

NEW YORK CITY DEPARTMENT OF BUILDINGS

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Buildings (DOB) (“the Department”) is proposing to amend its rules regarding the New York City Electrical Code, electrical work, and civil penalties.

When and where is the hearing? DOB will hold a public hearing on the proposed rule online. The public hearing will take place at 11 a.m. on November 13, 2025.

- Join through Internet – Desktop app:

To join the hearing via your browser either click on the following URL link or copy and paste it into your browser’s address bar. Then follow the prompts to either continue using the browser or download/open the Teams desktop app.

<https://events.gcc.teams.microsoft.com/event/78dce0e8-d69f-49bb-b637-c2923f2211ee@32f56fc7-5f81-4e22-a95b-15da66513bef>

Enter your name when prompted and click the “**Join now**” button. If you don’t have computer audio or prefer to phone in for audio, select “**Phone audio**” under “**Other join options**” then click the “**Join now**” button. You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins. If you are using phone audio then follow the dial-in instructions when prompted.

If you have low bandwidth or inconsistent Internet connection, we suggest you use the Phone audio option for the hearing. This will reduce the possibility of dropped audio and stutters.

- Join through Internet - Smartphone app:

To join using the Microsoft Teams app on your smartphone, click on the following URL link from your phone to automatically open the Teams app. Note that the Microsoft Teams app must already be installed on your smartphone. It is available for free both in the Apple Store and Google Play.

<https://events.gcc.teams.microsoft.com/event/78dce0e8-d69f-49bb-b637-c2923f2211ee@32f56fc7-5f81-4e22-a95b-15da66513bef>

When prompted select “Join meeting”. Type your name and then select “Join meeting” again. You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins.

PLEASE NOTE: The above links are used to register for the hearing. Once registered, you will receive a confirmation email that will include a link to join the hearing. If you should run into technical difficulties when using the above links to register or you do not receive the registration confirmation email with your link to join the hearing, please use one of the following alternative methods to join the hearing. You should receive the confirmation email within a short time of registering. Please check your junk email folder

too if you do not see the email in your inbox. Best practice is to register for the hearing prior to the actual hearing date.

Alternatively, open the Teams app and select “Join a meeting”. Signing in with an account is not required. Type your name, the following Meeting ID and Passcode, then select “Join meeting”.

Meeting ID: 287 616 295 164 4

Passcode: AD3Zo7tT (Code is case sensitive)

- Join via phone only:

To join the meeting only by phone, use the following information to connect:

Phone: 646-893-7101

Phone Conference ID: 365304244#

You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins.

How do I comment on the proposed rules? Anyone can comment on the proposed rules by:

- **Website.** You can submit comments to the DOB through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to dobrules@buildings.nyc.gov.
- **Mail.** You can mail comments to the New York City Department of Buildings, Office of the General Counsel, 280 Broadway, 7th floor, New York, NY 10007.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up by emailing dobrules@buildings.nyc.gov by November 6, 2025 and including your name and affiliation. While you will be given the opportunity during the hearing to indicate that you would like to provide comments, we prefer that you sign up in advance. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a “Question and Answer” format.

Is there a deadline to submit comments? Yes, you must submit comments by November 13, 2025.

What if I need assistance to participate in the hearing? You must tell the Office of the General Counsel if you need a reasonable accommodation of a disability at the hearing. You can tell us by email at dobrules@buildings.nyc.gov. Advance notice is requested to allow sufficient time to arrange the accommodation. You must tell us by October 30, 2025.

This location has the following accessibility option(s) available: Simultaneous transcription for people who are hearing impaired, and audio only access for those who are visually impaired.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. Copies of all comments submitted online, copies of all written comments and a summary of oral comments concerning the proposed rule will be available to the public at the Office of the General Counsel and may be requested by email at dobrules@buildings.nyc.gov.

What authorizes DOB to make this rule? Sections 643 and 1043(a) of the City Charter, Section 28-202.1 of the New York City Administrative Code, and Local Law 128 of 2024 authorize DOB to make this proposed rule. This proposed rule was included in DOB's regulatory agenda for this Fiscal Year.

Where can I find DOB's rules? DOB's rules are in Title 1 of the Rules of the City of New York.

What rules govern the rulemaking process? DOB must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043(b) of the City Charter.

Statement of Basis and Purpose of Proposed Rule

Local Law 128 of 2024 becomes effective on December 21, 2025. Local Law 128 repealed Chapter 3 of Title 27 of the New York City Administrative Code, made the Electrical Code a part of the New York City construction codes ("Construction Codes") and made amendments to it. This revision allows for and standardizes many agency practices related to this area of regulation.

Various rules are being amended to reflect these changes, as well as general amendments to some civil penalties. Specifically, the amendments:

- Renumber section 34-06 to 4000-02 and update the rule to conform to our current rule numbering practices and to reflect the new citations in Local Law 128.
- Renumber section 34-07 to 4000-03 and update the rule to conform to our current rule numbering practices and to reflect the new citations in Local Law 128.
- Renumber section 35-01 to 4000-04 and update the rule to reflect the new citations in Local Law 128.
- Update section 101-12 to reflect the new citations in Local Law 128.
- Update section 101-14 to reflect a new citation in Local Law 128.
- Update section 102-01 to refer to the 2025 Electrical Code, as well as make other edits to the rule.
 - Update Electrical Code violation penalties to be in line with penalties for similar violations that are found throughout the Construction Codes.
 - Update references to reflect the 2025 Electrical Code.

- Update penalty amounts of the violations for “Failure to provide unobstructed exit passageway” and “Failure to perform successful hydrostatic pressure test of standpipe system” to match similar violations.
- Eliminates the violations for “Failure to use approved conductors and/or equipment” Class 2 and “Failure to use approved conductors and/or equipment” Class 3 as those violations are essentially the same as the violations for EC 110.2(A).
- Update by adding 2022 New York City Construction Codes language to the section of law column for violations that only have references to the 2008 New York City Construction Codes and 2014 New York City Construction Codes.
- Update section 104-01 to reflect the new citations in Local Law 128.
- Update section 104-26 to include Master Electricians and Special Electricians.
- Update section 4000-01 to account for changes made in the 2025 Electrical Code, as well as make other edits to the rule.
 - Add that the \$1,000 filing fee for special permission must be paid as specified for a variation of the Construction Codes in section 101-03 of the rules of the Department.
 - Clarify that any new amendments made to plan reviews that were filed under the Electrical Advisory Board (EAB), which was eliminated in 2019, including Post Amendment Approvals (PAAs), must be refiled in accordance with the requirements of section 4000-01.

The Department of Buildings’ authority for these rules is found in sections 643 and 1043 of the New York City Charter, Section 28-202.1 of the New York City Administrative Code, and Local Law 128 of 2024.

New material is underlined.

[Deleted material is in brackets.]

Asterisks (***) indicate unamended text.

“Shall” and “must” denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section 1. Section 34-06 of Title 1 of the rules of the city of New York is renumbered section 4000-02 and amended to read as follows:

§[34-06]4000-02 Electrical Code Revision and Interpretation Committee. In accordance with section [27-3005(a)(7)] 83.2(4) of the [Administrative] Electrical Code, the Commissioner shall appoint a special committee to be known as the “electrical code revision and interpretation committee”. The committee may propose to the [commissioner]Commissioner local amendments to the NEC and shall, upon request, provide interpretations and clarifications of the Electrical Code Technical Standards. The number of members and their organizational affiliations shall be

at the discretion of the Commissioner. The members of the committee shall be appointed [annually] and shall serve at the pleasure of the Commissioner. The Committee shall have a Chair, Vice-Chair and Secretary appointed annually by the Commissioner. All proposed local amendments to the NEC adopted or considered for adoption by the city shall be submitted to the committee for review.

§2. Section 34-07 of Title 1 of the rules of the city of New York is renumbered section 4000-03 and amended to read as follows:

§[34-07]4000-03 Electrical Code Advisory Committee. In accordance with section [27-3005(a)(7)] §83.2(4) of the [Administrative] Electrical Code, the Commissioner shall appoint a special committee to be known as the “electrical code advisory committee”. The committee shall advise the Commissioner regarding the approval of local amendments to the NEC proposed by the Electrical Code Revision and Interpretation Committee and the implementation of such amendments, and shall act as a conduit between the Department and the electrical industry regarding such proposed amendments and their implementation. The members of the committee shall be appointed [annually] and shall serve at the pleasure of the Commissioner. The number of members and their organizational affiliations shall be at the discretion of the Commissioner. The Committee shall have a Chair, Vice-Chair and Secretary appointed annually by the Commissioner. The Commissioner shall submit all local amendments to the edition of the National Fire Protection Association NFPA 70 NEC currently adopted or being considered for adoption by the city to the committee for review.

§3 Section 35-01 of Title 1 of the rules of the city of New York is renumbered section 4000-04 and amended to read as follows:

§[35-01]4000-04 Designation of Private Agencies to Perform Electrical Inspections in the City of New York.

(a) Grounds for certification and renewal of certification. The [commissioner]Commissioner may grant and each January thereafter renew certification of private electrical inspection agencies, provided:

- (1) the agency applying for certification certifies in writing that each of the inspectors it shall employ to conduct the inspections permitted by [§27-3005(2)(b)] §83.2(1)(b) of the [Administrative] Electrical Code shall possess five years of experience as an electrician or inspector of electrical installation; or three years of experience as an electrician or inspector of electrical installation plus two years of education at an accredited college technical school in a program emphasizing courses in electrical installations or education toward a baccalaureate degree in Electrical Engineering or Engineering Technology with an emphasis on electrical installation or repair. Two of the requisite years of working experience as an electrician or inspector of electrical installation [shall]must be experience in the installation of lighting, heating and power. Experience and education must be acceptable to the Department of Buildings and is subject to the Commissioner's [Review]review and approval; and

(4) the agency prohibits its inspectors and other employees from accepting any gratuities or other benefit for work performed pursuant to these regulations and [§27-3005(2)(b)] §83.2(1)(b) of the [Administrative] Electrical Code; and

(5) the agency does not conduct an inspection pursuant to [§27-3005(2)(b)] §83.2(1)(b) of the [Administrative] Electrical Code of any work performed by any of its own officers, employees, or any other persons associated with the agency; and

(b) Right to deny or revoke certification

(1) The [commissioner]Commissioner or his or her designee may deny or revoke certification where investigation reveals any of the following:

(i) the agency has failed to comply with any of the provisions enumerated in §[35-01]4000-04(a) of these rules and regulations;

(3) Where the [commissioner]Commissioner or his or her designee, in his or her discretion, deems that continued certification of the agency would be likely to create a condition of imminent peril to public safety, the revocation determination shall be effective immediately. In such an instance, the agency shall be entitled to a hearing pursuant to §[35-01]4000-04(b)(2) of the rules at the next available scheduled hearing session before the Office of Administrative Trials and Hearings.

§4. Subdivisions (a) and (b) of section 101-12 of Title 1 of the rules of the city of New York are hereby amended to read as follows:

(a) Scope. The Office of Technical Certification and Research ("OTCR")[,] is responsible for approving materials pursuant to Article 113 of the New York City Construction Codes ("Construction Codes") and section [27-3005] 83 of the New York City [Administrative] Electrical Code. Materials approved pursuant to [27-3005] section 83 are subject to the requirements set forth in the New York City Electrical Code and section 4000-01 of these rules.

(b) References. See Sections 28-103.9, 28-103.10, 28-113.1 to 28-113.4 and 28-114.1 to 28-114.4 [and Chapter 3 of title 27] of the New York City Administrative Code ("Administrative Code"), the New York City Electrical Code, and section 4000-01 of these rules.

§5. Subdivision (b) of section 101-14 of Title 1 of the rules of the city of New York is amended to read as follows:

(b) References. See Administrative Code sections 28-105.1, 28-105.4, item [6]11 and 28-105.4.2.1.

§6. Subdivision (i) of section 102-01 of Title 1 of the rules of the city of New York is amended to read as follows:

(i) **Legal References.** The legal references referred to in the table below, which reflect the classification of violations and the Penalty Schedule, include the following:

(2) Chapter 1 of Title 27 of the NYC Administrative Code (also known as the “1968 Building Code”) [and Chapter 3 of the same (also known as the “Electrical Code”)]. References to [these chapters] this chapter [of Title 27 of the NYC Administrative Code] begin with “27-” (for example, “27-371”). The citation “27-Misc.” refers to provisions of Title 27 that are not specifically designated elsewhere in the table.

(3) The “New York City Construction Codes,” which consist of:

- The New York City Plumbing Code (PC)
- The New York City Building Code (BC)
- The New York City Mechanical Code (MC)
- The New York City Fuel Gas Code (FGC)
- The New York City Energy Conservation Code (ECC)
- The New York City Electrical Code (EC)

References to these New York City Construction Codes are designated by the various abbreviations set out above (for example, “BC3010.1”). The New York City Electrical Code includes references to sections of the National Fire Protection Association NFPA 70 National Electrical Code as adopted and/or amended by New York City. The citations “BC-Misc.”, “PC-Misc.”, “MC-Misc.”, “FGC-Misc.”, “ECC-R Misc.”, [and] “ECC-C Misc.”, and “EC-Misc.” refer to provisions of the New York City Building, Plumbing, Mechanical, Fuel Gas, [or] Energy Conservation, or Electrical codes that are not specifically designated elsewhere in the table.

[(8) Electrical Code Technical Standards. References to sections of the National Fire Protection Association NFPA 70 National Electrical Code as adopted and/or amended by New York City begin with “EC” (for example, “EC 250.14”). The citation “EC-Misc” refers to provisions of the Electrical Code Technical Standards that are not specifically designated elsewhere in the table.]

[(9) 2008 code. References to the 2008 code pertain to the New York City Construction Codes effective on July 1, 2008 and any applicable subsequent amendments prior to December 31, 2014.

[(10) 2014 code. References to the 2014 code pertain to the amendments and additions to the New York City Construction Codes effective on December 31, 2014 and any applicable subsequent amendments.

([11]10) 2022 code. References to the 2022 code pertain to the amendments and additions to the New York City Construction Codes effective on November 7, 2022 and any applicable subsequent amendments.

(11) 2011 EC code. References to the 2011 EC code pertain to Chapter 3 of Title 27 of the NYC Administrative Code effective on July 1, 2011 and any applicable subsequent amendments.

(12) 2025 EC code. References to the 2025 EC code pertain to the Electrical Code effective December 21, 2025.

§7. The following rows of the table set forth in subdivision (k) of section 102-01 of Title 1 of the Rules of the City of New York are amended or deleted, and new rows are added in accordance with the table's existing organizational structure, as follows:

Section of Law	Classification	Violation Description	Cure	Stipulation	Standard Penalty	Mitigated Penalty	Default Penalty	Aggravated I Penalty	Aggravated I Default Penalty	Aggravated II Penalty	Aggravated II Default – Max Penalty
27-369, BC 1020.2 (2008 code), BC 1023.2 (2014 code), & BC 1024.2 (2022 code)	Class 1	Failure to provide unobstructed exit passageway.	No	No	[\$1,250] \$2,500	No	[\$6,250] \$12,500	[\$3,125] \$5,000	[\$12,500] \$25,000	[\$6,250] \$12,500	\$25,000
27-383(b), BC 403.16 (2008 code) & BC 403.5.5 (2014 code and 2022 code)	Class 1	Failure to install luminous egress or photoluminescent exit path marking in a high-rise building.	No	No	\$2,500	Yes	\$12,500	\$6,250	\$25,000	\$25,000	\$25,000
27-509, BC 3111.1 (2008 code) & BC 3112.1 (2014 code and 2022 code)	Class 3	Fence exceeds permitted height.	Yes	Yes	\$500	Yes	\$500	\$500	\$500	\$500	\$500
27-972(h), BC 907.2.12.3 (2008 code) & BC 907.2.13.3 (2014 code and 2022 code)	Class 2	Failure to install an acceptable two-way voice communication system with central station connection.	Yes	No	\$2500	Yes	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
[27-3017] 28-429.1, 28-430.1	Class 1	Performed unlicensed electrical work.	No	No	[\$4,800] \$5,000	No	[\$24,000] \$25,000	[\$12,000] \$12,500	\$25,000	[\$24,000] \$25,000	\$25,000
[27-3018(b)] 28-105.1	Class 1	Electrical work without a permit.	No	No	[\$1,600] \$2,500	Yes	[\$8,000] \$12,500	[\$4,000] \$6,250	[\$16,000] \$25,000	[\$8,000] \$12,500	\$25,000
[27-3018(b)] 28-105.1	Class 2	Electrical work without a permit.	Yes	Yes	[\$800] \$1,250	Yes	[\$4,000] \$6,250	[\$2,000] \$3,125	[\$8,000] \$10,000	[\$4,000] \$6,250	\$10,000
[27-3018(b)] 28-105.1	Class 3	Electrical work without a permit.	Yes	Yes	[\$200] \$250	Yes	\$500	\$500	\$500	\$500	\$500

27-3018(b) (2011 EC Code) & 28- 105.12.2 (2025 EC Code)	Class 1	Electrical work does not conform to approved submittal documents/amend ments.	No	No	[\$1,000] \$2,500	No	[\$5,000] \$12,500	[\$2,500] \$6,250	[\$10,000] \$25,000	[\$5,000] \$12,500	\$25,000
27-3018(b) (2011 EC Code) & 28- 105.12.2 (2025 EC Code)	Class 2	Electrical work does not conform to approved submittal documents/amend ments.	Yes	Yes	[\$500] \$1,250	Yes	[\$2,500] \$6,250	[\$1,250] \$3,125	[\$5,000] \$10,000	[\$2,500] \$6,250	\$10,000
27-3018(b) (2011 EC Code) & 28- 105.12.2 (2025 EC Code)	Class 3	Electrical work does not conform to approved submittal documents/amend ments.	Yes	Yes	[\$300] \$500	Yes	\$500	\$500	\$500	\$500	\$500
27-3018(i) (2011 EC Code) & EC 84.6 (2025 EC Code)	Class 2	Installed more than the authorized number of electric meters.	No	No	\$2,400	Yes	\$10,000	\$6,000	\$10,000	\$10,000	\$10,000
BC 1704.22.1 (2008 code) & BC 1704.24.1 (2014 code) & BC 1705.30.1 (2022 code)	Class 1	Failure to perform successful hydrostatic pressure test of standpipe system.	No	No	[\$2,400] \$5,000	No	\$25,000	\$12,500	\$25,000	\$25,000	\$25,000
BC 1905.6.3.2 (2008 code) & BC 1905.6.3.3 (2014 code and 2022 code)	Class 2	Failure to comply with ASTM C31 standards for concrete cylinder test samples.	No	No	\$2,500	No	\$10,000	\$6,250	\$10,000	\$8,000	\$10,000
BC 3307.3 (2008 Code) and BC 3307.1 (2014 Code and 2022 code)	Class 1	Failure to provide pedestrian protection for sidewalks and walkways.	No	No	\$10,000	No	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
BC 3307.3.1 (2008 code), 27-1021(a) & BC 3307.6.2 (2014 code and 2022 code)	Class 1	Failure to provide sidewalk shed where required.	No	No	\$10,000	No	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
BC 3307.6.4 (2008 code) & BC 3307.6.4.11 (2014 code and 2022 code)	Class 2	Sidewalk shed does not meet color specification.	No	No	\$1,250	No	\$6,250	\$3,125	\$10,000	\$6,250	\$10,000
BC 3310.8.2 (2008 code) & BC 3310.8.2.1 (2014 code and 2022 code)	Class 1	Site Safety Manager/Coordina tor failed to immediately notify the Department of conditions as required.	No	No	\$2,500	No	\$12,500	\$6,250	\$25,000	\$12,500	\$25,000

BC 3314.1.1 (2008 code) & 27-1050.1 & BC 3314.4.1.5 (2014 code and 2022 code)	Class 2	Failed to notify Department prior to installation or removal of Suspended Scaffold.	No	No	\$2,500	No	\$10,000	\$6,250	\$10,000	\$10,000	\$10,000
BC 3314.4.3.1 (2008 code), 27-1045 & BC 3314.4.3 (2014 code and 2022 code)	Class 1	Failure to perform safe/proper inspection of Suspended Scaffold.	No	No	\$10,000	No	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
BC 3314.4.3.1 (2008 code), 27-1045(b) & BC 3314.4.3.4 (2014 code and 2022 code)	Class 1	No record of daily inspection of Suspended Scaffold performed by authorized person at site.	No	No	\$5,000	No	\$25,000	\$12,500	\$25,000	\$25,000	\$25,000
BC 3314.4.5 (2008 code) & BC 3314.4.5.1 (2014 code and 2022 code)	Class 1	Unqualified supervisor or worker performing work on scaffold.	No	No	\$5,000	No	\$25,000	\$12,500	\$25,000	\$25,000	\$25,000
BC 3314.4.6 (2008 code) & BC 3314.4.5.8 (2014 code and 2022 code)	Class 2	Scaffold training certificate card not readily available for inspection.	No	No	\$1,250	No	\$6,250	\$3,125	\$10,000	\$6,250	\$10,000
[EC 110.2]	[Class 2]	[Failure to use approved conductors and/or equipment.]	[No]	[No]	[\$1,000]	[Yes]	[\$5,000]	[\$2,500]	[\$10,000]	[\$5,000]	[\$10,000]
[EC 110.2]	[Class 3]	[Failure to use approved conductors and/or equipment.]	[Yes]	[Yes]	[\$500]	[Yes]	[\$500]	[\$500]	[\$500]	[\$500]	[\$500]
EC 110.2(B)	Class 2	Constructed electrical installation without required commissioner's approval per section (no EPR approval).	No	No	\$2,400	Yes	\$10,000	\$6,000	\$10,000	\$10,000	\$10,000
EC 110.25 (2011 EC Code) & EC 110.3(D) (2025 EC Code)	Class 1	Electrical [closet] equipment room not dedicated to electrical distribution equipment only.	No	No	\$1,200	No	\$6,000	\$3,000	\$12,000	\$6,000	\$25,000
EC 110.26 (A) & (B)	Class 2	Failure to provide/maintain sufficient access/workspace about electrical equipment.	Yes	Yes	\$500	Yes	\$2,500	\$1,250	\$5,000	\$2,500	\$10,000

EC 210.12[(B)] (A)	Class 2	Failure to provide Arc-fault circuit interrupter (AFCI) protection [in dwelling units].	No	No	\$2,400	Yes	\$10,000	\$6,000	\$10,000	\$10,000	\$10,000
EC 210.52(A)	Class 3	Failure to provide proper spacing between <u>general</u> receptacle outlets.	Yes	Yes	\$300	Yes	\$500	\$500	\$500	\$500	\$500
EC 358.12 (2011 EC Code)	Class 2	Prohibited use of electrical metallic tubing (EMT).	Yes	Yes	\$500	Yes	\$2,500	\$1,250	\$5,000	\$2,500	\$10,000
EC 590.4(J) (2011 EC Code)	Class 1	Failure to protect temporary wiring from improper contact per section.	No	No	\$1,600	No	\$8,000	\$4,000	\$16,000	\$8,000	\$25,000

§8. Paragraph (2) of subdivision (b) of section 104-01 of Title 1 of the rules of the city of New York is amended to read as follows:

(2) For purposes of this subchapter, the term "license" shall include any license as defined in §28-401.3 of the Administrative Code, except that the term shall include "certificate of competence" whenever such a certificate is required by Chapter 4 of title 28 of the Administrative Code, and any Master Electrician's License and Special Electrician's License as defined in [§27-3004] §28-429 and §28-430 of the Administrative Code.

§9. Subdivision (a) of section 104-26 of Title 1 of the rules of the city of New York is amended to read as follows:

(a) **Applicability.** This section applies to Master Plumbers, Master Fire Suppression Piping Contractors, High Pressure Boiler Operating Engineers, Welders, Riggers, Sign Hangers, Oil Burners, Site Safety Managers, Hoist Machine Operators, Elevator Agency Inspectors, Elevator Agency Directors, Elevator Agency Technicians, [and] Restricted Elevator Agency Technicians, Master Electrician, and Special Electrician.

§10. Section 4000-01 of Title 1 of the rules of the city of New York is amended to read as follows:

§4000-01 Electrical work review.

(a) **Electrical Work review.** Electrical work review is required in the following circumstances:

(1) **Electrical installations.** Electrical Plan review (EPR) is required in accordance with Section 110.2 (B) of the New York city electrical code ("Electrical Code"). [where service equipment totals 1000 Kilo-Volt Amperes ("KVA") or greater, or where any new alteration or addition to an electric service installation causes the altered installation to total 1000 KVA or greater, as further detailed below:

[(A)](i) A new installation of equipment totaling 1000 KVA or higher;

[(B)](ii) Any change in an installation with a rating of 1000 KVA or higher, up to and including the second level overcurrent protection, unless it was fully described and approved as "future" on the original approved plan.

[(C)](iii) Any addition to an existing installation which would bring the total to 1000 KVA or higher.

[(D)](iv) A new installation or revised installation above 600 volts, irrespective of KVA rating.

[(E)](v) The addition of any equipment in a room, which would affect clearances around the equipment of a 1000 KVA installation.]

(2) **Electrical equipment.** Electrical equipment review is required for electrical equipment not specifically addressed in the Electrical Code Technical Standards and any other electrical equipment not bearing the label of approval of an electrical testing laboratory acceptable to the Commissioner.

(b) **Filing requirements.**

(1) **[Electrical installations 1000 KVA or greater, or new or revised installations above 600 volts] EPR.** Filings for [electrical] installations [1000 KVA or greater, or new or revised installations above 600 volts] referenced in paragraph (1) of subdivision (a) of this rule must comply with the following:

(i) Submission of all required documents, including all drawings, must be made in a manner prescribed by the Department, including electronically, by a New York State Licensed and Registered Professional Engineer[, or a New York State Licensed and Registered Architect], or an individual with comparable qualifications from an outside jurisdiction].

(ii) A filing fee of \$650.00 must be paid for each submission.

(iii) All submissions [for service equipment totaling 1000 KVA or more or above 600 Volts] must include a one-line diagram, a plan view, and, if required, an equipment room layout and be in accordance with the following [plans/drawings] requirements:

- [- One line diagram
- Plan view / service equipment room layout
- Submissions must be in accordance with, and include, the following requirements:]

(K) If existing service equipment is to remain in conjunction with new service equipment and is to be supplied by the same service entrance, the drawing must indicate the make and size of the existing service equipment, and the type and size of the fuses and/or circuit breakers in the existing equipment.

(M) The drawing must show [ventilation of] a method of cooling, with or without fresh air circulation, to prevent temperature rise in the room, when the service equipment totals 2000 KVA or larger (this may be in the form of a note on the drawing).

(P) A [one line] one-line diagram must be submitted indicating the service equipment and the distribution equipment up to and including the [2nd] second level overcurrent protection, showing all overcurrent devices and electrical equipment with their ampere rating, make and type, interrupting current ratings and [bus and] wire sizes. Frame and trip sizes for circuit breakers must be indicated.

(S) When a generator (or other non-utility source) is part of a 1000 KVA or greater submission and the generator itself is rated below 1000 KVA, a one-line diagram must be submitted showing how the generator is connected to the normal service. The drawings must include the grounding of the generator frame and neutral bonding if needed (four pole transfer device). If the generator is rated 1000 KVA or larger, a room layout must be submitted along with a one-line diagram.

(iv) A selective coordination report prepared by a professional engineer must be filed with the Department prior to electrical inspection. Such engineer may be different from the applicant. The report must show selective coordination was achieved, including but not limited to time-current curves (TCCs) and short circuit calculations. A summary of findings must also be included to ensure compliance with applicable codes and standards.

(v) Where installation of equipment differs from the original approved drawings, amended drawings showing the as-built condition must be filed with the Department prior to electrical inspection.

(vi) The submission of any other documentation requested by the Department.

(2) **Special permission.** Special permission may be granted in accordance with Section 28-103.3 of the Administrative Code and Section 90.4 of the Electrical Code. Request for special permission must be made electronically and comply with the following:

(i) Demonstrate practical difficulty and provide supporting documentation.

(ii) Include [Proposed] proposed equally safe alternative methods [must be included].

(iii) [A filing fee of \$350.00 must be paid for each submission made where an objection was issued due to failure to obtain prior special permission.] Include the appropriate filing fee as follows:

(A) For requests made under the 2011 Electrical code, a filing fee of \$350.00 must be paid for each submission made where a violation was issued for failure to comply with the Electrical Code.

(B) For requests made under the 2025 Electrical Code, a filing fee must be paid as specified for a variation of the Construction Codes in section 101-03 of the rules of the Department.

(3) Office of Technical Certification and Research (“OTCR”) review. Filings for OTCR review of electrical equipment not otherwise approved for use by the [New York City electrical code] Electrical Code must comply with the following:

- (i) The submission, including a cover letter, notarized application and [check] payment, must be filed with OTCR or electronically, as the Commissioner may require.

Additionally, a field evaluation may be performed whenever the Electrical Code or the rules of the department require electrical equipment be listed or labeled and the electrical equipment is not so listed or labeled.

(c) Compliance with the New York City Energy Conservation Code. All electrical submissions must comply with the requirements of the Energy Conservation Code where applicable.

(d) Amendments. Any amendment made to plan reviews that were filed under the Electrical Advisory Board (EAB), including Post Approval Amendment (PAAs), must be refiled in accordance with the requirements of this rule.

**NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
212-788-1400**

**CERTIFICATION / ANALYSIS
PURSUANT TO CHARTER SECTION 1043(d)**

RULE TITLE: Amendment of Rules Relating to Electrical Code

REFERENCE NUMBER: DOB-206

RULEMAKING AGENCY: Department of Buildings

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because the violations pose significant risks to public safety.

/s/ Francisco X. Navarro
Mayor's Office of Operations

October 3, 2025
Date

**NEW YORK CITY LAW DEPARTMENT
DIVISION OF LEGAL COUNSEL
100 CHURCH STREET
NEW YORK, NY 10007
212-356-4028**

**CERTIFICATION PURSUANT TO
CHARTER §1043(d)**

RULE TITLE: Amendment of Rules Relating to Electrical Code

REFERENCE NUMBER: 2025 RG 079

RULEMAKING AGENCY: Department of Buildings

I certify that this office has reviewed the above-referenced proposed rule as required by section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ Steven Goulden
/s/ STEVEN GOULDEN
Senior Counsel

October 3, 2025
Date: October 3, 2025