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) is proposing to amend its rule regarding the installation and location of natural gas alarms.

When and where is the hearing? DOB will hold a public hearing on the proposed rule online. The public hearing will take place at 11:00 AM on 11/16/26.

- 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/29e501bd-3c70-49d8-8a3d-4c73b1850aff@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/29e501bd-3c70-49d8-8a3d-4c73b1850aff@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: 289 358 480 026 433
Passcode: uc932ja7 (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: 436 438 749#

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.

- **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 11/09/26 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 11/16/26.

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 11/02/26.

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, Section 28-103.19 of the New York City Administrative Code and Local Laws 157 of 2016 and 102 of 2025 authorize DOB to make this proposed rule. The rule was included in the 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 157 of 2016 amended the New York City Housing Maintenance Code and the New York City Building Code to require the installation of natural gas detecting devices in residential buildings. It required the Department to promulgate a rule regarding the installation and location of natural gas alarms after an industry standard had been established. The rule was promulgated on March 15, 2024 and required installation of natural gas detecting devices on or before May 1, 2025. Local Law 102 of 2025 extended the deadline to provide and install these devices to on or before January 1, 2027.

The Department of Buildings ("Department") is proposing to amend sections 908-02 and 3616-06 of Title 1 of the Rules of the City of New York to clarify installation and location requirements for natural gas detecting devices in residential buildings and to extend the deadline for allowing installation of a monitored battery primary power source for natural gas alarms in existing buildings. The amendments include:

- Defining Class A Multiple Dwelling, Class B Multiple Dwelling, Dwelling Unit, NFPA 715, and Private Dwelling.
- Creating an exception that the requirements of this rule do not apply to such residential dwellings that do not have gas service provided for the building.

- Creating an exception for owners of Class A and Class B dwelling units that the requirements of this rule do not apply to such dwelling units when the dwelling unit does not have a gas appliance and the area immediately below the dwelling unit does not have a gas appliance or gas piping located within it. However, owners of Class A and Class B multiple dwellings are required to install a gas alarm in a dwelling unit if there are no gas appliances in such dwelling unit but the area immediately below the dwelling unit does have a gas appliance or gas piping located within it.
- Requiring that where natural gas piping located in a shaft is only serving emergency, standby or optional generators, such shaft must be vented and a fuel gas detector must be installed at or near the top of the shaft.
- Amending the adopted National Fire Protection Association 715 Standard for the Installation of Fuel Gases Detection and Warning Equipment to only be applicable to private dwellings, Class A multiple dwellings and Class B multiple dwellings.
- Extending the deadline to provide and install natural gas alarms to be on or before January 1, 2027 from May 1, 2025.

DOB's authority for these rules is found in sections 643 and 1043(a) of the City Charter, Section 28-103.19 of the New York City Administrative Code, and Local Laws 157 of 2016 and 102 of 2025.

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 908-02 of Chapter 900 of Title 1 of the Rules of the City of New York is amended to read as follows:

§908-02 Standards for Installation and Location of Natural Gas Alarms.

(a) ***Adoption of National Standard.*** In accordance with Local Law 157 of 2016, the Department of Buildings adopts the 2023 edition of National Fire Protection Association ("NFPA") 715 *Standard for the Installation of Fuel Gases Detection and Warning Equipment* as it pertains to the installation and location of natural gas alarms.

(b) ***Definitions.*** Terms not specifically defined in this section have the same meaning as in the New York City Construction Codes. For the purposes of this section, the following terms have the following meanings:

Class A Multiple Dwelling. As defined in Section 27-2045 of the New York City Administrative Code ("Admin Code"). This includes both dwelling units and all common areas, as defined in Section 27-2017 of the Admin Code.

Class B Multiple Dwelling. As defined in Section 27-2004 of the Admin Code. This includes both dwelling units and all common areas, as defined in Section 27-2017 of the Admin Code.

Dwelling Unit. As defined in Section 27-2004 of the Admin Code.

NFPA 715. National Fire Protection Association 715 - Amendment Relating to the Standard for the Installation of Fuel Gases Detection and Warning Equipment – 2023 edition, as adopted by this rule and amended in section 3616-06 of the rules of the Department.

Private Dwelling. As defined in Section 27-2045 of the Admin Code.

(c) ***Installation required.*** Natural gas alarms must be installed in private dwellings, class A multiple dwellings, and class B multiple dwellings [as defined in the Housing Maintenance Code,] if such dwelling has gas service. Installation of required gas detecting devices must be in accordance with the requirements of this section, NFPA 715, and local [law] laws 157 of 2016 and 102 of 2025.

Exception: The requirements of this section do not apply to [buildings]dwellings that do not have [gas piping or] gas service provided for the building.

[(c)] **(d)** ***Private dwellings.*** [One] Owners of private dwellings must hire an installer with qualifications specified in subdivision (h) of this section to install one or more approved and operational natural gas alarms [must be installed]in each dwelling unit in accordance with this section on or before [May 1, 2025] January 1, 2027.

[(d)] **(e)** ***Class A multiple dwellings.*** [One] Owners of Class A multiple dwellings must hire an installer with qualifications specified in subdivision (h) of this section to install one or more approved and operational natural gas alarms [must be installed] in each dwelling unit in accordance with this section on or before [May 1, 2025] January 1, 2027.

Exception. Owners of Class A multiple dwellings are not required to install a gas alarm in a dwelling unit if there are no gas appliances in such dwelling unit and the area immediately below the dwelling unit does not have a gas appliance or gas piping located within it.

[(e)] **(f)** ***Class B multiple dwellings.*** On or before [May 1, 2025] January 1, 2027, class B multiple dwellings must be protected by either:

(1) One or more natural gas alarms installed in each dwelling unit where there is a gas appliance in accordance with this section; or

(2) A line-operated zoned natural gas detecting system, designed in accordance with NFPA 715[-2023] , by a registered design professional, and installed in all public corridors and public spaces.

Exception: Owners of Class B multiple dwellings are not required to install a gas alarm in a dwelling unit if there are no gas appliances in such dwelling unit and the area immediately below the dwelling unit does not have a gas appliance or gas piping located within it.

[(f)] **(g)** ***Requirements.***

(1) Where natural gas piping located in a shaft is only serving emergency, standby or optional generators, such shaft must be vented and a fuel gas detector must be installed at or near the top of the shaft. An access door must be provided at all pipe fittings that connect to branch piping off the main gas riser. An access door must also be provided near the fuel gas detector for maintenance purposes. The fuel gas detector must send a signal to a supervised central location.

(2) [Each] Natural gas alarms must be a single- or multiple-station alarm, as defined in NFPA 715, and must meet all of the following requirements:

[(1)] (i) The alarm must be manufactured in accordance with NFPA 715[-2023. Standard for the Installation of Fuel Gases Detection and Warning Equipment];

[(2)] (ii) Where a fuel-gas-burning appliance is installed within a dwelling, the gas alarm must be installed in the same room as the appliance. The alarm must be located at least 3 feet, but not more than 10 feet from the appliance, measured horizontally. The gas alarm must be installed on either the ceiling, or a wall. Where installed on a wall, the alarm must be located not more than 12 inches from the ceiling.

Exception**:** Where the existing space does not allow for installation at least 3 feet from a fuel-gas-burning appliance, or the manufacturer's instructions or NFPA 715[-2023] require installation in a different location, alarm installations must be placed in accordance with the manufacturer's or the NFPA 715 location requirements.

[(3)] (iii) The alarm must be labeled with the name of the manufacturer;

[(4)] (iv) The alarm must be listed and labeled with either UL 1484 or UL 2075, as applicable; and

[(5)] (v) The alarm must be kept in good working order.

[(g)] **(h)** ***Installer qualifications.*** Natural gas alarms must be installed by a New York City Licensed electrical contractor, who obtains all required permits.

Exception: Natural gas alarms that are powered either by battery or by plug-in AC receptacle may be installed by someone other than a licensed electrical contractor, including but not limited to the building owner, building maintenance personnel, or the dwelling unit occupant.

§2. Section 3616-06 of Chapter 3600 of Title 1 of the Rules of the City of New York is amended to read as follows:

§3616-06 National Fire Protection Association ("NFPA") 715 amendment relating to the installation and location of natural gas alarms.

Pursuant to Section 28-103.19 of the New York City Administrative Code, NFPA 715 (2023 edition) is hereby amended as follows:

1.1.2 Delete and replace with the following:
This standard must cover the selection, design, application, installation, location, performance, inspection, testing, and maintenance of fuel gas detection and warning equipment in private dwellings, Class A multiple dwellings and Class B multiple dwellings as defined in section 908-02 of these rules.

1.3.2 Delete and replace with the following:
Fuel gas detection and warning equipment may not be used in lieu of fire or carbon monoxide detection or warning equipment required by the New York City Building Code.

4.5.2 Delete and replace with the following:
Code conformance. All power supplies must be installed in accordance with the applicable requirements of the New York City Electrical Code.

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9.4.1.1 Delete and replace with the following:
Fuel gas alarms or detectors must be installed in private dwellings, Class A multiple dwellings and Class B multiple dwellings as follows:

(1) Alarms or detectors must be installed more than 3 ft (914 mm) but not further than 10 ft (3 m) in a horizontal flow path from permanently installed fuel-gas burning appliances that are located in a dwelling unit or common area.
(2) Where interconnection of alarms is required by 9.6.4, alarms must be located outside of each separate sleeping area in the immediate vicinity of the bedroom.
(3) Alarms or detectors must not be installed in locations directly in the airstream of supply and return registers or directly above doorway openings.
(4) Alarms or detectors must be installed in spaces containing a fuel gas burning appliance.
(5) Alarms or detectors must be installed in dwelling units when the area immediately below the dwelling unit contains a gas appliance or gas piping. Such alarm or detector must be installed on the ceiling or within 12 inches of the ceiling in the room of the dwelling unit directly above such appliance or piping.

9.5.1.2 Delete and replace with the following: Electrically powered fuel gas warning equipment must be provided with a primary ac power source in accordance with 9.5.2.1 and a secondary power source in accordance with 9.5.4, unless otherwise permitted by the following:

(1) Detectors may be powered by a monitored dc circuit of a control unit where power for the control unit meets the requirements of Section 9.5 and the circuit remains operable upon loss of primary ac power.
(2) A detector and a wireless transmitter that serves only that detector may be powered from a monitored battery primary source where part of a listed, monitored, low-power radio wireless system.
(3) A monitored battery primary power source in accordance with 9.5.3 may be installed in existing buildings, as defined in section 28-101.5 of the Administrative Code, that were completed before January 1, [2025] 2027.

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 Natural Gas Alarms

REFERENCE NUMBER: DOB-221

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 — *October 7, 2026*
Mayor's Office of Operations — 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 Natural Gas Alarms

REFERENCE NUMBER: 2026 RG 063

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 Date: October 7, 2026
Senior Counsel