



A New York Government Relations & Communications Firm

New York City Long Island Albany

**To:** New York City - Rules

**From:** Bobby D'Alessio

**Date:** April 24<sup>th</sup>, 2026

**Re:** Rule 102-07, Implementing LL 48 and LL 51 requirements

The Administrative Code regarding penalties for not performing facade work in a timely manner applies only to buildings subject to Section 302 of Chapter 3 of the Administrative Code (i.e., buildings 6 stories or greater).

The proposed rule implementing the code change does not acknowledge this. Shouldn't the exception in paragraph b include facade work on buildings not subject to Article 302? Or is that just understood and does not need to be stated?

<https://rules.cityofnewyork.us/rule/amendment-of-rules-relating-to-sidewalk-sheds/>

**(b) Requirement to perform work to address the condition for which a permit was issued for a sidewalk shed in the public right-of-way.** Beginning with the second renewal of a sidewalk shed permit issued after January 12, 2026, regardless of when the initial sidewalk shed permit was issued, and for every renewal thereafter, work must be performed during the permit period to address the condition for which the sidewalk shed permit was issued. Failure to do so may result in penalties being imposed as set out in subdivision (g) of this section.

**Exception:** Penalties do not apply to one- or two-family homes or to sidewalk sheds that are installed in connection with new building, enlargement, or demolition work for which a permit has been issued.

Admin Code

**ARTICLE 302  
MAINTENANCE OF EXTERIOR WALLS**

**§28-302.1 General.** A building's exterior walls and appurtenances thereof shall be maintained in a safe condition. All buildings greater than six stories shall comply with the maintenance requirement of this article.

**Exception:** The requirements imposed by this article shall not apply to any part of an exterior wall that is less than 12 inches (305 mm) from the exterior wall of an adjacent building.

**\*§28-220.2 Department penalty for failing to complete façade repairs in a timely manner.** In addition to any other penalties that may be imposed under any other provision of law, the owner of a building subject to the requirements of article 302 of chapter 3 of this title may be subject to a penalty where façade repairs are not commenced and completed as required by this section.

*\*Section §28-220.2 was added by Local Law 51 of 2025. This law has an effective date of January 12, 2026.*

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