

Service Notice:

“One-Job Rule” for Construction Superintendents

Effective **January 1, 2026**, a major change to construction superintendent requirements in New York City is that an individual may only be designated as the primary construction superintendent for **one job** at a time.

Key Changes as of January 2026 (NYC)

- **“One-Job Rule”:** Under Local Law 149 of 2021, a primary construction superintendent will be limited to a single job designation. This is the final phase of a gradual reduction from a previous limit of ten jobs, intended to increase safety and accountability on construction sites by ensuring more dedicated supervision.
- **Mandatory Presence:** Where the one-job rule applies, the primary construction superintendent must be present at the job site during all times when active work is occurring.
- **Alternate Superintendent Required:** The prior allowance to designate a “competent person” to be present when the superintendent is absent will be eliminated for sites that fall under the one-job rule. Instead, an alternate construction superintendent must be designated and act on behalf of the primary superintendent in their absence.

General Ongoing Requirements

Beyond the January 2026 changes, existing requirements remain in effect:

- Superintendents must be registered with the NYC Department of Buildings (DOB).
- Applicants must complete a DOB-approved 40-hour site safety course within one year of application and possess a valid Site Safety Training (SST) Supervisor card.
- Detailed inspection logs must be maintained, and unsafe conditions reported and corrected.

These changes aim to enhance safety oversight by ensuring more dedicated attention to individual projects across New York City.