

NYC Construction Safety Update: Local Law 149 Strict Limits Take Effect January 1, 2026

Jan 1, 2026: NYC Local Law 149 limits Superintendents to one job site. Ikhilov & Associates explains how this strict rule impacts construction safety.

NEW YORK, NY, UNITED STATES, January 9, 2026 /EINPresswire.com/ -- Construction work is the backbone of New York City, but it remains one of the most dangerous professions in the five boroughs. As a dedicated personal injury lawyer in NYC, Ikhilov & Associates closely monitors changes in safety regulations that protect our workforce.

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Ikhilov & Associates



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Starting January 1, 2026, a major regulatory shift changes the landscape of construction site supervision. Under Local Law 149 of 2021, the NYC Department of Buildings (DOB) has enforced a new "one-job limit" for primary Construction Superintendents. If you are a worker, understanding these changes is vital. If you have been hurt on site, a [workplace accident lawyer](#) can help you determine if these new rules were violated—and how that affects your right to compensation.

THE NEW RULE: ONE SUPERINTENDENT, ONE JOB

Previously, superintendents could split their time between multiple non-major jobsites. Unfortunately, this often led to gaps in supervision where safety violations could go unnoticed.

Effective January 1, 2026:

A Construction Superintendent (CS) can be designated as the primary superintendent on no more than ONE job.

This applies to both major buildings and non-major buildings.

This rule ensures that the person responsible for site safety is focused on your site, not distracted by projects across town.

IMPORTANT EXCEPTIONS AND TRANSITION TIMELINES

According to the NYC DOB Service Notice dated December 18, 2025, there are specific grandfathering rules that apply right now. If you see a superintendent managing multiple older jobs, it may still be legal during this transition phase.

Existing Jobs Can Continue: Superintendents who were already listed on multiple non-major jobs before December 31, 2025, can keep those jobs.

The Catch: They cannot take on any NEW jobs while they still hold more than one.

The Deadline: This allowance ends strictly on January 1, 2027.

THE "COMPETENT PERSON" RULE CHANGES

Currently, a superintendent can designate a "competent person" to watch the site in their absence. However, this is also changing:

Through 2026: This is still allowed.

After Jan 1, 2027: The superintendent must generally be physically present on-site whenever work is occurring.

For a construction accident attorney NYC, this date is critical. Accidents occurring after this deadline where the Super was absent will face strict scrutiny under the law.

WHY THIS MATTERS FOR YOUR SAFETY

As a [Brooklyn construction accident lawyer](#), we see too many accidents caused by a "failure to supervise". When a site lacks a dedicated safety leader, protocols regarding scaffolding, fall protection, and machinery are often ignored. By forcing superintendents to commit to a single site, the law aims to prevent:

THE SUPERINTENDENT SHIFT: NYC CONSTRUCTION SITE SUPERVISION BEFORE & AFTER 2026



WHAT THE NEW RULE REQUIRES

Effective January 1, 2026, a Construction Superintendent can be designated as the primary superintendent on no more than ONE job site, including major and non-major buildings.



TRANSITION PERIOD EXCEPTIONS (2025–2026)

Superintendents listed on multiple non-major jobs *before Dec 31, 2025* can continue to manage those existing sites through 2026. However, they cannot take on any NEW jobs while holding more than one.

JAN 1, 2026

Taking on ONE new job voids grandfathering for all existing sites.

One-Job Limit Begins for NEW Primary Superintendents.

THROUGHOUT 2026

JAN 1, 2027

Transition Phase: "Competent Person" still allowed to watch site in Superintendent's absence.

ALL Grandfathering Ends. Superintendent must generally be physically present on-site during work.



HOW LACK OF SUPERVISION CAN INCREASE RISK

- Unchecked Scaffolding protocols
- Falls from Heights
- Machinery accidents by untrained operators
- Struck-by incidents from falling debris

The 1-2-3 Family Home Exception

Note: Workers injured on-site may have legal rights and grounds for recourse if these new DOB supervision rules were found to be violated.



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Infographic detailing the Local Law 149 transition timeline. Starting Jan 1, 2026, NYC Construction Superintendents face strict one-job limits, with full physical presence required by Jan 1, 2027.

Falls from heights due to unchecked scaffolding.

Machinery accidents caused by untrained operators.

Struck-by incidents from falling debris.

If you have been injured on a job site, having a construction site negligence lawyer review the details of your supervision is critical. If a superintendent was managing too many sites in violation of the law, you may have grounds for a failure to supervise lawsuit New York. Violations of these new DOB rules can be powerful evidence of negligence in court.

CONTACT A TOP RATED PERSONAL INJURY LAWYER

Do not let a negligent contractor hide behind complex new laws. Ikhilov and Associates has represented injured clients across New York City since 2005. Whether you need a scaffolding accident attorney or a lawyer for a work injury, we have the trial experience to fight for you. We operate on a 'No Upfront Fees' basis, you pay nothing unless we win.

(Prior results do not guarantee a similar outcome. Expenses may be payable at the conclusion of the case.) If you or a loved one has been hurt, contact a top-rated personal injury lawyer to discuss your case today.

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