



**Industry Insights: What property owners need to know about landmark façade restoration, roofing, and waterproofing for commercial office buildings - by Andrea Mesis-Bruno**

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As the New York City real estate scene continues to evolve, property managers and general contractor firms are facing a unique set of challenges in 2023. To provide insights into the trends and impending local law requirements that are reshaping the industry, contributing author, Andrea Mesis-Bruno, M/WBE PropTech strategist, CRE Insider and founder of D&A Construction Advisors sat down with Ali Anwar, the founder of Aarco Contracting. Anwar brings over 15 years of residential and commercial construction expertise to New York City's architectural landscape. A graduate of Columbia University with a Master's in Construction Management, his academic foundation complements his hands-on experience. Ali's strength lies not only in overseeing significant construction endeavors but also in his adeptness at leading and managing dynamic teams. His commitment to clear communication ensures that projects are not only structurally sound but also delivered efficiently under his watchful leadership.

Q: Could you highlight the key trends that are influencing the restoration landscape for commercial office buildings this year?

A: In 2023, the restoration landscape for commercial office buildings is marked by a strong emphasis on preserving architectural heritage. Property managers and general contractors are increasingly focused on preserving and restoring the unique façades of landmark buildings while also integrating modern technologies for energy efficiency and sustainability.

Q: Preservation of architectural heritage is vital. Speaking of landmark buildings, can you shed light on the local law requirements that are impacting façade restoration, roofing, and waterproofing projects in New York City?

A: Certainly. When it comes to these aspects, Local Law 11 (now known as FISP) remains a significant requirement. This law mandates the inspection of façades and exterior walls of buildings over six stories tall every five years. Landmark buildings require special attention as they possess distinctive features that need to be preserved. In addition, Local Law 97's emission limits emphasize the importance of energy-efficient practices, prompting property managers and contractors to consider innovative roofing and waterproofing solutions.

Q: Those requirements carry substantial weight. How can property managers and contractors effectively navigate these demands while also delivering value to their clients?

A: It's a balancing act. Collaborating with experts who understand both the technical and regulatory nuances is crucial. At Aarco Contracting, we specialize in landmark façade restorations and offer tailored solutions that address both preservation and modernization needs. By partnering with experienced professionals, property managers and contractors can seamlessly align their projects with local law requirements while also delivering exceptional value to their clients.

Q: Your expertise is evident. Could you offer any advice for professionals looking to excel in the niche of landmark façade restorations, roofing, and waterproofing?

A: Absolutely. Education is the foundation. Understanding the intricacies of landmark preservation regulations and staying updated on changes is essential. Additionally, building a network within the industry helps share insights and best practices. Embrace a holistic approach by integrating energy-efficient roofing and waterproofing solutions. This not only enhances the building's sustainability but also its overall performance.

Q: Excellent advice. As we wrap up, any final thoughts you'd like to share with our readers?

A: Certainly. To all those involved in the restoration of landmark commercial office buildings, remember that your work plays a vital role in preserving the city's history while also shaping its future. Adapting to local law requirements and embracing innovative solutions will ensure that these buildings stand strong and proud for generations to come.

In the dynamic realm of New York's commercial office building restorations, Ali Anwar's insights provide a compass for navigating the complex landscape of local law requirements and landmark preservation. As 2023 unfolds, the focus on preserving architectural heritage and integrating sustainable technologies sets the tone for an industry that is both challenging and deeply rewarding. By heeding Ali's advice and collaborating with experts, professionals can elevate their projects while contributing to the legacy of the city's iconic skyline.

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