

sidewalk sheds

Sidewalk sheds must be removed immediately once construction, demolition or remediation work is complete.

Sidewalk sheds are temporary structures built to protect people or property. Property owners must install a shed when constructing a building more than 40 feet high, demolishing a building more than 25 feet high — and when danger necessitates this type of protection.

Permits + Approvals

Sidewalk sheds may not be built without the Department's prior approval and work permits. However, when there's an immediate threat to safety, owners may build a shed and file a permit application within 24 hours.

Other City agencies may need to authorize a shed before the Department of Buildings approves the work permit. For example, the Office of Construction Mitigation and Coordination at the NYC Department of Transportation (DOT) requires a Building Operation Permit for sidewalk sheds that must extend into the street.

Technical Requirements NYC Building Code §3307

- **Length:** Along property line and 20 feet into adjacent properties at buildings higher than 100 feet
- **Width:** 5-foot minimum and sufficient for foot traffic
- **Passageway Height:** 8-foot minimum clearance
- **Lighting:** Passageway must be lit by natural or artificial light at all times
- **Shed Deck Strength:** At least 300 pounds per square foot (150 pounds per square foot for sheds without storage and buildings less than 100 feet high)
- **Deck Storage:** Storing material on top of a shed may be illegal and is not advisable.
- **Egress:** Fire escapes/exits may not be blocked.
- **Loading Areas:** Always keep all openings for loading (at deck or street level) protected, barricaded, closed or guarded.
- **Street Signs:** DOT street signs should remain visible to pedestrians and drivers.

Permit Durations, Expiration Penalties + Renewals

Initial sidewalk shed permits are generally valid for one year or until the contractor's insurance expires — whichever is shorter. Environmental Control Board violations for sheds up after their permits expire may be as high as \$8,000 per violation.

To renew a sidewalk shed permit, submit a written request (signed and sealed by a New York State licensed professional engineer or registered architect), the PW2 and all applicable fees to the LAA / Permit Renewal Unit or to the appropriate Department borough commissioner. Upon approval, applicant must print out the renewed permit and post it on site.

Identifying Information

The NYC Construction Codes and the RCNY require that specific, identifying information be displayed in a central, visible area. Permits must be posted, and a sign must include the permit numbers and expiration dates and the permit holder's name, address and phone number.

Business Signage

Under NYC Construction Codes, it's illegal to post any information, pictorial representation, business or advertising message on a sidewalk shed. However, when a sidewalk shed obscures an existing and legal business sign, the business may have a temporary sign posted to the face of the sidewalk shed.

Sidewalk Shed Permits + Your Project

- ➊ Apply for a Temporary Construction Equipment Permit.
- ➋ Obtain permit approval from the Department.
- ➌ Complete and submit the Work Permit PW2 application for review and approval.
- ➍ Pay the work permit fees and file/pull the permits.
- ➎ Apply for an After-Hours Work Permit, when necessary. These may be renewed online.