



Question of the Month: How should building owners and property managers prepare for compliance deadlines in the new year? - by Mario Cirigliano

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With the new year approaching, Merritt Engineering wants you to be “in the know” with a breakdown of the important upcoming building inspection deadlines that you should be aware of to ensure a successful 2025.

LOCAL LAW 11/98 (FISP) – FAÇADE INSPECTIONS

When does the next FISP Cycle begin?

The 10th Cycle of Local Law 11/98 (FISP) begins February 2025! Owners and managers of any buildings over six stories with a building block # ending in 4, 5, 6 or 9 must hire a Qualified Exterior Wall Inspector, or QEWI, to perform an inspection of the building facades and appurtenances in order to assign the building a classification of Safe, SWARMP, or Unsafe.

Your inspection must be completed and a report filed with the DOB by February 21, 2027 in order to avoid any violations, fines or penalties and potentially hazardous conditions to the public.

When should I address SWARMP or UNSAFE items from my previously filed 9th Cycle report?

Now is the best time to address all SWARMP and UNSAFE items in order to meet the deadline.

The most common SWARMP conditions include cracked or spalled masonry, deflected window lintels, and deteriorated mortar joints. Remember, any loose items that could fall from the building are considered UNSAFE and need to be reported and addressed immediately.

What if my building filed Safe?

For previously filed Safe 9th Cycle FISP reports, now is the time to budget for costs associated with Cycle 10 compliance, including QEWI inspection costs, scaffolding or boom lift costs for up-close physical inspections, and DOB filing fees.

If I didn't file a 9th Cycle report, is there still time?

Yes! The 9th Cycle filing window does not close until February 21st, 2025, so in order to avoid extensive penalties and fines, your building should be inspected ASAP to meet compliance requirements by the deadline.

LOCAL LAW 126 of 2021 (PIPS) – PARKING GARAGE INSPECTIONS

Local Law 126 of 2021 requires owners of parking structures to hire a Qualified Parking Structure Inspector (QPSI) to inspect the structure at least once every six years and file a report with the DOB documenting the results of the inspection (in accordance with NYC Construction Codes §28-323, and RCNY §103-13). The report will document whether the parking garages is “Safe”, “Unsafe”, or “Safe with Repair and/or Engineering Monitoring”. Annual observations should also be completed between assessments but do not require a PE. Building owners and property managers should keep

the completed report accessible in the event a DOB inspector requests a copy on site.

Any space for parking/storing motor vehicles, other than an unenclosed outdoor lot, 1- or 2-car garage, or auto service station or showroom, must undergo an assessment by a certified QPSI.

When does the next Sub-cycle begin?

Sub-cycle B, Manhattan Community Districts 8, 9, 10, 11, and 12; and all Brooklyn Community Districts must file between 1/1/2024 – 12/31/2025. After that, Sub-cycle C begins for all Bronx, Queens, and Staten Island Community Districts (1/1/2026 – 12/31/2027).

If I missed my filing window, can I file a late report?

Although the filing window for Sub-cycle A structures, Manhattan Community Districts 1, 2, 3, 4, 5, 6, and 7 is closed (1/1/2022 – 12/31/2023), you can still file a full late PIPS report. Late fees will apply.

Late Initial report?

Good news for Sub-cycle B & C structures, there's still time to submit an initial report prior to submitting a full PIPS report. Please note that an initial inspection does not replace a full PIPS report, which is mandatory.

What's the difference between an initial inspection and the full PIPS report?

The goal of the initial inspection is to immediately identify any safety issues and is a one time requirement only, whereas the Local Law 126 assessment is conducted once every six years with staggered filing cycles. Structural components, waterproofing, fireproofing, and wearing surfaces will be visually evaluated during both the initial inspection and the Local Law 126 assessment, however, the Local Law 126 assessment will also include destructive testing services to determine underlying conditions.

It is important to note that if an initial inspection report is filed as Unsafe, the DOB requires a full PIPS report be filed within a 14-day period of the initial acceptance date.

LOCAL LAW 126 – ANNUAL PARAPET INSPECTION

Before you ring in the new year, don't forget that under Local Law 126 also comes a parapet inspection requirement. Section 28-301.1.1 of the NYC Administrative Code added by Local Law 126 of 2021 requires that all buildings, regardless of height, must have an annual inspection of their public right-of-way facing parapets.

The annual parapet inspection must be performed by a qualified professional or person competent to inspect parapets, such as an engineer, architect, or NYS-authorized building inspector.

A close-up inspection of the entire parapet must be performed and identify items such as overall plumbness, excessive deterioration, and a determination that appurtenances (such as telecommunications equipment, railings, etc.) have been installed and maintained in a stable condition.

A report must then be prepared to indicate whether any unsafe conditions were found and identify actions necessary to remedy the unsafe conditions. If unsafe or hazardous conditions are found, the DOB must be notified immediately, a sidewalk shed must be erected, and repairs must be completed within 90 days.

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