NEW YORK CITY DEPARTMENT OF BUILDINGS

NOTICE OF ADOPTION OF RULE

NOTICE IS HEREBY GIVEN, pursuant to the authority vested in the Commissioner of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts the addition of new section 3307-02 to Chapter 3300 of Title 1 of the Rules of the City of New York regarding netting to be used in place of sidewalk sheds in certain circumstances. This rule was first published on September 1, 2026, and a public hearing thereon was held on October 5, 2026.

Dated: 11/19/26
New York, New York

Ahmed Tigani
Commissioner

Statement of Basis and Purpose of Rule

Local Law 47 of 2025 added section 3307.6.2.1 to the New York City Building Code, requiring the Department to promulgate rules for the use of containment netting as an alternative to a sidewalk shed for required pedestrian protection in areas with no public access or for use on a building exposure adjoining the exposure where façade work is to occur. The Department adopts a new rule to set out the conditions for optional use of such netting, as well as requirements for the design, materials, installation, adjustment, maintenance, repair, and inspection of the netting.

The proposed rule was published in the City Record on September 1, 2026. A hearing was held on October 5, 2026. One individual submitted a comment to the Department. After considering the comments, the Department did not make any changes to the rule, for the following reasons:

- The comment erroneously stated that containment netting could only be installed when a sidewalk shed or scaffold is present, which can result in increased costs. A sidewalk shed or equivalent overhead protection is only required for installation when the area is open to the public, in order to protect the public. When the area immediately beneath the location where the nets are installed or to be installed is closed to the public, a sidewalk shed or equivalent overhead protection is not required.
- The comment requested the Department mandate a periodic inspection schedule with a defined scope. A periodic inspection and its scope are present in the rule and can be found in §3307-02 (k)(6).
- The comment requested the Department set a maximum period that netting may remain before repair commences, with penalties for delay equivalent to those that apply to sheds under Local Laws 48 and 51. The Department does not have the authority nor was it given the authority in Local Law 47 of 2025 to establish these types of penalties.

The Department of Buildings' authority for these rules is found in sections 643, 645, and 1043 of the New York City Charter and section 3307.6.2.1 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.

Chapter 3300 of Title 1 of the Rules of the City of New York is amended by adding a new section 3307-02 to read as follows:

§3307-02 Containment netting as an alternative to pedestrian protection or adjoining property protection. The use of containment netting as an alternative to pedestrian protection or adjoining property protection must comply with the requirements of this section.

(a) Definitions.

Containment netting. A system of netting, including all of its framing, components, hardware, attachment points, connections, anchorages, and supports, installed in accordance with the requirements of this rule.

Debris net or netting. See Section 202 of the New York City Building Code.

Structural net or netting. See Section 202 of the New York City Building Code.

(b) Permitted uses. Containment netting may be used as an alternative to pedestrian protection or adjoining property protection for the temporary containment of unsafe or deteriorating façade conditions prior to the commencement of work to repair the façade.

(c) Temporary protection to be in place during installation or removal of containment netting. During the installation or removal of the containment netting, and as otherwise warranted during repairs, maintenance, or adjustments to the containment netting, areas immediately beneath the location where the nets are installed or to be installed, including but not limited to sidewalks, roofs, and yards, must be:

(1) Closed to the public; or

(2) Protected by a sidewalk shed or equivalent overhead protection in accordance with Section 3307.6 of the Building Code, or adjoining property protection in accordance with Sections 3309.10 or 3309.13 of the Building Code.

(d) Protection required for façade repairs and work. During the duration of façade work, pedestrian protection must be in place in accordance with Section 3307 of the Building Code, and adjoining property protection must be in place in accordance with Section 3309 of the Building Code. Such required protection must be in place prior to the commencement of façade work and before the containment netting is removed.

(e) Netting material and design. Containment netting must consist of structural netting, lined with debris netting, of dual-layer construction, joined by a webbing to provide maximum strength. The containment netting system must be of sufficient strength to contain displaced, deteriorated, or loose façade materials and to prevent the unsafe or deteriorating façade condition from creating a hazard to pedestrians and the public. Safety netting utilized for unenclosed perimeter protection in accordance with Section 3308 of the Building Code may not serve as containment netting. The materials and dimensions of netting utilized for containment netting must meet the requirements of this rule.

(1) Materials.

(i) Containment netting materials must be High Density Polyethylene (HDPE), or High Tenacity Polypropylene (HTPP), and must be flame retardant in accordance with NFPA 701. Border edges must be reinforced with at least 3" double stitching webbing and stainless-steel grommets at least 2 ft on center.

(ii) Containment netting mesh sizes must comply with the following:

(A) Structural Netting: The largest mesh size for the base netting must not be larger than 4 square inches (2500 mm^2), with no opening larger than 2 inches (50 mm) in the vertical or horizontal dimensions and 2 inch (50 mm) in any other dimension.

(B) Debris Netting: The largest mesh size for the liner netting must not be larger than 1/16 square inch (36 mm^2), with no opening larger than 1/4 inch (6 mm) in the vertical or horizontal dimensions and 1/4 inch (6 mm) in any other dimension.

(2) Design criteria. The containment netting system must meet the following design criteria.

(i) Loading criteria should have a safety factor of 1.3 and the design must consider the containment netting weight, size, and shape.

(ii) Other design considerations must include impact forces from falling debris, wind suction effect or outward pressure effects.

(iii) The wind loading criteria must conform with Chapter 16 of the Building Code.

(3) Minimum performance standards.

(i) No permanent distortion or damage of the nets or hardware is permitted.

(ii) Overlapping nets must not cause nets to be unsupported and must not create gaps in the system.

(iii) The containment netting system must be securely attached with post installed anchors or an anchoring system that conforms to the manufacturer's requirement. Such anchoring system must cause minimum disruption to where they are being installed, while maintaining the structural integrity of the building. Cables and related hardware may be used as part of the netting anchoring system.

(iv) Containment nettings must be designed to prevent displacement of materials.

(v) Safety factor must be a minimum of 1.3 for the netting.

(vi) The netting must have a minimum rated capacity of 6,000 lbs lateral force over a 10' x 10' area.

(vii) Anchor and attachment loads must be designed based on the hazard expected to be mitigated and to resist such loading conditions. When applicable the design must consider acceptance criteria for post-installed anchors and the testing and inspection requirements pursuant to Chapter 17 of the Building Code.

(viii) Anchors, fasteners and structural connectors must be corrosion-resistant or be provided with a corrosion resistant coating, designed and tested to provide site-specific design loads.

(ix) The fastening method, lashing, and/or fastening devices must meet or exceed the strength of the netting material.

(x) Containment netting must be installed accounting for the full stretch of the

netting when fully loaded.

(f) Permit required. A temporary construction installation permit meeting the requirements of Section 28-105.2 of the New York City Administrative Code must be obtained prior to the installation of containment netting at a site.

(g) Construction documents. Construction documents filed with the permit application must be prepared by a New York State registered design professional. The construction documents must be specific to the site and account for the characteristics and geometry of the building, the hazards to be addressed, and any obstructions at the site that could interfere with the containment netting. At a minimum the construction documents must contain the following information:

(1) A description of the area to be contained;
(2) A mapping of each area where the containment netting is proposed to be installed;
(3) Locations of containment nets, with height above grade clearly indicated;
(4) Tensile strength of the containment nets;
(5) Listing of netting material and note indicating the material complies with NFPA 701;
(6) Framing, components, hardware, attachment points, connections, anchorages, and supports of the containment netting system;
(7) Fastener spacing along netting webbing;
(8) Where cables are utilized, the tautness range must be specified, and methods to maintain cable tautness (e.g. turnbuckles) must be clearly indicated;
(9) The means of connecting the netting to the cables, and any reinforcement to the nets necessary to meet temporary load requirements;
(10) Precautions to be imposed during the installation or removal of the containment netting, and as otherwise warranted during repairs, maintenance, or adjustments to the containment netting as required by subdivision (c);
(11) A note on the drawings that permanent protection must be installed prior to the commencement of work to repair the façade, and before containment netting is removed, as required by subdivision (d); and
(12) Any additional public protection measures to be provided while the containment netting is in place.

(h) Make and model acceptance. The make and model of containment netting to be installed at the site must be acceptable to the registered design professional who prepared the construction documents for the containment netting. The make and model to be installed at the site, along with acceptance of the make and model by the registered design professional, must be indicated as a note on the drawings. The note must list a specific make and model. Generic approvals of "or equivalent" are not authorized.

(i) Certificate of testing. The netting manufacturer must supply a certificate of compliance prepared in accordance with ANSI/ASSE A10.11 and the manufacturer's qualification test outlined in ANSI/ASSE A10.37-2016. Such certificate must include:

(1) Name of manufacturer,
(2) Identification of net material,
(3) Date manufactured,
(4) Date of prototype test,
(5) Designation of test method,
(6) Name of the testing agency, and
(7) Serial number or Batch number.

A copy of the manufacturer's certificate of compliance must be submitted to the department before the permit for the installation of the containment netting is approved.

(j) Design calculations. Containment netting design calculations must be provided by the registered design professional to the Department upon request.

(k) Installation, adjustment, maintenance, repair, and inspection.

(1) Containment netting must be installed to provide protection at the source of a hazard.

(2) Containment netting must be maintained in a safe condition.

(3) Containment netting installation, adjustment, maintenance, repair, and inspection must follow manufacturer's instructions and design drawings.

(4) Upon completion of the installation of a containment netting system, it must be inspected by a qualified person designated by the permit holder for the containment net to verify that the containment netting system is in a safe condition and has been installed in accordance with drawings and the requirements of this rule.

(5) Following a repair, maintenance, or adjustment of the netting system, the containment netting system must be inspected by a qualified person designated by the permit holder for the net to verify the adequacy of the repair, maintenance, or adjustment and to verify the containment netting system is in a safe condition and is in compliance with drawings and the requirements of this rule.

(6) A periodic inspection of the containment netting system must be performed six months following the last installation, adjustment, or repair inspection, or where no such inspection has occurred within six months, six months following the last periodic inspection. The periodic inspection must be performed by a qualified person designated by the permit holder for the net to verify that the netting system is in a safe condition and is in compliance with drawings and the requirements of this rule.

(7) The results of an inspection required by paragraphs (4) through (6) of this subdivision must be recorded in an inspection report that is prepared, signed, and dated by the person who performed the inspection. A copy of the inspection report must be

maintained onsite at the location of the containment net by the permit holder and made available to the commissioner upon request.

(8) Containment netting must be inspected daily by a representative of the building owner, as well as prior to and subsequent to inclement weather events.

(9) When debris has fallen into containment netting, the building owner must make arrangements with the permit holder to have the permit holder promptly clear the debris.

(10) Defects in the containment netting system identified by the building owner or their duly authorized representative must be brought to the immediate attention of the permit holder for the nets. The permit holder must promptly correct any defects.

(11) A competent person, designated by the permit holder, must supervise the installation, adjustment, maintenance, and repair of containment netting. Such person must also supervise the permanent removal of all containment netting systems, as well as the temporary removal of containment netting after removal of debris from the containment netting following material displacement. During temporary removal of containment netting, all supports, connections, and components of the containment netting installation must be inspected in accordance with Section 12 of ANSI/ASSE A10.37-2016.

(12) Anchoring systems are subject to special inspection under section 1705.37 of the Building Code, where applicable.

(l) Emergency work. For emergency work where there is no permit holder, the inspections required by subdivision (k) of this section must be performed by the registered design professional responsible for overseeing the emergency work.

(m) Disclaimer. Nothing in this rule prohibits the use of containment netting during construction, alteration, or demolition work, including façade work. However, when used during construction, alteration, or demolition work, including façade work, containment netting will not be considered as an alternative to code required pedestrian protection or adjoining property protection.