

NYC DOB BUDGET CONSULTATION

September 14, 2026



AGENDA

☐ Legislation

- ☐ Local Laws 48 and 51 on Sidewalk Sheds
- ☐ Security Grilles 2026 Rule Change
- ☐ Local Law 152 & Gas Piping Authorization

☐ Enforcement Data

- ☐ Inspection Times
- ☐ Illegal Conversions
- ☐ Public Owned Private Spaces (POPS)
- ☐ Request for Corrective Action (RCA)

☐ Community

- ☐ Public Owned Private Spaces (POPS)
- ☐ DOB In Your Community
- ☐ DOB In Your Office
- ☐ Buildings After Hours

A blue-tinted photograph of a dense urban street scene. Tall buildings with multiple stories and numerous windows line the street. Fire escapes are visible on the sides of the buildings. The overall atmosphere is that of a busy city center.

LEGISLATION

NEW SIDE WALK SHEDS RULES

On April 17, 2025 the City passed local laws 48 and 51 as part of the “Get Sheds Down” initiative. These laws went into effect January 12, 2026.

- **LL 48- Permits for sidewalk sheds are now issued for 90 days.**
Beginning with the second renewal, every renewal of a permit for a sidewalk shed installed shall require the building owner to conduct work to address the condition for which the sidewalk shed permit was issued, Where work is not in progress during such period of time, the building owner may be liable for a penalty.
- **LL 51- Outlines Department penalties for failing to complete façade repairs in a timely manner.** A penalty of not less than \$5,000 nor more than \$20,000 shall be imposed if complete construction documents to repair the unsafe condition of the façade of such building are not filed with the department within 5 months, 8 months, and, 2 years of the issuance of an initial permit for the erection of a sidewalk shed

SECURITY GRILLES: 2026 RULE CHANGE

What Changed

- Local Law 123 of 2026 repealed the prior NYC requirement that storefront security grilles allow at least 70% visibility.
- The former July 1, 2026, retrofit deadline no longer applies.
- New security grilles do not have to meet a 70% visibility standard.
- Existing solid grilles do not have to be replaced to meet the former 70% visibility requirement. If replaced for another reason, the new grille is also not required to provide 70% visibility.
- DOB no longer enforces the former 70% visibility rule.

What Still Applies

- Businesses must still comply with applicable Building Code requirements, including egress rules.
- A new grille installation requires a DOB permit and must be shown on plans.
- A replacement grille may still require DOB filing/permit if it affects structural elements or means of egress.
- If the grille is electrically operated, an electrical permit is also required.
- Speak to a design professional to determine whether a DOB permit is required.

The visibility mandate is gone, but DOB still enforces permitting, egress, and other applicable Code requirements.

LOCAL LAW #152/RCNY 103-10

§103-10 Periodic Inspection of Gas Piping Systems.

(a) Inspection requirements.

- (1) In accordance with Article 318 of Title 28 of the Administrative Code, building gas piping systems, except for gas piping systems in buildings classified in occupancy group R-3 in Section 310.1.3 of the Building Code, must be periodically inspected as set forth in this section.
- (4) Inspections of building gas piping systems required under this section must be conducted at least once every four years and in accordance with the following periodic inspection schedule:
 - (i) Between January 1, 2020 and June 30, 2021 (inclusive), as extended by local law 12 for the year 2021, no later than December 31 in calendar year 2024, and every fourth calendar year thereafter, building gas piping systems shall be inspected in community districts 1, 3, and 10 in all boroughs.

LOCAL LAW #152

GAS PIPING INSPECTION SCHEDULE

Sub-cycle	Community Districts	Cycle 1	Cycle 2	Cycle 3
A	1, 3, 10	1/1/2020 - 6/30/2021*	1/1/2024 - 12/31/2024	1/1/2028 - 12/31/2028
B	2, 5, 7, 13, 18	1/1/2021 - 6/30/2022*	1/1/2025 - 12/31/2025	1/1/2029 - 12/31/2029
C	4, 6, 8, 9, 16	1/1/2022 - 12/31/2022	1/1/2026 - 12/31/2026	1/1/2030 - 12/31/2030
D	11, 12, 14, 15, 17	1/1/2023 - 12/31/2023	1/1/2027 - 12/31/2027	1/1/2031 - 12/31/2031

**extended by local law*

GAS PIPING AUTHORIZATION

- Gas authorization is a formal DOB request that authorizes a licensed professional (e.g., a Licensed Master Plumber or qualified inspector) to perform gas-related inspections or tests on a building's gas piping system.
- It is typically required when:
 - Installing, modifying, replacing gas piping.
 - Restoring service due to utility service shutdown.
 - Conducting gas system tests (e.g., low-pressure tests, drainage tests).
 - Preparing a building for occupancy after gas work.
- The Plumbing Unit will review the submission and approve or deny the request.*Before submitting a Gas Authorization Request, there must be at least one passing result for the Gas Finish Inspection Type.



ENFORCEMENT

DATA

ENFORCEMENT

Average inspection response time (in days) for FY 25 & FY 26 for “A”, “B” and “C” complaints:

A:

2025: Manhattan **0.3**

2026: Manhattan **0.4**

B:

2025: Manhattan **16.6**

2026: Manhattan **18.4**

C:

2025: Manhattan **28.1**

2026: Manhattan **28.1**

FY 25 & FY 26 Illegal Conversion
complaints and violations issued:

Fiscal Year	Complaints	Violations
2025	887	71
2026	526	33

FY 24, FY 25 & FY 26 POPS violations
issued:

Fiscal Year	Violations
2024	35
2025	31
2026	18

REQUEST FOR CORRECTIVE ACTION (RCA)

RCA compliance action in days:

2022

Manhattan 107: **46.0**
Manhattan 108: **13.7**
Manhattan 109: **55.0**
Manhattan 110: **103.0**
Manhattan 111: **139.0**
Manhattan 112: **45.7**

2023

Manhattan 104: **0.0**
Manhattan 107: **63.0**
Manhattan 108: **344.0**
Manhattan 109: **248.0**
Manhattan 111: **101.0**
Manhattan 112: **10.0**
Manhattan 208: **246.0**

2024

Manhattan 102: **269.0**
Manhattan 104: **281.0**
Manhattan 107: **255.8**
Manhattan 108: **221.7**
Manhattan 109: **271.5**
Manhattan 110: **269.3**
Manhattan 111: **206.5**
Manhattan 112: **225.5**
Manhattan 208: **279.0**

2025

Manhattan 102: **369.0**
Manhattan 106: **1.0**
Manhattan 108: **166.0**
Manhattan 110: **42.0**
Manhattan 112: **65.0**

2026

Manhattan 107: **211.5**
Manhattan 108: **261.0**
Manhattan 111: **38.0**

- These business day spans are not reflective of DOB's service level (i.e. how quickly DOB can reinspect), but reflective of how long it takes for the offense to either be rectified by the offender or (through their failure to rectify) ultimately receive a violation.

A blue-tinted photograph of a dense urban street scene. Tall buildings with multiple stories and numerous windows line the street. Fire escapes are visible on the sides of the buildings, and a graffiti tag is partially visible on a lower building. The overall atmosphere is that of a busy, established city neighborhood.

COMMUNITY

PRIVATELY OWNED PUBLIC SPACES (POPS)

- **What are they?** - POPS originated in 1961 through NYC's Zoning Resolution, incentivizing developers to create public plazas and arcades in exchange for additional development benefits. Initially concentrated in Manhattan, the program has expanded to Brooklyn and Queens. Today, POPS are privately owned spaces required to remain open and accessible to the public, with over 550 spaces across more than 350 buildings citywide.
- **How many Citywide?** - 595 as of 2024 across more than 380 buildings citywide, providing more than 3.8 million square feet of public space
- **How many in Manhattan?**- 359
- **How does DOB enforce?** - The New York City Department of Buildings (DOB) enforces Privately Owned Public Spaces (POPS) through inspections, public complaints, and zoning requirements. DOB can evaluate whether spaces provide required public access, hours, signage, seating, landscaping, trees, fountains, and other approved amenities. When a property owner fails to meet these requirements, DOB may issue a zoning violation and impose civil penalties. Owners are then required to correct the violations and restore the POPS to compliance.

DOB IN YOUR COMMUNITY

- DOB in your community is an event where building owners, landlords, tenants, or concerned constituents can come and resolve their buildings related issues.
- Attendees will be able to resolve open violations, resolve stop work orders, and receive guidance on general construction and building maintenance regulations.
- Attendees are also given a chance to speak to our different Buildings units face to face.

JOIN US!

DOB IN YOUR COMMUNITY



The **NYC Department of Buildings (DOB)**, in partnership with the **Neighborhood Housing Services NYC (NHSNYC)**, is coming to your neighborhood to assist property owners and small business owners with the following:

- construction project consultation for properties (1-4 family homes) and small businesses
- resolving open violations, including DOB violations and OATH summonses
- resolving Stop Work Orders, and
- general construction and building maintenance regulations guidance.

REGISTER NOW!

Use the QR-code or register at <https://bit.ly/43rxrBN> to get the guidance you need.



08.22.26
Saturday, 9:30AM - 4:30PM

HUNTER COLLEGE
904 Lexington Avenue (West Lobby)
New York, NY 10065

DOB IN YOUR OFFICE

- DOB In your office – we come to you!
- Partnering with our elected officials and community boards.
- Bringing one-one onsite assistance directly to your constituents.
- To request a DOB In Your Office event, please contact your respective liaison to schedule.

BUILDINGS AFTER HOURS – **WE'RE OPEN LATE!**

- DOB Borough Offices are open to the public to assist property owners.
- Every first and third Tuesday of the month.
- 280 Broadway, 3rd Floor, New York, NY 10007
- 4:00pm – 7:00pm

2026 Buildings After Hours Schedule

Department borough offices are open for Buildings After Hours on the first and third Tuesday of the month from 4:00 pm to 7:00 pm. Buildings After Hours is scheduled on the following dates in 2026:

MONTH	FIRST TUESDAY DATES	THIRD TUESDAY DATES
January	January 6	January 20
February	February 3	February 17
March	March 3	March 17
April	April 7	April 21
May	May 5	May 19
June	June 2	June 16
July	July 7	July 21
August	August 4	August 18
September	September 1	September 15
October	October 6	October 20
November	OFFICE CLOSED	November 17
December	December 1	December 15

The logo consists of the letters 'NYC' in a large, white, bold, sans-serif font. A small 'TM' trademark symbol is located at the top right of the letter 'C'. The background is a blue-tinted photograph of a dense urban street scene with tall buildings and fire escapes.

NYCTM

Buildings

nyc.gov/buildings