

## NYC Department of Buildings Regulatory Agenda for FY 2027

Pursuant to Section 1042 of the New York City Charter, the NYC Department of Buildings (“the Department”) hereby publishes its Regulatory Agenda for Fiscal Year 2027, which begins on July 1, 2026 and ends on June 30, 2027. The Rules of the New York City Department of Buildings are authorized pursuant to Section 643 of the New York City Charter and are found in Title 1 of the Rules of the City of New York. The Rules are supplementary and include technical determinations as well as administrative procedure necessary to carry out the law.

Promulgation of the following rules and regulations of the Department of Buildings is anticipated by the first day of July 2027:

### 1. Rule relating to Corrective Action Plans (CAP).

- A. Reason: To establish the criteria to request Corrective Action Plans (CAPs). Local Law 79 of 2024 requires rules to establish criteria for when a CAP is required.
- B. Anticipated contents: Rule to establish the criteria for requesting Corrective Action Plans (CAPs) from buildings where there is a potential for a hazardous condition or other safety concern.
- C. Objectives: Provide professionals and building owners with requirements for inspections, documentation, and reporting of potentially hazardous conditions.
- D. Legal basis: Section 643 of the New York City Charter; Article 326 of Chapter 3 of Title 28 of the New York City Administrative Code.
- E. Types of individuals and entities likely to be affected: Building owners, registered design professionals, and contractors.
- F. Other relevant laws: None
- G. Approximate schedule: Second half of FY’27

**Contact person**: Olga Suto, Assistant Commissioner, Existing Buildings Compliance  
(212) 393-2621

### 2. Rule relating to QPSI, QEWI, and QRWI designations.

- A. Reason: To establish a fee for applicants to obtain initial and annual renewal of Department designations.
- B. Anticipated contents: Rule to be amended to require an initial and annual fee to obtain and renew Qualified Parking Structure Inspector (QPSI), Qualified Exterior Wall Inspector (QEWI) and Qualified Retaining Wall Inspector (QRWI) designations.
- C. Objectives: Provide professionals and building owners with requirements for obtaining and renewing Department designations for Qualified Parking Structures, Exterior Wall and Retaining Wall inspectors.

- D. Legal basis: Section 643 of the New York City Charter; Article 112 of Chapter 1 of Title 28 of the New York City Administrative Code.
- E. Types of individuals and entities likely to be affected: Building owners, registered design professionals, and contractors.
- F. Other relevant laws: None
- G. Approximate schedule: First half of FY'27

**Contact person**: Olga Suto, Assistant Commissioner, Existing Buildings Compliance  
(212) 393-2621

**3. Rule relating to verification of zoning lot formation.**

- A. Reason: To require an applicant for construction document approval in connection with a development or enlargement, or in connection with the issuance of a certificate of occupancy based on a zoning lot with new metes and bounds, to verify proper zoning lot formation in order to comply with the requirements of the New York City Zoning Resolution.
- B. Anticipated contents: The proposed rule will state the requirements associated with verification of proper zoning lot formation, including the requirement for a licensed title insurance company to list all zoning lot documents recorded against the property.
- C. Objectives: To authorize a verification process, as set forth in a Department Buildings Bulletin, requiring applicants to provide a complete zoning analysis on forms provided by the Department to ensure that a proposed zoning lot does not conflict with an already formed zoning lot.
- D. Legal basis: Sections 643 and 1043 of the New York City Charter and sections 28-104.2.4 and 28-104.2.5 of the New York City Administrative Code, which require a complete zoning analysis prior to full or partial construction document approval.
- E. Types of individuals and entities likely to be affected: Owners, registered design professionals, title insurance company agents, and land use attorneys who prepare zoning lot exhibits.
- F. Other relevant laws: None
- G. Approximate schedule: Second half of FY '27

**Contact person**: Shane Rosen-Gould, Assistant General Counsel, (212) 393-6613

**4. Rule(s) necessary to implement revisions to the Building Code related to sidewalk shed designs and sidewalk shed alternatives.**

- A. Reason: Recent amendments to Section 3307 of the New York City Building Code seek to encourage use of containment netting as an alternative to the installation of a sidewalk shed in certain scenarios and provide for the specific requirements to be established by

rule. Those amendments also authorize the Department to amend sidewalk shed design and construction requirements by rule.

- B. Anticipated contents: Requirements regarding the use of containment netting as an alternative to a sidewalk shed, and amendments to the design and construction requirements for sidewalk sheds.
- C. Objectives: Establish requirements to further facilitate use of containment netting as an alternative to sidewalk sheds in certain scenarios, and amend existing sidewalk shed design and construction requirements to support the implementation of new design requirements that improve the pedestrian experience while still meeting the safety requirements for public protection.
- D. Legal Basis: Section 643 of the New York City Charter and Section BC 3307 of the New York City Building Code.
- E. Types of individuals and entities likely to be affected: Building owners, Qualified Exterior Wall Inspectors and other registered design professionals, contractors.
- F. Other relevant laws: Construction Codes.
- G. Approximate schedule: First half of FY'27

**Contact person**: Dorecia Phillip, Assistant Commissioner, Regulatory and Policy Affairs and Policy Development, (212) 393-2734

## 5. Rules relating to sustainable building practices.

- A. Reason: The Department oversees a suite of interdependent laws designed to reduce greenhouse gas emissions, increase energy efficiency, and incentivize sustainable building practices, including the Energy Conservation Code, Local Law 97, Local Law 88, Local Law 84, Local Law 33, and Local Law 87.
- B. Anticipated contents: Create and amend rules to the clarify and streamline the implementation and enforcement of sustainability laws.
- C. Objectives: Establish procedures for implementation and enforcement of sustainability laws and to align these laws with New York City energy efficiency and greenhouse gas emission reduction goals.
- D. Legal basis: Section 651 of the New York City Charter; Articles 308, 309, 310, 311, 320 and 321 of Chapter 3 of Title 28 of the New York City Administrative Code.
- E. Types of individuals and entities likely to be affected: Building owners, registered design professionals, licensed plumbers, and licensed master and special electricians.
- F. Other relevant laws: New York City Energy Conservation Code and New York City Construction Codes.
- G. Approximate schedule: Throughout FY'27.

**Contact person:** Beth Golub, Director of Sustainability Policy and Legal Affairs, (212) 323-8910

**6. Rule related to implementation of the 2025 NYCECC update.**

- A. Reason: Local Law 47 of 2026 amended the Energy Conservation Code to conform with the New York State energy code and accommodate construction requirements unique to New York City. The code updates require rule amendments to bring RCNY 5000 and RCNY 101-07 into alignment with new elements in the code.
- B. Anticipated Contents: The Department will provide rules related to how energy analysis and supporting documentation must be submitted for approval and details for the progress inspections required for energy code compliance during construction.
- C. Objectives: Provide clear rules for industry regarding what needs to be presented in design plans and what progress inspectors need to review in the course of construction.
- D. Legal Basis: Section 651 of the New York City Charter; New York City Administrative Code 28-1001.2
- E. Types of individuals and entities likely to be affected: Architects, Engineers, Building Owners.
- F. Other Relevant Laws: None
- G. Approximate Schedule: First Quarter of FY '27

**Contact person:** Beth Golub, Director of Sustainability Policy and Legal Affairs, (212) 323-8910

**7. Rule related to Local Law 23 of 2026 cooling systems in tenant occupied dwellings.**

- A. Reason: Local Law 23 of 2026 relates to cooling equipment in tenant occupied spaces and requires the Department to promulgate rules defining the capacity of such cooling systems that complies with existing Building Code requirements.
- B. Anticipated Contents: The Department will establish installation requirements for centrally-supplied cooling equipment, ensuring that such equipment complies with applicable Building Code provisions.
- C. Objectives: Provide clarity on compliance requirements.
- D. Legal Basis: Section 651 of the New York City Charter; New York City Administrative Code Article 27-2030
- E. Types of individuals and entities likely to be affected: Building owners, registered design professionals, licensed plumbers, and licensed master and special electricians.

F. Other Relevant Laws: New York City Energy Conservation Code and New York City Construction Codes.

G. Approximate Schedule: Second Quarter of FY '27

**Contact person**: Beth Golub, Director of Sustainability Policy and Legal Affairs, (212) 323-8910

**8. Rule related to temporary program for basements and cellars in existing 1- or 2-family residence.**

A. Reason: Local Law 126 of 2024 requires rules to implement basement apartment pilot.

B. Anticipated contents: Rule to add standards for basement and cellar apartments in one- or two-family homes and will allow tenants to live in eligible basement or cellar apartments while they are brought up to standard, with a clear deadline for meeting each of the requirements to enter into a temporary residence program pursuant to LL 126.

C. Objectives: Set standards for homeowners to bring their eligible basement and cellar apartments up to code standards to allow such apartments to be legally occupied.

D. Legal basis: Section 643 of the New York City Charter; Article 507 of Chapter 5 of Title 28 of the New York City Administrative Code.

E. Types of individuals and entities likely to be affected: Building owners.

F. Other relevant laws: None

G. Approximate schedule: Second half of FY'27

**Contact person**: Gus Sirakis, Deputy Commissioner, Development and Technical Affairs (212) 393-2653

**9. Rule related to temporary program for basements and cellars in multiple dwellings.**

A. Reason: Local Law 126 of 2024 requires rules to implement basement apartment pilot in multiple dwellings.

B. Anticipated contents: Rule to add standards for basement and cellar apartments in multiple dwellings and will allow tenants to live in eligible basement or cellar apartments while they are brought up to standard, with a clear deadline for meeting each of the requirements to enter into a temporary residence program pursuant to LL 126.

- C. Objectives: Set standards for owners of multiple dwellings to bring their eligible basement and cellar apartments up to code standards to allow such apartments to be legally occupied.
- D. Legal basis: Section 643 of the New York City Charter; Article 507 of Chapter 5 of Title 28 of the New York City Administrative Code.
- E. Types of individuals and entities likely to be affected: Building owners.
- F. Other relevant laws: None
- G. Approximate schedule: Second half of FY'27

**Contact person:** Gus Sirakis, Deputy Commissioner, Development and Technical Affairs  
(212) 393-2653

**10. Rule related to manufactured (modular) homes used as Ancillary Dwelling Units (ADUs).**

- A. Reason: Local Law 127 of 2024 requires rules for manufactured (modular) homes used as Ancillary Dwelling Units (ADUs).
- B. Anticipated contents: Rule to establish the criteria for manufactured (modular) homes to be used as ADUs.
- C. Objectives: Set standards for developers and building owners to install manufactured (modular) homes to be used as ADUs.
- D. Legal basis: Section 643 of the New York City Charter; Appendix U of the New York City Building Code.
- E. Types of individuals and entities likely to be affected: Building owners, developers.
- F. Other relevant laws: None
- G. Approximate schedule: Second half of FY'27

**Contact person:** Gus Sirakis, Deputy Commissioner, Development and Technical Affairs  
(212) 393-2653

**11. Rule relating to incomplete inspections.**

- A. Reason: To address situations where an electrical, plumbing or construction inspection cannot be completed because the permit holder or licensee is not prepared or willing to assist Department inspectors in conducting the inspection, or cannot provide full access to the permitted work.

- B. Anticipated contents: Rule to establish a fee of \$200 for each incomplete inspection and a procedure to bar a licensee’s business from filing new permits or requesting new inspections until all fees are paid.
- C. Objectives: Reduce impacts on the Department’s inspection staff by incentivizing compliance with inspection requirements and schedules.
- D. Legal basis: Section 643 of the New York City Charter; Section 28-116.3 of the New York City Administrative Code.
- E. Types of individuals and entities likely to be affected: Permittees, licensees, registered design professionals, building owners and contractors.
- F. Other relevant laws: None
- G. Approximate schedule: Second half of FY’27

**Contact person:** Dawn Davidson, Executive Project Manager, Strategic Planning, (212) 393-2045

**12. Rule relating to natural gas detectors.**

- A. Reason: Local Law 102 of 2025 extended the deadline for the installation of natural gas detector devices to January 1, 2027 from May 1, 2025.
- B. Anticipated contents: Rule to amend the installation deadline to conform to changes from LL 102 and to make additional changes requested by the Department’s technical unit.
- C. Objectives: amend the installation deadline to conform to changes from LL 102 and to make additional changes requested by the Department’s technical unit.
- D. Legal basis: Section 643 of the New York City Charter; Section 28-315.2.4 of the New York City Administrative Code.
- E. Types of individuals and entities likely to be affected: Building owners.
- F. Other relevant laws: None
- G. Approximate schedule: First half of FY’27

**Contact person:** Laura Grieco, Director, Engineering (212) 393-2674

**13. Rule relating to OATH summons violation schedule update.**

- A. Reason: To amend the penalty schedule to align with §28-202.1 of the Admin. Code and to make other needed additions and amendments, including ones related to small businesses.

- B. Anticipated contents: Rule to amend the penalty schedule to align with §28-202.1 of the Admin. Code and to make other needed additions and amendments, including ones related to small businesses.
- C. Objectives: To align the penalty schedule with §28-202.1 of the Admin. Code and to make other needed additions and amendments.
- D. Legal basis: Section 643 of the New York City Charter; Section 28-202.1 of the New York City Administrative Code.
- E. Types of individuals and entities likely to be affected: Building owners, registered design professionals, and contractors.
- F. Other relevant laws: None
- G. Approximate schedule: First half of FY'27

**Contact person:** Shamonda Graham, Executive Director, Administrative Enforcement,  
(212) 720-0655

#### **14. Rule to add or amend fees.**

- A. Reason: To amend various department fees identified through internal review to align with changes to processes and procedures.
- B. Anticipated contents: Amend existing fees and add new fees.
- C. Objectives: Amend existing fees and add new fees.
- D. Legal basis: Section 643 of the New York City Charter; Article 112 of Chapter 1 of Title 28 of the New York City Administrative Code.
- E. Types of individuals and entities likely to be affected: Building owners, registered design professionals, licensees and contractors.
- F. Other relevant laws: None
- G. Approximate schedule: Throughout FY'27

**Contact person:** Allan (Michele) Clarke, Director, Revenue Planning and Compliance,  
(212) 393-2154

#### **15. Rules necessary to implement the NYC Existing Building Code.**

- A. Reason: To align the department's rules with the new code requirements.
- B. Anticipated contents: Requirements necessary to implement the NYC Existing Building Code.

- C. Objectives: Amend existing rules and adopt new rules necessary to implement the requirements of the new NYC Existing Building Code.
- D. Legal basis: Section 643 of the New York City Charter, Local Laws 33 and 42 of 2026
- E. Types of individuals and entities likely to be affected: Building owners, tenants, registered design professionals, permittees, licensees and contractors.
- F. Other relevant laws: None.
- G. Approximate schedule: Throughout FY'26.

**Contact person**: Dawn Davidson, Executive Project Manager, Strategic Planning, (212) 393-2045

**16. Rule relating to facades.**

- A. Reason: To incorporate changes to the façade rule suggested by a Department consultant's review.
- B. Anticipated contents: Changes suggested by a Department consultant.
- C. Objectives: To incorporate changes to the façade rule suggested by a Department consultant's review.
- D. Legal basis: Section 643 of the New York City Charter; Article 302 of Chapter 3 of Title 28 of the New York City Administrative Code.
- E. Types of individuals and entities likely to be affected: Building owners, registered design professionals, and contractors.
- F. Other relevant laws: None
- G. Approximate schedule: Second half of FY'27

**Contact person**: Yegal Shamash, First Deputy Commissioner, (212) 393-2609

**17. Rule relating to site safety manager license qualifications.**

- A. Reason: To clarify when the required 18-month training program must be completed.
- B. Anticipated contents: Clarification of when the required 18-month training program must be completed.
- C. Objectives: To clarify when the required 18-month training program must be completed.

D. Legal basis: Section 643 of the New York City Charter; Article 402 of Chapter 4 of Title 28 of the New York City Administrative Code.

E. Types of individuals and entities likely to be affected: Applicants for a site safety license.

F. Other relevant laws: None

G. Approximate schedule: First half of FY'27

**Contact person**: Charles Shelhamer, Deputy Director of Code Development, (212) 393-2113