

COMMITTEE ON HOUSING AND BUILDINGS

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CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON HOUSING AND BUILDINGS

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June 30, 2025

Start: 11:19 a.m.

Recess: 11:25 a.m.

HELD AT: COUNCIL CHAMBERS - CITY HALL

B E F O R E: Pierina Ana Sanchez, Chairperson

COUNCIL MEMBERS:

Shaun Abreu

Alexa Avilés

Eric Dinowitz

Oswald Feliz

Crystal Hudson

Lincoln Restler

SERGEANT-AT-ARMS: Mic check, mic check, mic check, mic check. It's a mic check on Housing and Buildings vote. Today's date is June 30, 2025, recorded by Walter Lewis, Walter A. Lewis, Walter Alexander Edward Lewis, Jr.

SERGEANT-AT-ARMS: Quiet down, please. Good morning and welcome to today's New York City Council vote for the Committee on Housing and Buildings.

At this time, we ask that you please silence all electronic devices.

At no time, you are to approach the dais.

Chair Sanchez, we're ready to begin.

CHAIRPERSON SANCHEZ: Thank you. Good morning. [GAVEL] I'm Council Member Pierina Sanchez, Chair of the Committee on Housing and Buildings.

Today, we are voting on Proposed Intro. Number 1281-A, sponsored by Council Member Eric Dinowitz, in relation to deadlines for installing natural gas detectors and to repeal Section 908.1 of the Building Code related thereto. Proposed Intro. 1281-A would postpone the natural gas alarm requirement of Local Law 157 of 2016 and would instead provide that natural gas alarms be required

no later than January 1st, 2027. The Department of Buildings would also be required to submit to the Mayor and the Council by July 1st, 2026, a determination on if the Department has been able to identify four distinct manufacturers of battery-powered natural gas alarms. If such determination finds an insufficient number of alarms, DOB would be required to extend the compliance date to January 1st, 2029. Supply chain issues have hampered building owners from complying with the requirements of Local Law 157 of 2016 and, via Intro. 1281-A, the Council is taking action to ensure these safety measures are installed in a timely manner without being overly burdensome for buildings and homeowners.

We'll also be voting on Proposed Intro. 1296A, sponsored by Council Member Carlina Rivera, in relation to requiring a solid, acceptable color or the display of artwork on temporary protective structures on construction sites. This bill would expand the allowable color of sidewalk shed parapet panels to include approved or alternative artwork through the City Canvas Program to address the issue faced by City agencies being ineligible to utilize capital funding to partake in the program.

I am joined today by my Colleagues, the Clerk will call the roll, but I will now invite Council Member Dinowitz to speak on his bill, 1281-A.

COUNCIL MEMBER DINOWITZ: Thank you, Chair Sanchez. Today we are set to vote on Introduction 1281-A, a crucial piece of legislation that will protect New Yorkers from being unfairly fined due to circumstances entirely out of their control. This introduction is an amendment to Local Law 157 of 2016, which requires the installation of natural gas detectors in residential buildings. This law is an important piece of legislation aimed at protecting New Yorkers from hazardous and sometimes deadly natural gas leaks. However, there is one significant issue with Local Law 157 as it is currently written. The gas detectors that are required by law are currently unavailable to consumers after the sole manufacturer and supplier pulled the devices from the market due to a malfunction in the product. Many have been waiting for months for the detectors they've ordered, but after the May 1st compliance deadline has passed, they have still not received their orders. Despite these good faith efforts to follow Local Law 157 requirements, these New Yorkers are now

set to be unfairly fined. In April, I sent a letter signed by 17 of my Colleagues to the Department of Buildings requesting an extension to the law's compliance deadline. I was informed that the deadline could only be extended through legislation, thus necessitating this bill. If this introduction is not passed, New Yorkers will be fined for standards they cannot meet, and these fines will be issued indefinitely until the required detectors are made available again. Natural gas detectors are necessary to make New York City safer, but we have to adapt to the circumstances we are presented with. The City should not be fining people for not complying with safety standards that are impossible to meet.

Introduction 1281-A will postpone the installation deadline to 2027 while requiring the Department of Buildings to issue an additional extension if the agency cannot find four distinct detector manufacturers that are readily available for purchase. This is a straightforward, common-sense fix. It ensures we uphold critical safety standards without unfairly burdening New Yorkers. I thank Chair Sanchez for bringing this bill to a vote today, Council Members Bottcher and Holden for their

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2 original co-sponsorship, to Austin Malone, my Staff,
3 Adam Staropoli, Association of (INAUDIBLE) Co-ops and
4 Condominiums, and all the other Staff who helped
5 bring this bill forward, and I urge my Colleagues on
6 the Committee to vote yes on Intro 1281-A. Thank you.

7 CHAIRPERSON SANCHEZ: Thank you so much,
8 Council Member Dinowitz.

9 I will now ask the Clerk to call the
10 roll.

11 COMMITTEE CLERK WILLIAM MARTIN: Good
12 morning. William Martin, Committee Clerk. Roll call
13 vote Committee on Housing and Buildings. Items are
14 coupled. Chair Sanchez.

15 CHAIRPERSON SANCHEZ: Aye on all.

16 COMMITTEE CLERK WILLIAM MARTIN: Dinowitz.

17 COUNCIL MEMBER DINOWITZ: Aye on all.

18 COMMITTEE CLERK WILLIAM MARTIN: Feliz.

19 COUNCIL MEMBER FELIZ: Aye on all.

20 Congratulations, Council Member Dinowitz and everyone
21 passing bills. Great work.

22 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

23 COUNCIL MEMBER ABREU: Aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Avilés.

25 COUNCIL MEMBER AVILÉS: Aye.

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2 COMMITTEE CLERK WILLIAM MARTIN: Restler.

3 COUNCIL MEMBER RESTLER: Permission to
4 explain my vote. I'd like to congratulate Council
5 Member Dinowitz on this bill, and I would like to
6 just congratulate our Chair on her domination last
7 week on the record officially. Thank you. Aye.

8 CHAIRPERSON SANCHEZ: Thank you, Council
9 Member.

10 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

11 COUNCIL MEMBER HUDSON: Aye.

12 COMMITTEE CLERK WILLIAM MARTIN: With a
13 vote of seven in the affirmative, zero in the
14 negative, and no abstentions, both items have been
15 adopted by the Committee. Madam Chair, that is a full
16 Committee.

17 CHAIRPERSON SANCHEZ: Thank you so much,
18 Clerk. And with that, this hearing is adjourned.

19 [GAVEL]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date July 31, 2025