to the initiation of work under such venture.

§28-410.7.6 Supervision. The master fire suppression piping contractor shall conduct his or her business to provide direct and continuing supervision in accordance with the provisions of this code.

§28-410.8 Fitness to perform work. As a condition of license renewal, a licensed master fire suppression piping contractor shall provide evidence satisfactory to the department that such licensee is fit to perform the work.

ARTICLE 411 JOURNEYMAN FIRE SUPPRESSION PIPING INSTALLER REGISTRATION

‡‡‡ **§28-411.1 Journeyman fire suppression piping installer registration qualifications.** The commissioner shall register an applicant as a journeyman fire suppression piping installer who has qualifications reflecting a progressive understanding, proficiency and competence in the fire suppression piping trade, including:

1. A working familiarity with the code and technical standards with regard to fire suppression piping, and the ability to apply the code requirements correctly;
2. The application of basic fire suppression theory and the utilization of trade skills on the job site;
3. A working knowledge of the tools of the trade and the ability to utilize them properly; and
4. An ability to draft simple diagrams and interpret from drawings for the purpose of the fire suppression piping work in which the applicant is engaged.

§28-411.2 Experience. The applicant for journeyman fire suppression piping installer registration must demonstrate that he or she has a progressive understanding, proficiency and competence in the fire suppression trade by having:

1. A minimum of five (5) years of full-time experience in the performance of fire suppression piping work under the direct and continuing supervision of a licensed master fire suppression piping contractor or equivalent, where at least one (1) year of such experience shall have been in the city of New York; or
2. Has satisfactorily completed a New York State recognized training program in fire suppression piping.

§28-411.3 Registration need not be renewed. The registration for journeyman fire suppression piping installer shall have no expiration and shall not require renewal or reissuance.

§28-411.4 Registration card. The registration shall clearly state: "This registration is NOT A LICENSE, and the holder is NOT AUTHORIZED TO PERFORM FIRE SUPPRESSION PIPING WORK in New York city except under the direct and continuing supervision of a Licensed Master Fire Suppression Piping Contractor."

ARTICLE 412 OIL-BURNING EQUIPMENT INSTALLER LICENSE

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§28-412.1 Oil-burning equipment installer license required. It shall be unlawful to install oil-burning equipment in the city unless such work is performed by or under the direct and continuing supervision of a person licensed as an oil-burning equipment installer under the provisions of this article.

§28-412.2 Use. An oil-burning equipment installer license permits the license holder to install any type of oil-burning equipment. The license holder shall have full responsibility for the manner in which the work is done, and for the material and equipment used, and for the control and direct and continuing supervision of the persons employed on the work. Such equipment shall include, but not be limited to, burners, boilers and generators.

§28-412.3 Qualifications. Applicants for an oil-burning equipment installer license shall submit satisfactory proof establishing that the applicant has had at least four (4) years of practical experience, within the seven (7) years prior to application, in the installation of oil-burning equipment under the direct and continuing supervision of a licensed oil-burning equipment installer in the city.

§28-412.4 Fitness to perform work. As a condition of license renewal, a licensed oil-burning equipment installer shall provide evidence satisfactory to the department that such licensee is fit to perform the work.

§28-412.5 Oil-burning equipment installer place of business. Every licensed oil-burning equipment installer shall have a place of business within the city. A licensed oil-burning equipment installer shall be a sole proprietor, a partner in the partnership or an officer of the corporation. A licensed oil-burning equipment installer shall be allowed to associate his or her license with only one other oil-burning business. Such businesses shall be located at the same place of business.

§28-412.6 Seal. At the time of issuance of an oil-burning equipment installer license and upon payment of the required fee, the commissioner shall issue to the licensee a seal containing the full name of the license holder and the words "licensed oil-burning equipment installer." The license holder shall not be entitled to perform work or hold himself or herself out as a licensed oil-burning equipment installer until such seal has been obtained. The seal shall remain the property of the city of New York. Upon revocation of an oil-burning equipment installer's license or death of the licensee or failure of a licensee to renew such license, the seal must be surrendered to the department. If the seal is lost or stolen, and an affidavit is submitted by the licensee establishing such fact, a new seal shall be issued upon application and payment of a fee.

§28-412.6.1 Use of seal. All documents that are required to be filed with any department or agency of the city of New York shall bear the stamp of the seal as well as the signature of the licensee. The licensed oil burner equipment installer performing the work and services shall personally sign and seal all applications and other documents required to be filed by the department.

ARTICLE 413 HIGH-PRESSURE BOILER OPERATING ENGINEER LICENSE

§28-413.1 High-pressure boiler operating engineer license required. It shall be unlawful to operate any high-pressure boiler for any purpose whatsoever, in the city of New York or in connection with any vessel on the waters in and around the city not subject to the jurisdiction of the United States, unless such boiler is operated by or under the direct and continuing supervision and in the presence of a person having a high-pressure boiler operating engineer license under the provisions of this article.

Exceptions: A licensed high-pressure boiler operating engineer is not required to operate a high-pressure boiler that meets all of the following conditions:

1. The boiler is a stand-alone boiler;
2. If the boiler is a steam boiler, the boiler has less than 100 square feet (9.3 m²) of heating surface;
3. If the boiler is a steam boiler, it is capable of generating less than 1750 pounds (794 kg) per hour of steam; or if the boiler is a hot water boiler, it is capable of generating less than 2 million btu/h of hot water;
4. The boiler has a safety relief valve setting of 200 psig (1379 kPa) or less;
5. The boiler room enclosure is in compliance with section 508 of the New York city building code; and

6. There is a carbon monoxide detector in the boiler room interlocked with the boiler.

*†‡§ **§28-413.2 Qualifications.** Applicants for a high-pressure boiler operating engineer license shall present satisfactory proof that:

1. Applicant has practical experience in the operation, maintenance, replacement, modification, assembly, or repair of high-pressure boilers under the direct and continuing supervision of a licensed high-pressure boiler operating engineer in the city for a period of not less than five (5) years within the seven (7) year period preceding the date of the application;
2. Applicant received a bachelor's degree in mechanical engineering from an accredited school or college and had one (1) year of experience in the operation and maintenance of high-pressure boilers under the direct and continuing supervision of a licensed high-pressure boiler operating engineer within the two (2) year period preceding the date of the application;
3. Applicant has held, for a minimum of four (4) years, either a certificate as an engineer issued by a board of examining engineers duly established and qualified pursuant to the laws of the United States or any state or territory thereof, or a certificate as a marine engineer issued by the United States Coast Guard. In addition, an applicant shall have a minimum of one (1) year of experience in the city in the operation and maintenance of stationary high-pressure boiler plants under the direct and continuing supervision of a licensed high-pressure boiler operating engineer within the seven (7) years preceding the date of the application;
4. Applicant exercised supervision, care, operation and maintenance over a steam generating plant of a governmental building for a minimum of five (5) years, within the seven (7) year period preceding the date of the application, with each boiler having a minimum of 150 or more horsepower. One (1) year of such experience shall be on high-pressure boilers under the direct and continuing supervision of a licensed high-pressure boiler operating engineer in the city;
5. Applicant successfully completed a New York state-approved apprenticeship training program of at least two (2) years. Applicant shall also have at least three (3) years' practical experience, within the seven (7) years preceding the date of the application, in the operation and maintenance of high-pressure boilers in the city under the direct and continuing supervision of a licensed high-pressure boiler operating engineer. The years of practical experience shall include practical experience gained separately but concurrently with enrollment in the apprenticeship training program. An applicant's classroom training in the apprenticeship training program shall not itself be considered practical experience;
6. Applicant has held a Commission from the National Board of Boiler and Pressure Vessel Inspectors for a period of seven (7) years, and has a minimum of five (5) years of high-pressure boiler operation, maintenance, and/or inspection experience under such commission within the seven (7) year period preceding the application; or
7. Applicant has held a high-pressure† certification/high-pressure license for a period of five (5) years from other jurisdictions acceptable to the commissioner, provided such jurisdiction follows the ASME *Boiler and Pressure Vessel Code*, and was employed under such certification and/or license for a period of not less than five (5) of the last seven (7) years in the operation, maintenance and/or inspection of high-pressure‡ boilers.

*Section §28-413.2 was amended by [Local Law 89 of 2025](#). This law has an effective date of June 30, 2025.

§28-413.3 Fitness to perform work. As a condition of license renewal, a licensed high-pressure boiler operating engineer shall provide evidence satisfactory to the department that such licensee is fit to perform the work.

ARTICLE 414 RESERVED

ARTICLE 415 SIGN HANGER LICENSE

§28-415.1 Sign hanger license required. It shall be unlawful to hoist or lower or to hang or attach any sign upon or on the outside of any building or structure in the city unless such work is performed by or under the direct and continuing supervision of a person licensed as a sign hanger under the provisions of this article.

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§28-415.2 Exemptions. The provisions of this article shall not apply to the following:

1. Signs not exceeding 75 square feet (7 m²) in area, measured on one face only, nor exceeding 25 pounds (11 kg) in weight;
2. Signs supported directly on the ground; or
3. Directional signs; or
4. Temporary signs erected during the construction or alteration of a building and related to such work; or
5. The erection or placing of any signs by employees of the city, any city department or other city agency.

§28-415.3 Classification. Such licenses shall be classified as follows:

1. **Master sign hanger license.** Authorizes the holder thereof to hoist or lower or to hang or attach any sign, irrespective of weight, upon or on the outside of any building.
2. **Special sign hanger license.** Authorizes the holder thereof to hoist or lower or to hang or attach any sign not exceeding one hundred fifty square feet in area, measured on one face only, nor exceeding one thousand two hundred pounds in weight, upon or on the outside of any building.

§28-415.4 Additional qualifications. Applicants for a sign hanger license shall have the additional qualifications set forth in sections 28-415.4.1 through 28-415.4.2.

§28-415.4.1 Master sign hanger qualifications. All applicants for a master sign hanger license shall submit satisfactory proof establishing that the applicant has at least five (5) years of practical experience in sign hanging as a designated sign hanging foreman within the seven (7) years preceding the date of the license application under the direct and continuing supervision of a licensed master sign hanger. The applicant shall also have knowledge of and ability to read plans and specifications relating to sign construction and erection, including supporting framework and other supports, and knowledge of the problems and practices of sign construction and hanging and be familiar with the equipment and tools used in sign hanging.

§28-415.4.2 Special sign hanger qualifications. All applicants for a special sign hanger license shall submit satisfactory proof establishing that the applicant has at least three (3) years of practical experience in sign hanging as a designated sign hanging foreman within the five (5) years preceding the date of the license application under the direct and continuing supervision of a licensed sign hanger. The applicant shall also have knowledge and ability to read plans and specifications relating to sign construction and erection, including supporting framework and other supports, and knowledge of the problems and practices of sign construction and hanging and be familiar with the equipment and tools used in sign hanging.

§28-415.5 Additional requirements. The additional requirements set forth in sections 28-415.5.1 through 28-415.5.2 shall apply to sign hangers:

§28-415.5.1 Danger warning. Every licensed sign hanger shall, while sign hanging operations are in progress at a job site, place conspicuously at such job site two plates or signs not less than 18 inches (457 mm) by 24 inches (610 mm) in size (i) displaying the word “danger” in letters not less than 6 inches (152 mm) high, and (ii) disclosing the sign hanger’s name, business address, type of license and license number.

§28-415.5.2 Sign hanger place of business. Every licensed sign hanger shall have a place of business within the city and shall display prominently at such place of business a plate or sign marked with the words “sign hanger” and the license number immediately thereunder. A licensed sign hanger shall be a sole proprietor, a partner in the partnership or an officer of the corporation and shall be allowed to associate his or her license with only one other sign hanger business. Such businesses shall be located at the same place of business.

§28-415.6 Fitness to perform work. As a condition of license renewal, a licensed sign hanger shall provide evidence satisfactory to the department that such licensee is fit to perform the work.

ARTICLE 416 FILING REPRESENTATIVE REGISTRATION

§28-416.1 Filing representative registration required. No person shall use the term “registered filing representative” or “filing representative” or any similar representation in such manner as to convey the impression that such

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person is a registered filing representative in accordance with the provisions of this article; nor shall any person present, submit, furnish or seek approval of applications or construction documents, or remove any documents from the possession of the department, without first having registered with the department such person's name, address and company affiliation on a form to be furnished by the department.

§28-416.2 Exemptions. The following persons are exempt from the provisions of this article. Any person from whom the department may refuse to accept an application or other document pursuant to section 28-211.1 shall not be afforded this exemption.

1. The owners of the premises for which the building applications are filed including, in the case of partnerships or corporations, the general partners or the principal officers of the corporation, where the principal officers of a corporation shall include the president, vice presidents, secretary and treasurer;
2. The lessees of such premises authorized by the owner to file building applications;
3. Condominium unit owners authorized by the condominium board of managers to file building applications;
4. Cooperative shareholders authorized by the cooperative board of directors to file building applications;
5. Architects;
6. Engineers;
7. Attorneys admitted to practice in New York state;
8. Master plumbers licensed pursuant to this chapter;
9. Master fire suppression piping contractors licensed pursuant to this chapter; and
10. Master electricians licensed pursuant to subchapter one of chapter 3 of title 27 of the administrative code.

§28-416.3 Rules. The commissioner shall promulgate rules for the proper and efficient administration and enforcement of this article. Unless required by rule, a registered filing representative shall not be required to take an examination or to complete continuing education courses as a condition for renewal of the registration.

*ARTICLE 417 BOARDS

**Article §28-417 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-417.1 Master electrician and special electrician license board.** For each calendar year, the commissioner shall appoint a board to review the character and fitness of applicants for master electrician's licenses or special electrician's licenses and the approval of master electrician businesses, to advise the commissioner regarding allegations of illegal practices on the part of master electricians and special electricians or master electrician businesses, to investigate and report on all proposed suspensions or revocations of licenses and approvals of master electrician businesses and all proposed penalties, and to perform any other responsibilities as may be requested by the commissioner and as set forth in rules promulgated by the department.

**Section §28-417.1 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-417.1.1 Membership.** A member of the board who is an officer or employee of the department shall serve as chairperson and all members shall serve without compensation. The commissioner may, for good cause shown, remove any member thereof and shall fill any vacancy therein, which board shall consist of:

1. Two officers or employees of the department;
2. Two licensed master electricians actively engaged in the trade;
3. A journeyman electrician;
4. An electrical inspector in the employ of an inspection agency certified by the commissioner;
5. An electrician in the employ of a public service corporation of the city;
6. A registered architect or professional engineer having at least 5 years' experience; and
7. A real estate owner or manager.

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**Section §28-417.1.1 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-417.1.2 Investigations and recommendations.** The license board shall investigate the character and fitness of all applicants for licenses who shall have passed the required examination and shall report to the commissioner the results of such examination. It shall investigate and hear all written complaints against holders of such licenses and master electrician businesses and report to the commissioner its findings and recommendations. It shall keep minutes of its proceedings and hearings and records of its investigations and examinations of applicants for licenses and approvals of master electrician businesses. Upon the holding of any hearing, the chairperson of the board presiding at such hearing may administer oaths, and the board may issue and cause to be served subpoenas requiring the attendance of witnesses and the production of books and papers pertinent to any hearing held by it upon written complaint. Such subpoenas shall be signed by the commissioner and the fees and mileage paid to witnesses upon the service of such subpoenas shall be those prescribed in section 539 of the civil practice law and rules. The attendance of the chairperson, who shall be entitled to vote, shall be required for the transaction of business. No recommendation for the issue, modification, suspension, or revocation of a license or of a proposed penalty shall be adopted except by a majority vote of the members present.

**Section §28-417.2 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-417.2 Plumbing and fire suppression piping contractor license board.** The commissioner shall appoint annually and may remove at the commissioner's discretion each member of a plumbing and fire suppression piping contractor license board that shall have as its purpose the following:

1. To advise the commissioner regarding the character and fitness of applicants for certificates of competence and licenses who have passed the required examination.
2. To advise the commissioner regarding allegations of illegal practices on the part of licensed master plumbers, licensed master fire suppression piping contractors, master plumber businesses, or master fire suppression piping businesses.
3. To advise the commissioner regarding plumbing and fire suppression piping practices, code applications, regulations, and legislation.
4. To perform such other responsibilities as may be requested by the commissioner and as set forth in rules promulgated by the department.

**Section §28-417.2 was added by [Local Law 142 of 2025](#). This law has an effective date of February 24, 2026.*

***§28-417.2.1 Removal.** The commissioner may remove any member of the license board and shall fill any vacancy therein.

**Section §28-417.2.1 was added by [Local Law 142 of 2025](#). This law has an effective date of February 24, 2026.*

***§28-417.2.2 Membership.** Membership of the board shall consist of:

1. Two officers or employees of the department;
2. Five licensed master plumbers, three of whom shall be selected from nominees of the New York city contracting plumbing association whose members perform the largest dollar value of work within the city and one of whom shall be the holder of a class A or class B master fire suppression piping contractor license. The two remaining licensed master plumber board member positions shall be from the next largest plumbing association in the city;
3. Two licensed master fire suppression piping contractors, both of whom shall hold a class A license and shall be selected from nominees of the New York city sprinkler/fire suppression piping contractors association whose members perform the largest dollar value of work within the city;
4. A registered journeyman plumber from the organization representing the largest number of registered journeyman plumbers;
5. A registered journeyman fire suppression piping installer from the organization representing the largest number of registered journeyman fire suppression piping installers;

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6. An engineer having at least five years experience in the planning or design, and installation, of plumbing systems;
7. An architect;
8. An engineer who is a full member of the society of fire protection engineers;
9. Two officers or employees of the fire department representing the fire commissioner; and
10. A real estate owner or manager or representative thereof.

**Section §28-417.2.2 was added by [Local Law 142 of 2025](#). This law has an effective date of February 24, 2026.*

***§28-417.2.3 Organization of the board.** A member of the board who is an officer or employee of the department representing the commissioner shall serve as chairperson and all members shall serve without compensation. Alternate members shall be appointed and removed at the commissioner's discretion. All actions shall be conducted by majority vote of the members present

except as otherwise provided, and the board shall keep minutes of its proceedings and records of its investigations. Except as otherwise determined by the chairperson, the board shall meet at least once a month. The chairperson shall provide reasonable notice of scheduled meetings to all members of the board.

**Section §28-417.2.3 was added by [Local Law 142 of 2025](#). This law has an effective date of February 24, 2026.*

***§28-417.2.4 Advisory and support personnel.** The board may request the commissioner to appoint duly authorized representatives to conduct investigations and other activities incidental to the functions of the license board. Such appointees shall be non-voting members of the committee to which they are appointed, and may include personnel who are not department employees who shall serve without compensation. In addition the commissioner may designate such employees of the department as the commissioner deems necessary to the service and support of the license board.

**Section §28-417.2.4 was added by [Local Law 142 of 2025](#). This law has an effective date of February 24, 2026.*

ARTICLE 418 GENERAL CONTRACTOR REGISTRATION

§28-418.1 Requirement of registration. It shall be unlawful for a person to conduct business as a general contractor unless such person holds a general contractor registration in accordance with the provisions of this article.

§28-418.1.1 Expiration of registration. A general contractor registration shall expire on the third anniversary of such registration or such other date as determined by the commissioner by rule so as to distribute the expiration dates of the registrations evenly over the course of a year.

§28-418.2 Unlawful use of general contractor title. It shall be unlawful to use or cause to be used the title registered general contractor or any other title in a manner as to convey the impression that an individual, corporation, partnership or other business entity, or any person it employs, is a registered general contractor, unless such individual, corporation, partnership or other business entity is registered in accordance with the provisions of this article.

§28-418.3 Application requirements. An application for a general contractor registration or renewal shall be made in writing to the commissioner on a form provided by the department and shall be accompanied by following:

1. If the applicant is an individual: the applicant's full name, residence address, business address and business telephone number;
2. If the applicant is a corporation:
 - 2.1. The corporate name, address and telephone number of the applicant's principal office or place of business;
 - 2.2. The date and state of incorporation;
 - 2.3. The name, residence address and residence telephone number of all corporate officers and registered agents and any person owning an interest of ten percent or more in the corporation;
 - 2.4. Proof that the corporation is in good standing under the laws of the state of New York;

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3. If the applicant is a partnership:
 - 3.1. The name, address and telephone number of the applicant's principal office or place of business;
 - 3.2. The name, residence address and residence telephone number of all partners;
4. The registration fee;
5. A verified statement that the applicant is financially solvent;
6. The name and address of the principal location from which the applicant has engaged in the business of general contracting at any time within the last five (5) years;
7. If the applicant is not a sole proprietor, proof that the applicant is authorized to do business in the state of New York;
8. Proof of insurance as required by section 28-401.9;
9. The name and address of the officer, principal or director of the applicant who is primarily responsible for the registrant's compliance with the requirements of this code or any rule adopted thereunder;
10. Any other information that the commissioner may require.

§28-418.3.1 Financial solvency. For the purposes of this article, financial solvency shall mean that the applicant's operating capital shall exceed \$25,000.

§28-418.4 Warranties. A warranty shall be provided to the buyer of a new one-, two- or three-family structure that accords with the provisions of article 36-B of the New York state general business law, including the following:

1. One (1) year from and after the warranty date the home will be free from defects due to a failure to have been constructed in a skillful manner;
2. Two (2) years from and after the warranty date the plumbing, electrical, heating, cooling and ventilation systems of the home will be free from defects due to a failure by the builder to have installed such systems in a skillful manner; and
3. Six (6) years from and after the warranty date the home will be free from material defects, including, but not limited to, any construction that is not in compliance with the building code or the zoning resolution of the city of New York.

§28-418.4.1 Modification prohibited. Except as otherwise provided in section 777-b of article 360-B of the New York state general business law, no such warranty shall be modified or excluded in any way.

§28-418.5 Duties and responsibilities. The general contractor shall comply with sections 28-418.5.1 through 28-418.5.3.

§28-418.5.1 Subcontractor information. The general contractor shall be responsible for providing information to the department about his or her subcontractors and the particular work they perform on jobs for which the department has issued permits to the general contractor. Such information shall be provided in a format and at the times specified in the rules of the department.

§28-418.5.2 Technical reports. The general contractor shall maintain at the work site such technical reports as specified in the rules of the department and shall make such reports available to department personnel on request.

§28-418.5.3 Notice of pending disciplinary actions. The general contractor shall notify all of its suppliers of any pending suspension or revocation actions against such general contractor and shall provide an affidavit to the department stating that this notification has been made.

ARTICLE 419 SEIZURE AND FORFEITURE

***§28-419.1 General.** The vehicles and tools used in connection with unlicensed or unregistered activity at any work site shall be subject to seizure and forfeiture.

**Section §28-419.1 was amended by [Local Law 142 of 2025](#). This law has an effective date of February 24, 2026.*

§28-419.2 Definitions. For purposes of this article, the following terms shall have the following meanings.

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1. The term “owner” as applied to vehicles shall mean an owner as defined in section one hundred twenty-eight and in subdivision three of section three hundred eighty-eight of the vehicle and traffic law.
2. The term “security interest” as applied to vehicles shall mean a security interest as defined in subdivision k of section two thousand one hundred one of the vehicle and traffic law.
3. The term “unlicensed activity” shall mean the conduct of any activity at a work site without a license for which a license is required under any law, rule or regulation enforced by the commissioner of buildings, and the term “unregistered activity” shall mean the conduct of any activity at a work site without a registration for which a registration is required under any law or regulation enforced by the commissioner of buildings.

**Section §28-419.2 was amended by [Local Law 142 of 2025](#). This law has an effective date of February 24, 2026.*

§28-419.3 Seizure procedure. The following provisions shall govern seizure of vehicles and tools pursuant to this article.

§28-419.3.1 Seizure. Any police officer or authorized officer or authorized employee of the department may seize any vehicle and any tools contained therein that such police officer or authorized officer or authorized employee has reasonable cause to believe is being used in connection with unlicensed or unregistered activity, upon service on the owner or operator of the vehicle of a notice of violation for engaging in such activity. Any vehicle and tools seized pursuant to this section shall be delivered into the custody of the department or other appropriate agency.

§28-419.3.2 Written demand. The owner or operator of the vehicle and/or tools may make a written demand for a hearing for the return of the seized property. Notice of the right to a hearing shall be provided to the operator at the time of seizure of the vehicle and/or tools, and a copy of such notice shall be sent by mail to the registered and/or title owner of the vehicle, if other than the operator, and to the owner of the tools if other than the owner or operator of the vehicle and if reasonably ascertainable, within five business days of the seizure. The department shall schedule the hearing at the office of administrative trials and hearings (OATH) or its successor agency, as applicable, for a date within ten business days after receipt of the demand and shall notify the operator and the owner(s) of the opportunity to participate in the hearing and the date thereof.

§28-419.3.3 Claimant. A claimant seeking release of the vehicle and tools at the hearing may be either the person from whom the vehicle and tools were seized, if that person was in lawful possession of the vehicle and tools, or the owner if different from such person.

§28-419.3.4 Determination. The OATH judge shall issue a determination within five business days after the conclusion of the hearing.

§28-419.3.5 Return pending hearing. The department shall establish a procedure whereby an owner or operator who wishes to have the vehicle and/or tools returned pending the hearing shall post a bond in an amount determined by the department, but in no event less than an amount sufficient to cover any applicable removal and storage fees as well as fines and penalties.

§28-419.3.6 Return without hearing. The department shall establish a procedure whereby an owner or operator may request the return of the vehicle and/or tools without a hearing if such owner or operator:

1. Establishes that the vehicle and/or tools were seized in error, or
2. Immediately applies for licensure or registration pursuant to the applicable provisions of this code and pays an amount not to exceed removal and storage fees and any fines or penalties that could have been imposed under the provisions of this code.

Where the owner or operator establishes that the vehicle and/or tools were seized in error, the department shall expeditiously return such vehicle and/or tools.

§28-419.4 Abandoned property. Any vehicle and/or tools for which a written demand for return of the vehicle and/or tools or for a hearing pursuant to section 28-419.3.2 has not been made within 30 days of service of the notice of violation on the operator of the vehicle and/or tools or within 30 days of service of the notice of violation on the owner of the vehicle and/or tools if the owner is not the operator of the vehicle and/or tools shall be deemed abandoned and shall be disposed of by the department pursuant to applicable law.

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§28-419.5 Combined hearings. The department may choose to have the underlying violation adjudicated before the office of administrative trials and hearings in accordance with sections 28-419.5.1 through 28-419.5.3.

§28-419.5.1 Combined hearing and determination. Upon notice to the respondent, the department may choose to have the violation underlying the seizure returnable to and heard at OATH and may combine the hearing on the underlying violation with the hearing for the return of the seized property. At such combined hearing, the OATH judge shall make a determination as to both and may impose any penalty that could be imposed in a proceeding before the environmental control board for the underlying violation. The OATH judge shall issue a determination within five business days after the conclusion of the hearing.

§28-419.5.2 Release following finding of no violation. If the OATH judge finds that the vehicle and/or tools were not used in connection with unlicensed or unregistered activity, the department shall promptly release such vehicle and/or tools.

§28-419.5.3 Release following finding of violation. If the OATH judge finds that the vehicle and/or tools were used in connection with unlicensed or unregistered activity, the department may release such vehicle and/or tools upon payment of all applicable fines and civil penalties and all reasonable costs of removal and storage, or may commence a forfeiture action within twenty business days after the date of the judge's determination.

§28-419.6 Separate hearings. In the event that the adjudication of the violation underlying the seizure is not held at OATH, and a determination is made that the vehicle and tools were not used in connection with unlicensed or unregistered activity, the department shall promptly release such vehicle and/or tools.

§28-419.7 Forfeiture procedure. The following provisions shall govern forfeiture of vehicles and tools pursuant to this article.

§28-419.7.1 Commencement of forfeiture. A forfeiture action pursuant to this article shall be commenced by the filing of a summons with a notice or a summons and complaint in accordance with the civil practice law and rules. Such summons with notice or a summons and complaint shall be served in accordance with the civil practice law and rules on the vehicle operator, the owner of the tools, if different from the vehicle operator, and owner of the vehicle, and on all owners of the subject vehicle listed in the records maintained by the department of motor vehicles, or for vehicles not registered in the state of New York, in the records maintained by the state of registration. Except as otherwise provided in this article, a vehicle and/or tools that are the subject of such action shall remain in the custody of the department or other appropriate agency pending the final determination of the forfeiture action.

§28-419.7.2 Notice of forfeiture. Notice of the institution of the forfeiture action shall be given by certified mail to all persons holding a security interest in such vehicle or tools, if known, if such security interest in the vehicle has been filed with the department of motor vehicles pursuant to the provisions of title ten of the vehicle and traffic law, at the address set forth in the records of such department, or, for vehicles not registered in the state of New York, all persons holding a security interest in such vehicle if such security interest has been filed with the state of registration and which persons are made known by such state to the department, at the address provided by such state of registration.

§28-419.7.3 Security interest. Any person with a security interest in such vehicle or tools who receives notice of the institution of the forfeiture action who claims an interest in such vehicle or tools subject to forfeiture may assert a claim in such action for satisfaction of such person's security interest in such vehicle or tools.

§28-419.7.4 Forfeiture subject to security interest. Forfeiture shall be made subject to the interest of a person who claims an interest in the vehicle or tools, where such person establishes that:

1. The use of the vehicle or tools for the conduct that was the basis for the seizure of the vehicle and tools occurred without the knowledge of such person, or if such person had knowledge of such use, that such person did not consent to such use by doing all that could reasonably have been done to prevent such use, and that such person did not knowingly obtain such interest in the vehicle or tools in order to avoid the forfeiture of such vehicle or tools, or
2. The conduct that was the basis for such seizure was committed by any person other than such person claiming an interest in the vehicle or tools, while such property was unlawfully in the possession of a person who acquired possession thereof in violation of the criminal laws of the United States or any state.

§28-419.7.5 Disposition. The department or agency having custody of the vehicle and tools, after judicial determination of forfeiture, shall, at its discretion, either (i) retain such vehicle and tools for the official use of the city; or (ii) by public notice of at least five days, sell such forfeited vehicle and tools at public sale. The net proceeds of any such sale shall be paid into the general fund of the city.

§28-419.7.6 Amount of award. In any forfeiture action commenced pursuant to this article, where the court awards a sum of money to one or more persons in satisfaction of such person's interest in the forfeited vehicle and tools, the total amount awarded to satisfy such interest or interests shall not exceed the amount of the net proceeds of the sale of the forfeited vehicle and tools after deduction of the lawful expenses incurred by the city, including reasonable costs of removal and storage of the vehicle and tools between the time of seizure and the date of sale.

ARTICLE 420 REQUIREMENT OF SAFETY REGISTRATION NUMBER

§28-420.1 Requirement of application for safety registration number. No safety registration recipient shall conduct business for the purposes that would qualify the person as a safety registration recipient unless such person has received the required safety registration number from the department.

§28-420.2 Application requirements. An application for a safety registration number shall be made in writing to the commissioner on a form provided by the department and shall be accompanied by the following:

1. If the applicant is an individual: the applicant's full name, residence address, business address, and business telephone number, and an electronic mail address for the receipt of notifications;
2. If the applicant is a corporation:
 - 2.1. The corporate name, address, telephone number and electronic mail address of the applicant's principal office or place of business for the receipt of notifications;
 - 2.2. The date and state of incorporation;
 - 2.3. Proof that the corporation is in good standing under the laws of the state of New York;
3. If the applicant is a partnership:
 - 3.1. The name, address, telephone number and electronic mail address of the applicant's principal office or place of business for the receipt of notifications;
 - 3.2. The name and telephone number of all partners;
4. The name, telephone number and electronic mail address of all corporate officers and registered agents and any person owning or controlling an interest of ten percent or more in the applicant's business;
5. The name, address and telephone number of any entity in which the applicant is an employee, participates in the management of, or in which the applicant has a controlling interest and which files for permits with the department;
6. The name and address of the principal location from which the applicant has engaged in the business that would qualify it as a safety registration recipient at any time within the last five (5) years;
7. If the applicant is not a sole proprietor, proof that the applicant is authorized to do business in the state of New York;
8. Proof of insurance as required by Title 28 of this code and the rules of the department;
9. The name, address and electronic mail address of the officer, principal or director of the applicant who is designated to receive official notices from the department;
10. The name, address and telephone number and electronic mail address of the officer(s), principal(s) or director(s) of the applicant who should be contacted in the event of an emergency; and
11. The commissioner shall waive the requirements of items one through seven of section 28-420.2 for any applicant who has submitted a Vendex questionnaire to the mayor's office of contract services within the previous three (3) years provided that the questionnaire contains the information required by this article and who

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provides a copy of the Vendex questionnaire to the department with such proof of submission as the department may require.

§28-420.3 Duties and responsibilities. The recipient of a safety registration number shall comply with the following requirements:

1. Subcontractor information. The recipient of a safety registration number shall maintain at each work site the names, business addresses and contact information of the superintendent(s) of the subcontractors who hold subcontracts with the prime contractor, as well as the particular work they perform, and shall make such information available to department personnel upon request;
2. Special inspection reports. The recipient of a safety registration number shall maintain at the work site such special inspection reports as specified in the building code and shall make such reports available to department personnel on request.

§28-420.4 Submission of plan to reduce rate of immediately hazardous violations. The commissioner may require any safety registration recipient to provide the department with a plan to improve its rate of immediately hazardous violations. The plan must be approved by the department and may include such measures as employment of a safety compliance officer to ensure compliance with the approved plan.

§28-420.5 Submission of a report to the city council. Within six months of the date by which all safety registration recipients shall have been required by section 28-420.1 to have a safety registration number, the commissioner shall, after consultation with representatives of affected industries, including but not limited to representatives and employers of building and construction industry labor organizations and real estate owners, submit to the mayor and the city council recommendations for the establishment of objective criteria on which the commissioner may base a determination to commence a proceeding to suspend, revoke, or refuse to renew a safety registration number as well as the data used in the analysis and formulation of such recommendations. Within three months of the submission, the council shall review and may amend this provision to incorporate standards for the revocation and non-renewal of a safety registration number.

§28-420.6 Expiration of safety registration number. A safety registration number shall expire on the third anniversary that such safety registration number was issued or such other date as determined by the commissioner by rule so as to evenly distribute the expiration dates of the safety registration numbers.

§28-420.7 Unlawful use of safety registration number. It shall be unlawful to represent or cause to be represented that a person who would qualify as a safety registration recipient has been issued a safety registration number by the department or to otherwise convey the impression that an individual, corporation, partnership or other business entity, or any person it employs, conducts business for the purposes that would qualify it as a safety registration recipient that has been issued a safety registration number, unless such individual, corporation, partnership or other business entity has received a safety registration number from the department in accordance with the provisions of this article.

ARTICLE 421 ELEVATOR AGENCY DIRECTOR LICENSE

††† **§28-421.1 Elevator agency director license required.** It shall be unlawful to perform elevator work as defined by this chapter or perform and/or witness inspections and tests or enter into contracts pursuant to article 304 of chapter 3 of this code unless licensed pursuant to this article. Each elevator agency shall designate one director in responsible charge who shall be licensed pursuant to this article. The designated director in responsible charge shall be in the direct employ of the agency and shall supervise all the operations of the agency. All elevator work shall be performed by individuals who are under the direct and continuing supervision of the elevator agency director as defined in section 28-401.3 of this code. All elevator work performed by such agency pursuant to article 304 of chapter 3 of this code shall be performed by or under the direct and continuing supervision of the designated director in responsible charge.

§28-421.1.1 Additional directors. In addition to the designated director in responsible charge, the agency may have other individuals in its employ who may be issued elevator agency director licenses pursuant to this article.

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§28-421.2 Qualifications. All applicants for an elevator agency director license shall submit satisfactory proof establishing that the applicant has satisfactorily completed, within two (2) years prior to the date of application, a course that is at least thirty (30) hours in length and approved by the United States department of labor and the occupational safety and health administration in general industry training; and also satisfies one of the following:

1. Has at least ten (10) years of practical experience in the supervision of the assembly, installation, maintenance, repair, design or inspection of elevators within the fifteen (15) years prior to application; or
2. Is an engineer or architect and has at least five (5) years of experience in the supervision of the assembly, installation, maintenance, repair, review and approval of design documents or inspection of elevators within the seven (7) years prior to application.

§28-421.3 Restriction. Each elevator agency director shall supervise and perform elevator work or inspections and tests pursuant to article 304 of chapter 3 of this code for only one (1) elevator agency, and shall not inspect and/or test elevators or perform elevator work on related devices as an inspector, director or elevator agency helper for any other elevator agency.

††† **§28-421.4 Place of business.** Every licensed elevator agency shall have a place of business within the city in conformance with department rules and regulations. A licensed elevator inspection agency director shall be allowed to associate his or her license with only one other elevator inspection agency. Such businesses shall be located at the same place of business.

ARTICLE 422 ELEVATOR AGENCY INSPECTOR LICENSE

§28-422.1 Elevator agency inspector license required. It shall be unlawful to witness and/or perform inspections and tests on behalf of an elevator agency pursuant to article 304 of chapter 3 of this code unless licensed pursuant to this article. Licensed inspectors shall perform such work under the direct and continuing supervision of a designated director in responsible charge licensed pursuant to article 421 of this chapter.

§28-422.2 Qualifications. All applicants for an elevator agency inspector license shall submit satisfactory proof establishing that the applicant has satisfactorily completed, within two (2) years prior to the date of application, a course that is at least ten (10) hours in length and approved by the United States department of labor and the occupational safety and health administration in general industry standards; and also satisfies the following:

1. Has at least seven (7) years of practical experience in the inspection of elevators, or as an elevator mechanic within the ten (10) years prior to application.

§28-422.3 Restriction. Each elevator agency shall perform work pursuant to article 304 of chapter 3 of this code for only one elevator agency, and shall not witness and/or perform inspections and/or test elevators or related devices as an inspector, technician or director for any other elevator agency.

ARTICLE 423 QUALIFICATION FOR GAS WORK

††† **§28-423.1 Qualification required.** For the purposes of this article, “gas work” means work covered by section 101.2 of the New York city fuel gas code, where such work is required by this code to be performed under the direct and continuing supervision of a licensed master plumber, provided that the term “gas work” shall not include periodic inspections required pursuant to article 318 of chapter 3 of title 28 of the administrative code. It shall be unlawful to perform gas work unless such work is performed by:

1. A licensed master plumber; or
2. A person working under the direct and continuing supervision of a licensed master plumber if such person:
 - 2.1. Holds a full gas work qualification pursuant to this article; or
 - 2.2. Holds a limited gas work qualification pursuant to this article and is performing such work under the direct supervision of (i) a person who holds a full gas work qualification pursuant to this article or (ii) a licensed master plumber.

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Exception: The provisions of this article shall not apply to gas work performed, serviced and maintained by utility corporations and subject to the jurisdiction of the New York state public service commission.

‡‡‡ **§28-423.2 Applications for full gas work qualification.** The commissioner shall issue a full gas work qualification to a person who submits satisfactory proof establishing that such person:

1. Has demonstrated an understanding of and proficiency and competency with gas work, including (i) a working familiarity with the fuel gas code and the ability to apply the requirements of such code correctly, (ii) the application of skills relating to gas work on the job site, (iii) a working knowledge of the tools for gas work and the ability to utilize such tools properly and (iv) an ability to draft simple diagrams and interpret from drawings for the purpose of performing gas work, by satisfying a requirement that the commissioner shall establish by rule; and
2. Satisfies one or more of the following:
 - 2.1. Such person is a registered journeyman plumber pursuant to article 409 of this chapter and has possessed a limited gas work qualification for a minimum of one (1) year prior to applying for a full gas work qualification;
 - 2.2. Such person successfully completed an apprenticeship in plumbing through a program approved by the New York state department of labor and has at least one (1) year of full-time experience performing or supervising plumbing work under the direct and continuing supervision of a licensed master plumber and has possessed a limited gas work qualification for a minimum of one (1) year prior to applying for a full gas work qualification; or
 - 2.3. Such person has at least five (5) years of full-time experience performing or supervising plumbing work under the direct and continuing supervision of a licensed master plumber, provided that at least one (1) year of such experience occurred in the city of New York under the direct and continuing supervision of a licensed master plumber and such person has possessed a limited gas work qualification for a minimum of one (1) year prior to applying for a full gas work qualification.

‡‡‡ **§28-423.2.1 Concurrent applications.** The commissioner shall establish a procedure for concurrently applying for a journeyman plumber registration pursuant to article 409 of this chapter and a full gas work qualification pursuant to this section. No application fee shall be charged to an applicant for a full gas work qualification if such applicant (i) is, at the time such application is filed, a registered journeyman plumber pursuant to such article or (ii) is applying concurrently for a journeyman plumber registration pursuant to such article and a full gas work qualification.

‡‡‡ **§28-423.3 Applications for limited gas work qualification.** The commissioner shall issue a limited gas work qualification to a person who submits satisfactory proof establishing that such person:

1. Has at least six months of full-time experience performing plumbing work under the direct and continuing supervision of a licensed master plumber; and
2. Satisfies one or more of the following:
 - 2.1. Such person has successfully completed a training program that (i) relates to gas work, (ii) is at least sixteen (16) hours and (iii) is approved by the commissioner;
 - 2.2. Such person is an apprentice in plumbing registered in an apprenticeship program approved by the New York state department of labor; or
 - 2.3. Such person satisfies such other requirement for demonstrating competence with gas work as the commissioner may establish by rule.

‡‡‡ **§28-423.4 Expiration.** The full gas work qualification shall have no expiration and need not be renewed or reissued. The limited gas work qualification shall expire five (5) years after issuance and may not be renewed or reissued.

ARTICLE 424 LIFT DIRECTOR REGISTRATION

§28-424.1 Lift director required. It shall be unlawful for a crane or derrick that requires or possesses a certificate of on-site inspection, or which, in accordance with rules promulgated by the commissioner, is subject to supervision by a licensed master rigger in lieu of a certificate of on-site inspection, to perform any of the following tasks unless a lift director is present at the site during all times when:

1. The crane or derrick is picking a load;
2. The crane is traveling at the site, including but not limited to being moved onto or off of cribbing or up or down a ramp;
3. The crane or derrick is being placed into a parked condition or otherwise being taken out of service;
4. The crane's or derrick's boom/jib is being laid down or jackknifed;
5. The crane's or derrick's boom/jib is being raised from a laid down or jackknifed position; or
6. Other special protective measures for wind are being installed or removed.

Exceptions: The requirement for a lift director does not apply to:

1. The assembly or disassembly of a crane or derrick, nor to the use of an assist crane or derrick during assembly/disassembly, provided an assembly/disassembly director is supervising the assembly/disassembly operation in accordance with rules promulgated by the commissioner.
2. Dedicated pile drivers.

§28-424.2 Registration required. Beginning January 1, 2025, it shall be unlawful for any person to act as a lift director or to perform the duties of a lift director unless such person is registered as a lift director pursuant to this article, or is licensed as a master rigger pursuant to article 404 of this chapter, or is a master rigging foreman designated in accordance with rules promulgated by the commissioner and acting as a lift director under the direct and continuing supervision of the licensed master rigger.

§28-424.3 Qualifications. Applicants for a lift director registration shall submit satisfactory proof establishing that the applicant:

1. Has successfully completed a department-approved training course for lift directing that is at least 32 hours in length. Such lift directing training course shall cover topics relating to mobile cranes, tower cranes, and derricks, including but not limited to roles and responsibilities of site personnel, operational planning, weather warnings, conducting on-site meetings, and log and reporting requirements. Successful completion of a lift directing training course shall be based upon passage of a written exam, and evidenced by the issuance of a certificate card that is in accordance with the provisions of item 2.5 of section 3316.9.2 of the New York city building code; and
2. Meets one of the following:
 - 2.1. Possesses a valid certification as a lift director. The certification must be acceptable to the commissioner and be issued by a lift director certification program that is accredited by the National Commission for Certifying Agencies (NCCA) or the American National Standards Institute (ANSI);
 - 2.2. Has at least two (2) years' experience, within the three (3) years prior to application, supervising rigging operations in New York city in accordance with section 3316.9.1 of the New York city building code;
 - 2.3. Has been licensed as a New York city class A, class B, or class C hoisting machine operator for at least three (3) years prior to application; or
 - 2.4. Such applicant has at least one (1) year of experience as a lift director in New York city in accordance with rules promulgated by the commissioner, prior to the date that registration as a lift director is required pursuant to section 28-424.2.

ARTICLE 425 ELEVATOR AGENCY TECHNICIAN LICENSE

§28-425.1 Elevator agency technician license required. It shall be unlawful to perform elevator work as defined in this chapter, unless that work is performed by or under the direction of an elevator agency technician and under the supervision of a designated director of an elevator agency licensed pursuant to article 421 of this chapter.

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§28-425.2 Restricted elevator agency technician license. A restricted class of lift mechanic license shall be known as “accessibility technician.” Such class of license shall be restricted to performing work involving platform lifts including those installed in private residences which are covered by the provisions of ASME A18.1. An applicant for such restricted license shall have at least (3) three years of verified work experience in constructing, maintaining and repairing those lifts covered by ASME A18.1 and shall provide to the commissioner a certificate of completion of an accessibility training program for lifts under the scope of A18.1 such as the certified accessibility training provided by the national association of elevator contractors, or an equivalent program as determined by the department.

§28-425.3 Qualifications. An applicant for an elevator agency technician license or a restricted elevator agency technician license must possess a valid elevator mechanic’s license issued by the New York state department of labor in accordance with the provisions of article 33 of the New York state labor law. Such state license must remain valid during the term of the city license. The agency may, by rule, establish qualifications for elevator agency technicians, including, but not limited to, acceptable proof that an applicant has worked on elevator construction, maintenance or repair with direct and continuing supervision in this state for a specified period of time prior to the effective date of this article; provided, however, that the provisions of this section and any rules adopted pursuant thereto shall not be inconsistent with the requirements for elevator mechanics contained in article 33 of the New York state labor law and nothing herein shall prevent the enactment by local law, ordinance, or rule of additional requirements.

§28-425.4 Exemptions. No elevator agency technician license shall be required for the outfitting, removal, refinishing, or replacement of interior finishes, including wall panels, drop ceilings, handrails and flooring, removal or replacement of interior lighting, recladding of doors, transoms and front return panels, finishing or ornamental work on car operating panels.

§28-425.5 Term of license. The term of an elevator agency technician license and a restricted elevator agency technician license shall be two (2) years.

ARTICLE 426 ELEVATOR AGENCY HELPER

§28-426.1 Qualifications. The agency may, by rule, establish qualifications for elevator agency helpers.

ARTICLE 427 PERMITS

§28-427.1 Applications and permits. All applications/permits issued to elevator contractors shall appear on the department of buildings website within forty-eight (48) hours of issuance. The information required to be published must include, at a minimum, the date of issuance, the work covered by the permit, the elevator contractor or contractors involved and location and type of work to be performed. The department shall maintain and publish a registry of all licensed elevator agency helpers, technicians, and inspectors, which shall list and identify, all licensed elevator agency helpers, technicians, and inspectors, doing business in the city of New York. The department shall make the registry available on its website.

§28-427.2 Licensing and permitting exemptions. Whenever an emergency exists in this state due to a disaster or act of god, which imperils the health, safety or welfare of an individual or individuals and placing such individual or individuals in imminent danger of injury or death and the number of persons in the state holding licenses granted by the New York state elevator safety and standards advisory board established by section 956 of article 33 of the New York state labor law is insufficient to cope with such emergency, any person certified by a licensed elevator contractor to have an acceptable combination of documented experience and education to perform elevator work without direct and immediate supervision shall seek an emergency elevator mechanic’s license from the commissioner within five (5) business days after commencing work requiring a license. The commissioner shall issue emergency elevator mechanic’s licenses to address the emergency that exists. The licensed elevator contractor shall furnish proof of competency as the commissioner may require. Each such license shall recite that it is valid for a period of fifteen (15) days from the date thereof and for such particular elevators or geographical areas as the commissioner may designate to address the emergency and otherwise shall entitle the licensee to the rights and privileges of an elevator mechanic’s license issued in this article. The commissioner shall renew an emergency elevator mechanic’s license

during the existence of an emergency as needed. No fee shall be charged for any emergency elevator mechanic's license or renewal thereof.

§28-427.3 License renewal. The renewal of all licenses granted under the provisions of this section shall be conditioned upon the submission of a certificate of completion of a course designed to ensure the continuing education of licensees on new and existing national, state, and local conveyances codes and standards and on technology and technical education and workplace safety. Such course shall consist of not less than eight (8) hours annually and shall be completed preceding any such license renewal. The commissioner shall establish requirements for continuing education and training programs, and shall approve such programs, as well as maintain a list of approved programs, which shall be made available to license applicants, permit applicants, renewal applicants and other interested parties upon request. The commissioner shall promulgate rules and regulations setting forth the criteria for approval of such programs, the procedures to be followed in applying for such approval, and other rules and regulations as the commissioner deems necessary and proper to effectuate the purposes of this section. The renewal of all licenses granted under the provisions of this section shall be conditioned upon the submission of a certificate of completion of a course designed to ensure the continuing education of licensees on new and existing regulations of the department. Such course shall consist of not less than eight (8) hours of instruction that shall be attended and completed annually prior to any such license renewal. The courses shall be taught through continuing education providers that may include, but shall not be limited to, association seminars, and labor training programs or programs that deliver an approved apprenticeship and are registered with the department or the New York state apprenticeship training council. The commissioner shall approve the continuing education providers.

§28-427.4 Renewal fees. The commissioner shall assess a fee for each training program completion certificate and for each refresher training program completion certificate, provided, however, that in no event shall the cost of such certificates be assessed by the sponsor of such training program against the participants.

§28-427.5 Recordkeeping. All instructors shall be exempt from the requirements of the preceding section with regard to their application for license renewal provided that such applicant was qualified as an instructor at any time during the one (1) year immediately preceding the scheduled date for such renewal. Approved training providers shall keep uniform records, for a period of six (6) years, of attendance of licensees following a format approved by the commissioner and such records shall be available for inspection by the commissioner at his or her request. Approved training providers shall be responsible for the security of all attendance records and certificates of completion; provided, however, that falsifying or knowingly allowing another to falsify such attendance records or certificates of completion shall constitute grounds for suspension or revocation of the approval required under this section.

ARTICLE 428 CONSTRUCTION SUPERINTENDENT LICENSE

§28-428.1 License required. It shall be unlawful to perform the duties and responsibilities of a construction superintendent, as specified in chapter 33 of the New York city building code, unless such work is performed by a person licensed as a construction superintendent under the provisions of this article and department rules.

§28-428.2 Qualifications. All applicants for a construction superintendent license shall submit satisfactory proof establishing that the applicant:

1. Has, within one (1) year prior to application, satisfactorily completed a course that is at least forty-hours (40) in length and approved by the department in construction and demolition site safety;
2. Possesses a valid Site Safety Training (SST) Supervisor Card; and
3. Either:
 - 3.1. Has at least three (3) years of experience, within the five (5) years prior to application, serving as a full-time project supervisor with on-site responsibility over the construction or demolition of buildings in the city of New York;
 - 3.2. Has at least five (5) years of experience, within the eight (8) years prior to application, serving as a full-time project supervisor with on-site responsibility over the construction or demolition of buildings in the United States; or
 - 3.3. Has equivalent experience, as specified in rules promulgated by the commissioner.

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§28-428.3 Previous registrants. Individuals who, as of the effective date of this section, held a valid registration as a construction superintendent in accordance with rules promulgated by the commissioner shall be deemed to hold a license as a construction superintendent.

§28-428.4 Fitness to perform work. As a condition of license renewal, a licensed construction superintendent shall provide evidence satisfactory to the department that such licensee is fit to perform the work.

***ARTICLE 429 MASTER ELECTRICIAN LICENSE**

**Article §28-429 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.1 Master electrician license required.** It shall be unlawful for any person:

1. To perform electrical work unless such person is a licensed master electrician or working under the direct and continuing supervision of a licensed master electrician.

Exceptions:

1. Low voltage electrical work may be performed by qualified persons, as defined in the New York city electrical code.
2. Electrical work may be performed by persons licensed as special electricians or persons working under the direct and continuing supervision of such licensed special electricians pursuant to article 430 of this chapter.
2. To falsely represent that they are authorized to perform electrical work under a master electrician's or special electrician's license or use in any advertising the words "master electrician" or the words "licensed electrician" or the words "electrical contractor" or any words of similar meaning or import on any sign, card, or letterhead or in any other manner, unless such person is so authorized pursuant to this chapter and the rules of the department.

**Section §28-429.1 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.2 Seal.** The holder of a master electrician's license shall be issued a seal, of a design and form authorized by the commissioner, bearing the holder's full name, license number, and the legend "licensed master electrician." All documents that are required to be filed with any department or agency of the city of New York shall bear the stamp of the seal as well as the signature of the licensee. The licensed master electrician performing the work and services shall personally sign and seal all applications and other documents required to be filed pursuant to this code. For applications and other documents submitted electronically, the digital signature and imprint of the seal may be submitted in a manner authorized by the commissioner.

**Section §28-429.2 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.3 Additional qualifications.** Applicants for a master electrician license shall have the following additional qualifications:

**Section §28-429.3 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.3.1 Experience.** All applicants for a master electrician's license shall submit satisfactory proof establishing that the applicant:

1. Has at least 7 years of experience within the 10 years prior to application working with their tools on the installation, alteration, and repair of wiring and appliances for light, heat, and power in or on buildings or comparable facilities under the direct and continuing supervision of a licensed master or special electrician in the United States, at least 2 of such years must have been obtained in New York city;
2. Has received a bachelor's degree in electrical engineering or appropriate engineering technology from an accredited college or university, and has at least 3 years of experience within the 5 years prior to application working with their tools on the installation, alteration, and repair of wiring and appliances for electric light, heat, and power in or on buildings or comparable facilities under the direct and continuing supervision of a licensed master or special electrician in the United States, at least 2 of such years must have been obtained in New York city;

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3. Has completed an apprenticeship program registered with the New York state department of labor, specializing in electrical wiring, installation, and design or applied electricity and who has at least 5 years within the 10 years prior to application of experience working with their tools on the installation, alteration, and repair of wiring and appliances for electric light, heat, and power in or on buildings or comparable facilities under the direct and continuing supervision of a licensed master or special electrician in the United States, at least 2 of such years must have been obtained in New York city; or,

4. Has experience as an employee of a government agency, private inspection agency, or other entity, acceptable to the commissioner, whose duties primarily involve the inspection of electrical work for compliance with the New York city electrical code or other laws relating to the installation, alteration, or repair of electrical systems that shall be credited for 50 percent of the number of years that they have been satisfactorily employed in such duties within the 10 year period prior to application, which, however, in no event shall exceed 2.5 years credit of satisfactory experience. The balance of the required 7 years must have been obtained by working with their tools on the installation, alteration, and repair of wiring and appliances for electric light, heat, and power in or on buildings or comparable facilities under the direct and continuing supervision of a licensed master or special electrician in the United States, with at least 2 of such years of experience obtained in New York city, except that the above requirement that an applicant's work experience must have been within the 10 year period prior to application shall not apply to such balance of the required 7 years of experience.

**Section §28-429.3.1 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.4 Requirement for obtaining a license and seal.** An applicant who has satisfied all requirements for a master electrician's license shall obtain a license and seal issued upon establishing a master electrician business conforming to the requirements of this article and rules promulgated by the department.

**Section §28-429.4 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.5 Issuance.** A master electrician license and seal shall be issued only to an individual. A master electrician's license and a special electrician's license and seal shall not be held by any person at the same time. The holder of a master electrician's license, upon entering employment as a special electrician, shall deactivate their master electrician's license and seal and change over to a special electrician's license and seal to cover the building, buildings or parts thereof, for which they will be employed.

**Section §28-429.5 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.5.1 Surrender of license and seal.** Upon the death or the retirement of a licensed master electrician, or upon the surrender, revocation, or suspension of their license, their license and seal shall immediately be surrendered to the commissioner. A corporation or partnership must notify the department of the death of a responsible representative within 30 days after such death. Nothing contained herein shall be construed to prevent the legal representative of a deceased licensee, with the consent of the commissioner, from retaining such seal for the purpose of completing all unfinished work of the deceased licensee for which plans have been approved and a permit issued, provided such work is performed by or under the direct and continuing supervision of a licensed master electrician and is completed within 1 year from the date of the death of the original licensee.

**Section §28-429.5.1 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.6 Use.** Nothing contained herein shall be construed to prohibit the use of a master electrician license by the holder thereof for or on behalf of a partnership, corporation, or other business association provided that such partnership, corporation, or other business is a master electrician business registered with the department pursuant to section 28-429.7. Where the department has issued a violation notice for work performed by an unlicensed person or work performed without the required permit and where such work is otherwise in compliance with the New York city electrical code, a responsible representative may file an application for a permit or take any other actions with respect to such work directed by the department to address the violation.

**Section §28-429.6 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.7 Master electrician business.** Every applicant shall be required to submit such documentation as is required to establish a place of business within the city of New York. The applicant shall indicate the name and license number of the master electrician who shall serve as the responsible representative of such business, and, if the business

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is a partnership or corporation, the names of all other master electricians associated with such business. The following requirements shall apply to a master electrician business:

1. A licensed master electrician business shall be a sole proprietorship, partnership, or corporation. A master electrician business shall be principally engaged in the business of performing electrical work in or on buildings, premises, or lots in the city under a license issued to a master electrician. If the business is a partnership or corporation, the name of the responsible representative and the names of all other master electricians associated with such business must be disclosed to the department.
2. The commissioner shall issue a firm number to every master electrician business. The authorization number shall be included on all applications for permits and any other documents required to be filed with the department.
3. No individual, corporation, partnership, or other business association shall conduct an electrical contracting business in the city of New York, or employ the name “electric” or “electrical” in its business name unless such business is a master electrician business registered with the department.
4. The approval of a master electrician business is valid so as long as the responsible representative actively participates in the actual operation of the business and remains an officer of such corporation, a partner of such partnership, or the proprietor of such sole proprietorship unless the department approves a change in the responsible representative.

**Section §28-429.7 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.7.1 Responsible representative.** A master electrician shall serve as the responsible representative of a master electrician business. A partnership or corporation shall designate only 1 master electrician who is a partner of such partnership or an officer of such corporation to be the responsible representative of such partnership or corporation. Under no circumstances shall any 1 licensee represent more than 1 business at any 1 time. The master electrician proprietor of a sole proprietorship shall be the responsible representative of such sole proprietorship. The responsible representative shall file for, supervise, direct, and be fully responsible for the work performed by the master electrician business.

Exception: Where work is done under a permit issued pursuant to an application bearing the signature and seal of a licensed master electrician registered at the same business who is not the responsible representative, both such licensed master electrician and the responsible representative of such business shall be jointly and severally responsible for the manner in which the work is done.

**Section §28-429.7.1 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.7.2 Identification.** All business vehicles, advertising, websites, and stationery used in connection with a master electrician business shall display prominently the full name of the licensee, the words “N.Y.C. licensed electrician,” the licensee’s number, and the licensee’s business address. If the business is conducted under a trade name, or by a partnership or corporation, the trade name, partnership, or corporate name shall be listed immediately above the full name or names of the licensed master electrician or licensed master electricians registered at such business.

**Section §28-429.7.2 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.7.3 Place of business.** At such place of business, there shall at all times be prominently displayed a permanent sign stating the name of such license holder, the license number of such licensee, and the words “licensed electrician” or “licensed electrical contractor” on a plate glass window and the name of the master electrician business if different than the name of the license holder; or an outside sign of permanent construction fastened and readily visible to pedestrians; or if such place of business be an office, commercial, or industrial building, the names shall be indicated on the entrance door of the particular portion of the premises or on a bulletin board on the main floor. The office or other place where the master electrician business is to be conducted may be shared by 1 or more master electrician businesses. However, each business whether in the form of a sole proprietorship, partnership, or corporation, shall distinguish its identity from any other business sharing the same office space. Such distinctions shall be maintained in a manner satisfactory to the department.

**Section §28-429.7.3 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

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§28-429.7.4 Withdrawal of license. The revocation, suspension, license deactivation, surrender, death, retirement, or non-renewal of the master electrician's license of the responsible representative of a master electrician business automatically revokes its approval to do business and cancels any delegation of authority given by such responsible representative to another master electrician associated with such business pending the approval by the department of a new responsible representative, except as provided in section 28-429.5.1.

**Section §28-429.7.4 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.8 Change of license type.** An application for a change of license from master electrician to special electrician shall involve the issuance of a new license and seal with or without examinations as the commissioner may direct.

**Section §28-429.8 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.9 Joint venture.** Nothing in this chapter shall be construed to prevent 2 or more master electrician businesses from entering into a joint venture of limited duration for a particular project in accordance with the rules of the department. An application for a permit involving a joint venture shall so indicate on the application and shall identify all of the master electrician businesses that are parties to such joint venture by name and authorization number and the names and license numbers of the responsible representatives of such businesses. The application shall be signed by the responsible representative of 1 of the parties to the joint venture on behalf of all such parties and all of such parties shall be jointly and severally liable for any fees due with respect to electrical work performed by such joint venture and for violations of applicable laws, rules, and regulations of the department arising out of such work.

**Section §28-429.9 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-429.10 Fitness to perform work.** As a condition of license renewal, a licensed master electrician shall provide evidence satisfactory to the department that such licensee is fit to perform the work.

**Section §28-429.10 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***ARTICLE 430 SPECIAL ELECTRICIAN LICENSE**

**Article §28-430 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-430.1 Special electrician license required.** It shall be unlawful for any person:

1. To perform electrical work unless such person is a licensed special electrician or working under the direct and continuing supervision of a licensed special electrician.

Exceptions:

1. Low voltage electrical work may be performed by qualified persons, as defined in the New York city electrical code.
2. Electrical work may be performed by persons licensed as master electricians or persons working under the direct and continuing supervision of such licensed master electricians pursuant to article 429 of this chapter.
2. To use the title licensed special electrician, special electrician, or any other title in such manner as to convey the impression that such person is a licensed special electrician, unless such person is licensed as such in accordance with the provisions of this article.

**Section §28-430.1 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-430.2 Seal.** The holder of a special electrician's license shall be issued a seal, of a design and form authorized by the commissioner, bearing the holder's full name, license number, and the legend "licensed special electrician." All documents that are required to be filed with any department or agency of the city of New York shall bear the stamp of the seal as well as the signature of the licensee. The licensed special electrician performing the work and services shall personally sign and seal all applications and other documents required to be filed pursuant to the code. For applications and other documents submitted electronically, the digital signature and imprint of the seal may be submitted in a manner authorized by the commissioner.

**Section §28-430.2 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

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***§28-430.3 Additional qualifications.** Applicants for a special electrician license shall have the following additional qualifications:

**Section §28-430.3 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-430.3.1 Experience.** All applicants for a special electrician license shall submit satisfactory proof establishing that the applicant:

1. Has at least 7 years of experience within the 10 years prior to application working with their tools on the installation, alteration, and repair of wiring and appliances for light, heat, and power in or on buildings or comparable facilities under the direct and continuing supervision of a licensed master or special electrician in the United States, at least 2 of such years must have been obtained in New York city;
2. Has received a bachelor's degree in electrical engineering or appropriate engineering technology from an accredited college or university, and has at least 3 years of experience within the 5 years prior to application working with their tools on the installation, alteration, and repair of wiring and appliances for electric light, heat, and power in or on buildings or comparable facilities under the direct and continuing supervision of a licensed master or special electrician in the United States, at least 2 of such years must have been obtained in New York city;
3. Has completed an apprenticeship program registered with the New York state department of labor, specializing in electrical wiring, installation and design or applied electricity and who has at least 5 years within the 10 years prior to application of experience working with their tools on the installation, alteration, and repair of wiring and appliances for electric light, heat, and power in or on buildings or comparable facilities under the direct and continuing supervision of a licensed master or special electrician in the United States, at least 2 of such years must have been obtained in New York city; or,
4. Has experience as an employee of a government agency, private inspection agency or other entity, acceptable to the commissioner, whose duties primarily involve the inspection of electrical work for compliance with the New York city electrical code or other laws relating to the installation, alteration, or repair of electrical systems that shall be credited for 50 percent of the number of years that they have been satisfactorily employed in such duties within the 10 year period prior to application, which, however, in no event, shall exceed 3 years credit of satisfactory experience. The balance of the required 7 years must have been obtained by working with their tools on the installation, alteration, and repair of wiring and appliances for electric light, heat, and power in or on buildings or comparable facilities under the direct and continuing supervision of a licensed master or special electrician in the United States, with at least 2 of such years of experience obtained in New York city, except that the above requirement that an applicant's work experience must have been within the 10 year period prior to application shall not apply to such balance of the required 7 years' experience.

**Section §28-430.3.1 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-430.4 Requirement for obtaining a license and seal.** An applicant who has satisfied all requirements for a special electrician's license shall obtain a license and seal.

**Section §28-430.4 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-430.5 Issuance.** A special electrician license and seal shall be issued only to an individual. Their license shall plainly indicate the address or addresses of the building, buildings, or parts thereof for which such license is issued. A master electrician's license and a special electrician's license and seal shall not be held by any person at the same time. The holder of a master electrician's license, upon entering employment as a special electrician, shall deactivate their master electrician's license and seal and change over to a special electrician's license and seal to cover the building, buildings, or parts thereof, for which they will be employed.

**Section §28-430.5 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-430.5.1 Surrender of license and seal.** Upon the death or the retirement of a licensed special electrician, or upon the surrender, revocation, or suspension of their license, such license and seal shall immediately be surrendered to the commissioner.

**Section §28-430.5.1 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

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***§28-430.6 Waiver of examinations.** Where the application is on behalf of a city agency, the commissioner may waive the examination requirement if the applicant has sufficient experience qualifications of a type and duration comparable to those set forth in section 28-430.3 of this section as determined by the commissioner.

**Section §28-430.6 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-430.7 Use.** A special electrician shall be principally engaged in the business of performing electrical work in or on buildings, premises, or lots so authorized under the license. A special electrician licensee shall determine the method of doing the work in or on such buildings and shall have sole responsibility for supervising and directing the employees of such owner, lessee or manager who perform such work. A special electrician shall not supervise the work of individuals who are not employees of the owner, lessee, or manager of the buildings on which the special electrician is authorized by such electrician's license to perform electrical work.

The commissioner may issue more than 1 special license for a building or buildings if, in the commissioner's judgment, the commissioner deems it necessary for the proper operation and maintenance of the electric wiring and equipment of the building or buildings involved.

**Section §28-430.7 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-430.7.1 Restriction.** A special electrician's license shall not authorize the holder to engage in or carry on the business of performing electrical work as an independent contractor.

**Section §28-430.7.1 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-430.8 Place of business.** A special electrician shall at all times have a place of business at a specified address in the city at which the licensee may be contacted by the department by mail, telephone, or other modes of communication.

**Section §28-430.8 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-430.9 Change of license type.** Subject to approval by the commissioner, an application for a change of license from special to master electrician where it is determined that the special electrician meets the qualifications of a master electrician pursuant to the applicable provisions of this chapter and the rules of the department.

**Section §28-430.9 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*

***§28-430.10 Fitness to perform work.** As a condition of license renewal, a licensed special electrician shall provide evidence satisfactory to the department that such licensee is fit to perform the work.

**Section §28-430.10 was added by [Local Law 128 of 2024](#). This law has an effective date of December 21, 2025.*