

DOB NOW: *Build*

Sidewalk Sheds

Winter 2026 Release

Updated December 2025

BEST PRACTICES FOR THE VIRTUAL CLASSROOM

DOB
NOW



Chat Feature



Mute Microphones



Ask Questions



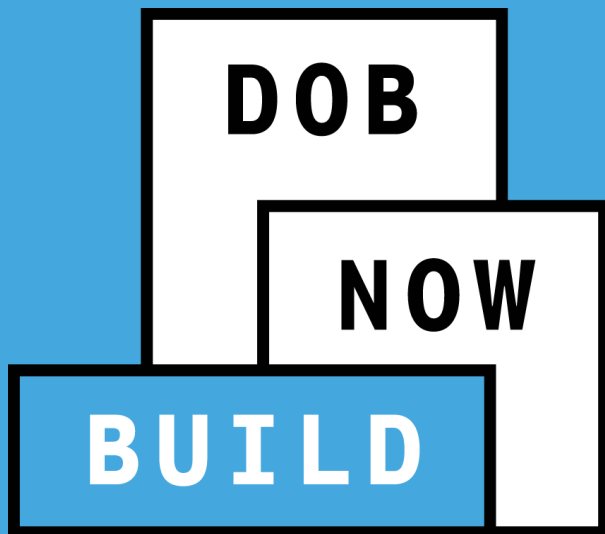
Parking Lot



Feedback



Participate



SIDEWALK SHEDS UPDATES: OVERVIEW

- All **Sidewalk Shed Permits** issued or renewed on or after **February 2, 2026**, will expire every **90 days** and will no longer auto-renew in DOB-NOW.
- The **renewal fee of \$130** must be paid for each 90-day renewal.
- All permits issued before February 2, 2026, will expire as they would have prior to the launch.

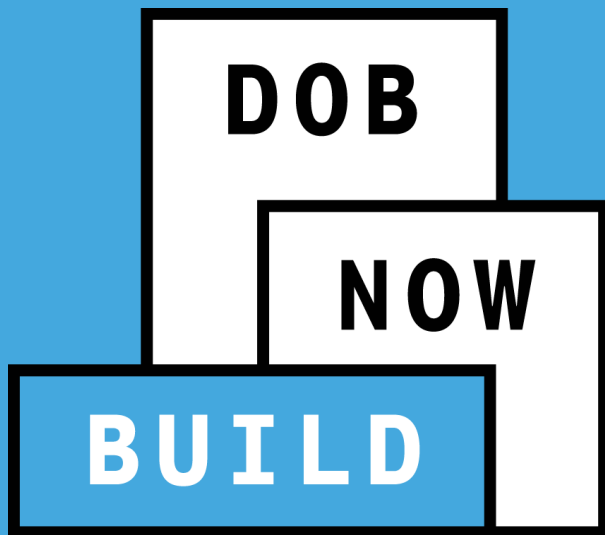
- Beginning February 2, 2026, applicants for sidewalk sheds on Building Types **3-Family** or **Other**, the Applicant of Record will need to answer a new question: **Is the sidewalk shed installed in connection with New Building, Enlargement, or Demolition work for which a permit has been issued?**
 - If the answer is **No**, the sidewalk shed is required to comply with the requirements of Local Law 48 and possibly Local Law 51 of 2025.
 - If the answer is **Yes**, the sidewalk shed is not required to comply with the requirements of Local Law 48 or Local Law 51 of 2025.
 - Job filings approved before the launch date will need to answer the new question on the permit request.

LOCAL LAW	PURPOSE OF SIDEWALK SHED
LL48	<ul style="list-style-type: none">▪ Non-LL11 Facades▪ Compliance Facades▪ Other Work – No Permit Required▪ Other permitted alteration work except Enlargement or Façade (including temporary construction or equipment)
LL51	<ul style="list-style-type: none">▪ LL11 Facades

- For sheds that are required to comply with Local Law 48 and/or Local Law 51, the **Applicant of Record** will be required to answer new questions on the PW1 about:
 - The purpose of the shed
 - The size of the shed and the portion of the shed on the public right of way
 - The conditions for which the sidewalk shed is required
 - The anticipated completion date of the work
 - The building's size and construction

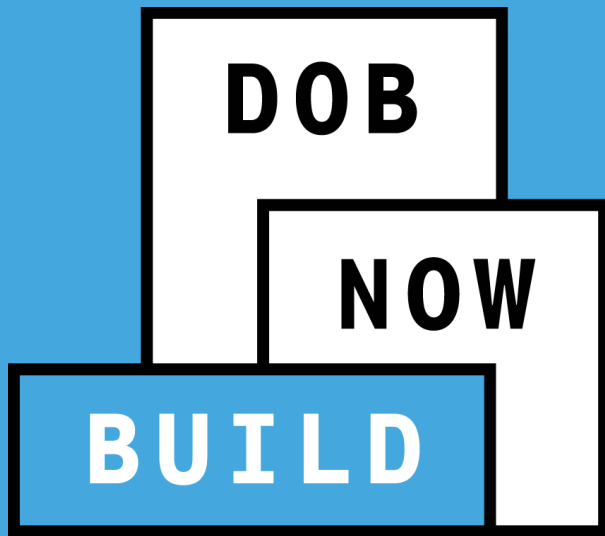
- For sheds that are required to comply with Local Law 48 and possibly Local Law 51, a Registered Design Professional (RDP) will be added to the Permit (PW2) as a **Stakeholder**.
- **The RDP** will be required to answer questions about:
 - The progress of the work for which the sidewalk shed was installed
 - The conditions that required the sidewalk shed to be installed
 - On renewal: The scope of work completed since the issuance of the initial sidewalk shed permit
 - On renewal: The work completed since last permit renewal
 - Anticipated completion date of repair work
 - The building's construction and size

- For Sidewalk Shed Renewals, users will no longer upload the [Sidewalk Shed Renewal Justification](#) document. Instead, the information from that document **will be entered directly into DOB NOW: *Build***.



THANK YOU!

NO PAPER. NO LINES.



NO PAPER. NO LINES.

QUESTIONS?