

FAQ

Flood Shields and Barriers and Other Resiliency Measures

Are you an owner, tenant, or design professional considering resiliency measures to address past and future flooding events?

The Landmarks Preservation Commission (LPC) will work with you to better understand your needs and goals, and guide you through our regulatory process on a path to identify an appropriate and effective solution.

Do permanent flood shields, barriers, and related hardware require LPC review?

Yes, installation of permanent flood shields or barriers, and permanently-attached hardware designed for temporary flood shields and barriers, does require review and approval by LPC. This includes:

- Posts and post plates
- Channels and brackets
- All other attachments to the facade, windows and doors, and the ground.

As a result of the 2019 LPC Rules amendments, temporary installations can be approved at staff level and are no longer subject to the Public Hearing process in most cases. This change has allowed many projects of this type to be reviewed more quickly by LPC staff as long as other aspects of the proposal (i.e., new windows or doors) also qualify for staff-level review. See page 9 of the Health, Safety, and Utility Equipment chapter of our Permit Guidebook for these rules.

Do non-permanent flood shields, barriers, and related hardware require LPC review?

Stacking sandbags or installing channel-free shields or plywood at openings using simple fasteners in advance of an imminent flooding event does not require a LPC permit or review. You should also check with the Department of Buildings regarding the applicability of building codes for all these installation types.

Note:

- If you are considering resiliency measures to protect your historic building from past or future flooding events, please identify this work in a cover letter or other application materials you submit through Portico, and speak to the Preservation Department staff member assigned to your application early in the process.

Do other resiliency measures require LPC review?

Yes. Other than minor general maintenance such as installing weatherstripping at windows and doors or replacing broken glass, all exterior work and some interior work (including work filed with the NYC Department of Buildings) requires an LPC permit. Under current Rules and regulatory policy, some types of work related to resiliency measures can be reviewed and approved at staff-level, while others must be reviewed by the full Commission at a Public Hearing.

- Resiliency work generally reviewed and approved by staff includes: preventative façade maintenance, relocating equipment to higher floors or rooftops, and miscellaneous interior alterations.
- Resiliency work typically requiring reviewed at a Public Hearing includes: alterations such as raising or permanently blocking or filling window and door openings, raising interior floors or lifting entire buildings.