April 23, 2026

Co-ops & Condos United of NY (CCUNITED) Testimony

New York City Department of Buildings

Re: Comments on Draft Bulletin Regarding Parapet Work and Sidewalk Shed Requirements

To Whom It May Concern:

Co-ops & Condos United of NY (CCUNITED) appreciate the Department of Buildings issuing this draft Bulletin to clarify when parapet repair work does not require a sidewalk shed.

In particular, we appreciate the Department recognizing that when adhesives are added or removed from the inboard side of a parapet, and no brick or mortar is disturbed, a sidewalk shed should not be required. This is a practical and sensible approach that can help avoid unnecessary costs and disruption while maintaining public safety.

CCUNITED supports this framework. However, we believe the Bulletin should go a step further to better reflect actual field conditions. In many cases, some limited disturbance to brick and/or mortar may occur in connection with this work. That limited disturbance, in and of itself, should not automatically require the installation of a sidewalk shed if the work does not create a meaningful risk to the public.

Accordingly, we respectfully suggest that the Bulletin includes language authorizing a Qualified Exterior Wall Inspector to assess the specific site conditions and determine whether additional public protection is necessary and, if so, what form that protection should take. Depending on the circumstances, appropriate protection may include netting, controlled access, or other targeted measures, rather than a full sidewalk shed.

Allowing this type of professional judgment would be better to align the Bulletin with real-world construction conditions and help ensure that sidewalk sheds are required only where they are truly warranted. This would protect public safety while reducing unnecessary expense and burdens on co-op and condo buildings and the residents who ultimately bear those costs.

Thank you for the opportunity to comment on this draft Bulletin and for your consideration of these recommendations.

Respectfully submitted,

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