

SERVICE NOTICE

Local Law 147 of 2021: New Definition of Major Building – 7 or More Stories or 75 Feet in Height

Effective December 11, 2024, the definition of a ‘major building’ in Section 202 of Chapter 2 of the NYC Building Code will change from an existing or proposed building 10 or more stories or 125 feet or more in height, to an existing or proposed building 7 or more stories or 75 feet or more in height. Current additional triggers for an existing or proposed building with a building footprint of 100,000 square feet or more regardless of height, or an existing or proposed building designated by the Commissioner of the Department of Buildings as a major building due to unique hazards associated with the construction or demolition of the structure, will not change.

The new definition of major building will apply to initial permits issued and initial permit requests submitted on or after December 11, 2024. The new definition will not apply to permits issued and permit requests submitted before December 11, 2024.

Façade Work

The new definition of major building does not impact façade work. The site safety trigger for façade work will continue to apply only to buildings more than 14 stories or 200 feet in height.

DOB NOW

Beginning December 11, 2024, the site safety requirements will apply to any job on a major building that meets the new definition of a major building. Any job filed before December 11, 2024, for which an initial General Construction (GC), Structural (ST), Foundation (FO), Support of Excavation (SE), or Earthwork (EA) permit has not been requested or issued as of December 11, 2024, will be required to comply with the site safety requirements.

Review the [October 27, 2022 Service Notice](#) for the site safety requirements for major building projects. For a full description of site safety requirements, [review Building Code Chapter 33](#) and [Article 110 of Title 28 of the NYC Administrative Code](#).

For further assistance, submit an inquiry at nyc.gov/dobhelp.