



## Façade and parking garage inspections: Uncovering NYC's compliance conundrum by Joe DiPompeo

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### NYC LL126 Filing Cycles



Sub Cycle  
**1A**

Jan 1, 2022 - Dec 31, 2023  
**Manhattan Community Districts 1-7**

Sub Cycle  
**1B**

Jan 1, 2024 - Dec 31, 2025  
**Remainder of Manhattan & Brooklyn**

Sub Cycle  
**1C**

Jan 1, 2026 - Dec 31, 2027  
**Bronx, Queens, Staten Island**

Sub Cycle  
**1D**

August 1, 2024  
**One-time Initial Observation\***

\* New Additional DoB Requirement Covering Garages in Sub Cycle 1B & 1C

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In the sprawling metropolis that is New York City, the skyline tells a story of architectural marvels and historical structures. Behind the façade of these iconic buildings, however, lies a hidden challenge that poses a significant threat to public safety – the backlog of unfiled Local Law 126 parking garage inspection reports. The Department of Buildings (DOB) system, though commendable, reveals a staggering reality: 4,173 out of a total of 4,427 buildings have yet to submit their crucial inspection reports.

The DOB's system serves as a crucial tool for tracking and managing building inspections in the city. However, the sheer number of pending inspections/reports raises concerns about the safety and structural integrity of these buildings. As of the latest data, 3,357 of these structures technically

aren't late in filing as they are in later cycles, but there are a large number of garages that were due December 31st 2023.

One of the contributing factors to the backlog is the shortage of Qualified Parking Structure Inspectors (QPSI) in NYC. These specialized inspectors play a vital role in assessing the safety of parking garages, which are integral components of the city's infrastructure. The shortage of QPSIs amplifies the challenges faced by property owners, who must secure the services of these qualified professionals to meet inspection deadlines.

The urgency intensifies when delving into the specifics of the Qualified Parking Structure Inspectors (QPSI) program in NYC. Currently, there are fewer than 200 qualified inspectors responsible for evaluating the safety of parking garages throughout the city. This deficiency in the number of inspectors poses a serious challenge, considering that all remaining 4,427 buildings are mandated to file an additional annual inspection report by August 1st of the current year.

The current backlog of unfiled reports raises questions about the efficiency of the system and the challenges faced by property owners in meeting compliance deadlines. It is essential for property owners and managers to recognize the importance of timely inspections and reporting, not only to adhere to legal requirements but also to ensure the safety of residents and passersby.

The current requirements for LL126 include: an inspection every six years and an annual inspection required for parking structures in all cycles. The only exemption is if a garage in the current cycle files their six-year report prior to August 1, 2024, they are exempt from the annual inspection this year.

The impending August 1st deadline for parking structure inspection adds a sense of urgency to the situation. With thousands of buildings yet to file their reports, property owners and managers are under pressure to expedite the inspection process and ensure compliance with city regulations. The clock is ticking, and the consequences of non-compliance can be severe, including fines and potential legal action. It is advantageous for property managers to file as quickly as possible to avoid delays and fines.

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