

NEW YORK CITY DEPARTMENT OF BUILDINGS

Notice of Public Hearing and Opportunity to Comment on Proposed Rule

What are we proposing? The Department of Buildings (DOB) is proposing to add a new section 3307-03 to Chapter 3300 of Title 1 of the Rules of the City of New York regarding approved sidewalk shed designs.

When and where is the hearing? DOB will hold a public hearing on the proposed rule online. The public hearing will take place at 11am on 9/24/26.

- Join through Internet – Desktop app:

To join the hearing via your browser either click on the following 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.

[Hearing Registration link](#)

Or copy and paste below link into browser:

<https://events.qcc.teams.microsoft.com/event/2343d352-c2b9-417e-bbaf-e26bc39b5e9b@32f56fc7-5f81-4e22-a95b-15da66513bef?source=copyLinkLegacyShareLinkDialog>

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.

[Hearing Registration link](#)

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: 241 314 690 642 012

Passcode: bV2zT3AN (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: 157 044 371#

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 9/17/26 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 9/24/26.

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 9/10/26.

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 and section 3307.6.4 of the New York City Building Code authorize DOB to make this proposed rule. This proposed rule was included in DOB’s regulatory agenda for Fiscal Year ’26.

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 47 of 2025 (“LL 47”) required the Department of Buildings (“the Department”) to evaluate sidewalk shed designs to determine whether improvements over existing shed designs can be made to improve the pedestrian experience without diminishing the safety of the sidewalk shed.

LL 47 amended section 3307.6.4 of the New York City Building Code (“Building Code”) to allow the Department to promulgate rules adding to, deleting or modifying the requirements set forth in sections 3307.6.4.1 through 3307.6.4.11 of the Building Code as necessary to support the implementation of new sidewalk shed designs.

The Department is proposing a new rule to establish requirements for the use of Standard Design Packages for sidewalk sheds developed as part of the Department’s 2025 sidewalk shed design study required by LL 47.

Sidewalk sheds are required by the Building Code in certain circumstances to protect pedestrians and the public from hazards associated with construction, alteration, maintenance, and façade work. While sidewalk sheds serve an important public safety function, traditional shed designs can substantially affect the pedestrian environment, including access to light, visibility, sidewalk space and the appearance of the streetscape.

The Department’s 2025 sidewalk shed design study evaluated alternative sidewalk shed configurations intended to maintain the level of public protection required by the Building Code while improving the pedestrian experience and providing additional options for the design and installation of sidewalk sheds. The study resulted in the development of the following six standardized sidewalk shed designs:

1. Air Shed,
2. Baseline Shed,
3. Flex Shed,
4. Rigid Shed,
5. Speed Shed, and
6. Wide Baseline Shed.

The proposed rule would make these alternative designs available for practical use while maintaining the Building Code's public safety requirements and the responsibility of registered design professionals for site-specific conditions. Standardizing these designs will provide designers, contractors, owners, and Department staff with clear and consistent requirements for their permitting, installation, inspection, and use.

Under the proposed rule, a registered design professional may use an applicable Standard Design Package to design a sidewalk shed. The construction documents may incorporate drawings, details, schedules, notes, specifications, and other technical information contained in the applicable Standard Design Package. The registered design professional would remain responsible for the project-specific application of the Standard Design Package and for the accuracy and completeness of the construction documents submitted to the Department.

The proposed rule also requires the registered design professional to evaluate conditions specific to each installation, including foundations, shims, sidewalk vaults, utility structures, dimensions, loads, and other site conditions. Where an installation deviates

from the applicable Standard Design Package, the deviation must be identified on the construction documents and supported by project-specific engineering demonstrating compliance with the Building Code.

The rule coordinates the Standard Design Packages with the existing requirements of Section 3307.6 of the Building Code. Except where specifically modified by the rule, the applicable requirements of Section 3307.6 still apply. The rule identifies those requirements for which the specifications contained in a Standard Design Package may be used, including requirements relating to structural members, decking, parapets, height, and lighting.

Light Duty and Extra Light Duty Sheds

- Light duty sheds may only be used where the work being protected is performed at a height of less than 100 feet above grade.
- Extra light duty sheds are limited to buildings fewer than seven stories in height where the highest point of the work is less than 100 feet above grade and may only be used in connection with façade inspection, maintenance, repair, or restoration work.

Storage of materials, equipment, or supplies is not permitted on light duty or extra light duty sheds.

Heavy Duty Sheds

- For heavy duty sidewalk sheds where materials or equipment will be stored or placed on the shed, the rule preserves the applicable Building Code requirements governing storage loads and requires the registered design professional to account for project-specific storage conditions. This approach permits the structural engineering incorporated into a Standard Design Package to be relied upon where applicable while preserving the Building Code's required capacity for storage and other imposed loads.

The proposed rule also addresses inspection, special inspection, alternative decking materials, corrosion-resistant fasteners, weather sealing, and field modifications. Sidewalk shed designs that do not utilize one of the Standard Design Packages may still be used but must fully comply with Section 3307.6 of the Building Code without relying upon the modifications provided by this rule.

The Department of Buildings' authority for these rules is found in sections 643, 645, and 1043 of the New York City Charter and section 3307.6.4 of the New York City Building Code.

New material is underlined.

“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. Chapter 3300 of Title 1 of the Rules of the City of New York is amended by adding a new section 3307-03 to read as follows:

§ 3307-03 Requirements for Sidewalk Sheds Based on Standard Sidewalk Shed Design Packages.

(a) Definitions. For purposes of this section, the term “standard design package” means one of the six standard sidewalk shed designs developed from the Department’s 2025 sidewalk shed design study for use in New York City and listed in subdivision (b) of this section.

(b) Standard design packages. The Department accepts the following Standard Design Packages that may be accessed using the hyperlinks provided below:

- (1) Air Shed: <https://www.nyc.gov/assets/buildings/pdf/air-shed-design.pdf>
- (2) Baseline Shed: <https://www.nyc.gov/assets/buildings/pdf/baseline-shed-design.pdf>
- (3) Flex Shed: <https://www.nyc.gov/assets/buildings/pdf/flex-shed-design.pdf>
- (4) Rigid Shed: <https://www.nyc.gov/assets/buildings/pdf/rigid-shed-design.pdf>
- (5) Speed Shed: <https://www.nyc.gov/assets/buildings/pdf/speed-shed-design.pdf>
- (6) Wide Baseline Shed: <https://www.nyc.gov/assets/buildings/pdf/wide-shed-design.pdf>

(c) Use of standard design packages. A registered design professional may utilize one of the six Standard Design Packages as the basis for the design of a sidewalk shed.

(1) The construction documents that the registered design professional submits to the Department may incorporate the applicable drawings, details, schedules, notes, specifications, and other technical information contained in the selected Standard Design Package, provided the construction documents clearly identify the specific Standard Design Package being utilized.

(2) The registered design professional must supplement the Standard Design Package with project-specific construction documents identifying all information necessary to demonstrate conformance with this section, including, but not limited to, the selected design configuration, dimensions, foundation conditions, storage loads, and any other project-specific information required by this section.

(3) Where the proposed installation deviates from the selected Standard Design Package, such deviations must be clearly identified on the construction documents and supported by project-specific engineering demonstrating compliance with the New York City Building Code ("Building Code").

(4) Drawings, details, notes, schedules, and specifications reproduced from a Standard Design Package may not be modified except where such modification is clearly identified on the construction documents and supported by project-specific engineering required by this section.

(5) Nothing in this section relieves the registered design professional of responsibility for the project-specific application of the Standard Design Package or for the accuracy and completeness of the construction documents submitted to the Department.

(d) Site-specific design. A site-specific design must be prepared by a registered design professional for each installation. The registered design professional must verify that existing site conditions, including foundations, shims, sidewalk vaults, utility structures and similar features are compatible with the selected design.

(1) Permit application. The site-specific design must be detailed on construction documents submitted as part of the permit application for the sidewalk shed.

(2) Construction documents. The construction documents must, at a minimum, include all information required by Section 3307.6.4.1 of the Building Code and must identify the live load duty classification of the selected Standard Design Package. Design and storage loads must be in accordance with subparagraph (i) of paragraph (3) of this subdivision and the applicable provisions of Section 3307.6.4.2 of the Building Code.

(3) Design conformance. The design must comply with all of the details, notes, and stipulations contained in the selected Standard Design Package. All applicable provisions of Section 3307.6 of the Building Code remain applicable except as specified in this paragraph.

(i) A sidewalk shed installed pursuant to this section must comply with the applicable design and storage load requirements of Section 3307.6.4.2 of the Building Code. The registered design professional must identify on the construction documents any areas intended for material or equipment storage or placement on a sidewalk shed, along with any stipulations and restrictions. Where materials or equipment are to be stored or placed on a heavy duty sidewalk shed, such storage or placement must comply with Section 3307.6.4.2.2 of the Building Code, and the registered design professional must verify, by project-specific structural analysis, that the required live-load capacity, including a minimum reserve capacity of 150

pounds per square foot, is maintained after accounting for the proposed storage or placement loads. Where the proposed installation otherwise conforms to the selected Standard Design Package, no further analysis of the Building Code Chapter 16 design loads incorporated into the Standard Design Package is required. Deviations from the selected Standard Design Package must be supported by project-specific engineering compliance with the Building Code. No storage or placement is allowed on a shed designed as a light duty or extra light duty sidewalk shed.

(ii) In lieu of complying with the vertical member and beam requirements of items 2, 7, and 8 of Section 3307.6.4.4 of the Building Code, a sidewalk shed must instead comply with the vertical member and beam requirements specified in the selected Standard Design Package.

(iii) In lieu of complying with the decking requirements of items 1 through 4 of Section 3307.6.4.5 of the Building Code, a sidewalk shed must instead conform to the decking requirements specified in the selected Standard Design Package.

(iv) Where the selected Standard Design Package does not require a parapet, the sidewalk shed is exempt from the parapet requirements of Section 3307.6.4.6 of the Building Code. Where a parapet is not required, the shed is also exempt from the signage and artwork requirements of Sections 3301.9.2 and 3307.11 of the Building Code. Where the selected Standard Design Package provides an option for a parapet and a parapet is voluntarily installed on the shed, the parapet must conform to the parapet requirements specified in such Standard Design Package. Where a parapet is not required, and the selected Standard Design Package does not provide an option for a parapet, any parapet voluntarily installed on the sidewalk shed must meet the parapet requirements of Section 3307.6.4.6 of the Building Code.

(v) In lieu of complying with the height requirements of Section 3307.6.4.7 of the Building Code, a sidewalk shed must instead conform to the height requirements specified in the selected Standard Design Package.

(vi) In lieu of complying with the lighting requirements of Section 3307.6.4.8 of the Building Code, a sidewalk shed must instead conform to the lighting requirements specified in the selected Standard Design Package.

(e) Light duty and extra light duty sheds. A sidewalk shed classified as a light duty shed in the selected Standard Design Package may only be installed to protect from work performed at a height of less than 100 feet (30 480 mm) above the ground. A sidewalk shed classified as an extra light duty shed in the selected Standard Design Package may

only be installed in connection with buildings fewer than seven stories in height, where the highest point of such work is less than 100 feet (30 480 mm) above ground. Extra light duty sidewalk sheds may only be installed to protect pedestrians from façade inspection, maintenance, repair or restoration work. No storage of materials, equipment, or supplies is permitted on light duty or extra light duty sidewalk sheds.

(f) Installation inspection. The person who performs the inspection required by Section 3307.6.5.7 of the Building Code must be a registered design professional.

(g) Inspection following an adjustment or repair. The person who performs the inspection required by Section 3307.6.5.9 of the Building Code must be a registered design professional.

(h) Special inspection. Sidewalk sheds installed pursuant to this section are subject to all applicable special inspection requirements, including but not limited to those for welding, bolts, and steel fabrication.

(i) Approval of alternative decking materials. Where decking material other than that specified in the selected Standard Design Package is intended to be utilized, special approval of the Department must be obtained prior to the installation of the material.

(j) Corrosion-resistant fasteners. Only corrosion-resistant fasteners may be used.

(k) Weather sealant tape. All joints in transparent decking panels or transparent parapet panels must be sealed with transparent weather sealant tape.

(l) Other designs. Nothing in this section prohibits the design of a sidewalk shed that differs from one of the standard design packages. However, such other shed must fully comply with the requirements of Section 3307.6 of the Building Code and cannot utilize the exemptions specified in paragraph (3) of subdivision (d) of this section.

(m) Field modifications. No modification to a standard sidewalk shed design may be made unless expressly permitted by the selected Standard Design Package or approved by the registered design professional.

**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: Rules Regarding Sidewalk Shed Designs

REFERENCE NUMBER: DOB-219

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 it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

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

August 12, 2026
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: Rules Regarding Sidewalk Shed Designs

REFERENCE NUMBER: 2026 RG 060

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
Senior Counsel

Date: August 12, 2026