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## Local law 11 inspection

HLZAE has supported our customers in complying with façade safety requirements since 1982. New York's Façade Inspection Safety Program (FISP), formerly known as Local Law 11, requires exterior walls and annexes of building owners more than six floors taller to be inspected according to a specific reporting schedule. A qualified exterior wall inspector (QEWI), who must be a licensed registered architect or professional engineer, must conduct this inspection and submit an approved report to the City of New York City Department of Public Works (DOB) summarising the conditions in the building. HLZAE and FISP Fisp Since fisp was adopted in 1980 (Local Law 10), HLZAE has prepared and submitted the required research reports to our customers and is widely recognised as the main resource for complying with FISP. We have established a close professional relationship with DOB's local law and façade unit and are working directly with the division towards approving all reports submitted on behalf of our HLZAE customers. During the last cycle (cycle 8), HLZAE prepared and submitted more than 500 FISP reports. Over the past 40 years, HLZAE's work has involved a large amount of research and repair of the exterior and the structural systems of all building types, from pre-war to modern construction. We provide our customers with an in-depth analysis and assessment of the building's façades, on which they can base building and renovation decisions and maintain COMPLIANCE with FISP requirements. Our goal is to continuously provide high-quality professional architectural and design services to preserve the integrity of the design of the structure while taking into account the reality of our customers' budgets and goals. Please contact us if you have any questions or concerns. If you want to get a proposal for your building, click here: Request a proposal Overview of FISP New York Local Law 10 in 1980 was enacted shortly after a masonic piece fell from the façade of a building on Manhattan's Upper West Side, killing a pedestrian (Grace Gold, a Barnard student). To limit the occurrence of such accidents, the New York City Council amended the NYC Building Act. The city ordered that the licensed registered architect or professional engineer regularly inspect the most suitable owners of buildings whose street faças and applications have been inspected, and that a report based on this periodic critical review must be made to the Ministry of Construction. The law applies to all buildings that are more than six floors high. In 1997 and 1998, there were several major public exterior wall defects in New York. In response, in 1998 the City Council passed Local Law 11 in New York, which the mayor March 1998. New law known as Local Law in 1998, further expanded the inspection and maintenance requirements for façades of buildings, which were more than six storeys high. All owners of such buildings must have a registered architect or professional engineer inspect the entire mantle of the building, including walls facing behind or to the sides of adjacent buildings. In addition, at least one full close inspection from ground level to roof level is required through a scaffolding (or other observation platform). In accordance with the special instructions issued by the Ministry of Construction, the professional must determine the condition of all walls and appurtenses and compare it with the state indicated in previous local law 10/11 reports. Another significant change was the removal of the precautionary filing station. Under Local Law 11 of 1998, an inspection professional must designate a building as either safe, safe with the repair and maintenance programme SWARMP or Unsafe. In addition, both the architect/engineer and the owner must sign the report. In addition, the repair conditions described earlier cannot be reported in two consecutive cycles. In 2010, its 7th president was born in 2010. In 2013, the seventh cycle required additional checks on guardrails, balconies and fire retins to ensure structural stability and compliance with the code. 2015 opened fisp's eighth cycle, and safety railings and hand railing elements must be included in the report. For the eighth cycle, FISP reports had to provide permits for all greenhouses, solar rooms and balcony/terrace enclosures to ensure they were legalised during installation. Dob has since withdrawn this claim; However, QEWI is still expected to check and determine whether the shields are structurally stable and to state this in the FISP report. Detailed inspection and reporting requirements and additional updates to the Act are contained in Sections 103-04 of the RCNY Periodic inspection of the extensions of exterior walls and buildings. back to the top... Staggered subcycle filing windows 9. The Department of Buildings (DOB) was completely overwhelmed by the number of notifications made at the end of inspection cycle 6 to meet the deadline. As a result, Mayor Bloomberg signed Local Law 38 in 2007, which requires the Commissioner for Buildings to establish tiered inspection cycles for buildings subject to façade assessment requirements laid down under Local Law 11 of 1998. The archive window for each building is now determined by the last number of its block number. back to the top... DOB NOW: Security as of September 12, 2016 All FISP reports must be submitted electronically DOB NOW. QEWI must upload the report to DOB NOW: Safety System, and the owner must register an email address through dob's electronic archiving system to sign the TR-6 form electronically. For more information about sending a FISP report electronically, see here.back to top... DOB FISP Filing fees and penalties The FISP report shall be submitted to the Department together with the filing fee defined in the Rules of the Ministry of Construction as follows: In addition, the Ministry of Construction will implement the following sanctions and they will apply after the archiving period has ended: If the building is delayed from the inspection period and/or the report has not been made by the deadline, the DOB may issue a non-compliance with the infringement. Once the report is filed, the DOB will retroactively issue a basic penalty of \$250 per month, accruing from the deadline for the report's waste, as well as a possible violation with a penalty of up to \$1,000 for filing a report. back to the top... FISP Questions & Answers When navigating your building's needs, we are here to help you answer any FISP questions. If you want popular questions about FISP, read more here.back to the top... FISP Guardrail & Railing Regulations New York City Building Code requires railings and parapets around staircases, balconies, regional lanes, roofs and similar locations to be designed to withstand the simultaneous application of a 50 (50) pound lateral force per linear foot (plf) and fifty (50) plf vertical loads, both aligned at the top of the railing. FISP requirements All hand railings, hand railings and safety railings shall be examined to ensure structural safety and compliance with the code. Structural safety is determined by the stability of the lateral load, the general condition of the material, the condition of the connections and the anchorages. Depending on the condition of the handways during the inspection visit, it may be necessary to carry out invasive structural tests on the structural stability and load-bearing capacity of the railings. More information about dob's current requirements can be viewed here. back to the top... In December 2019, a piece of terracotta fell in a Manhattan tower, killing passersby and urging the New York City Department of Construction to step up implementation of the Façade Inspection and Safety Program (FISP). The new rule adopted on 14 January 2020 makes significant changes to fisp's inspection and reporting requirements, commonly known as the Local Act 11. Here is a summary of the changes that have been made up ahead. Download PDF from this news release here. New standards for qualified exterior wall inspectors (QEWI) QEWI, which is responsible for façade inspection and archiving of notices, had to be a registered design professional (architect or engineer) in previous cycles with: a year's experience of the relevant experience. QEWI must have seven years of experience. Experience. more than six floors. Those applying for QEWI status must now submit a detailed CV and demonstrate knowledge of the codes, laws and rules for facades. These changes were led to incomplete façade inspection reports, which came to light when follow-up inspections revealed inaccuracies. Raising the qualification requirements for QEWs will help the Department of Construction ensure inspectors have sufficient knowledge and experience to accurately inspect exterior walls. QEWI also has new responsibilities. QEWI can no longer transfer the inspection to the merchant and technician; Only architects, engineers and individuals with a bachelor's degree in architecture or engineering and three years of FISP experience – or those without a degree and having at least five years of FISP experience – can carry out inspection tasks and then only under the direct supervision of QEWI. These new requirements will inevitably increase the costs for owners, who now need to retain a more highly valued and experienced FISP team. Close inspection intervals Previously, a close inspection of scaffolding or other platforms was required for a representative sample of the outer wall (at least one physical inspection), as defined in QEWI. Not any more. The rule now specifies that close checks must be carried out at least every 20 metres along the length of each outer wall to the right of the public road (not only on the street front, but now also on pavements, reliefs, squares and other public places). QEWI's discretion is reserved for determining which locations along those walls are most dangerous and for conducting investigations there. Some expressed interest in the dob allowing drones to be used to facilitate close inspections. The amended rule rejects these proposals and states unequivocally that the

use of drones and high-resolution photography must not give cause for practical inspection. The new close inspection requirements are big news, as they are likely to mean more time and costs to meet the minimum number of physical examinations. However, aging, fragile materials such as terra cotta, which recently killed a pedestrian, even these stricter requirements may not be enough. In the public consultation on the rule, some called for a 100% practical inspection of the terracotta, an ambitious and costly proposal that could, however, become part of the rule in the future. Cavity wall sensors are now required Another big news in cycle 9 cavity wall sensors. During this cycle and then each odd cycle, the sensors shall be carried out on all cavity wall structures. The sensor shall be carried out at least during each required close inspection interval and QEWI will ultimately determine the number, size and location of the probes in order to best identify the sensors. and wall ties. An exception to this requirement is buildings which have undergone the renovation of cavity walland, in particular for wall ties, over the last 10 years; new buildings less than 10 years old for which proof of the installation of the wall buckle has been provided; or buildings for which QEWI proposes an alternative method for wall ties and which are approved by the dob. The impetus for this new provision is clear: recent defects in cavity walls due to missing or incomplete ties. However, the destructive nature of invasive probes should not be taken lightly. Punching holes in the façade at an altitude of 20 metres is no small matter and historic buildings may need further guidance from the Landmarks Protection Commission. Pavement protection shall be erected and relevant permits obtained. In large buildings where the cumulative area of the measuring points exceeds 150 sf masonage, Section 101-14 of the RCNY requires a work permit. Finding a contractor for this job when thousands of buildings are under a gun to meet deadlines can also be a significant consideration. SWARMP and Unsafe Condition Categoris Clarification In order to better distinguish safe with a Repair and Maintenance Program (SWARMP) conditions from hazardous conditions, the new rule specifies that conditions requiring repair or maintenance within one year must be dangerous, while those that need to be addressed over the next five years – but for at least one year – should be classified as PARP. The reports shall contain new information In addition to the age and type of construction, the critical research report shall define all material present on the outer wall, which may prove to be a challenge. The regulation sets out the specific emergency conditions described in the report, ranging from cracking and displacing metal anchors to loosening of metal anchors and water penetration, and now requires the position diagram to include dimensions for each façade height. All significant conditions must now be documented with photographs combined with key designs, heights and positioning drawings. The time interval by which unsafe and SWARMP conditions need to be addressed can no longer be a general month and year. Instead, QEWI must indicate the exact date by which the work must be completed. In dangerous conditions, timelines of more than five years are unacceptable. QEWI selfies now appear in reports due to the need for dated photo documentation from QEWS (and their staff) conducting close checks. Other new photographic requirements include: Elevation Images; Detailed fitness images of all SWARMP and Unsafe conditions marked with a status marking and mapped to the façade of the building; Typical fitness photos for buildings classified as safe; jaCavity Wall Probe each opening, including wall ties and interstices, wall node-type close-ups and and the condition of the alleviation of the corners and substrate. When phone cameras make high-resolution photography simple, the new rule requires comprehensive documentation of each detail. The advantage of this photographic report is that the assessor of the reports will not have to rely solely on interpretation in the future, as the evidence to find the circumstances is inexpensive – or not – clearly visible. Added data protection measures In addition to identifying the location of unsafe conditions, QEWS are now specifically responsible for advising the owner of the appropriate safeguards, including the type of recommendation and location of the general protection, and to inform DoB of these recommendations. New requirements to remedy hazardous conditions To give owners enough time to make repairs, the updated rule extends for 30 days to correct hazardous conditions to 90 days. And the owners may have an even longer one: if due to the scale of the repairs, the dangerous condition cannot be repaired during that period, QEWI can recommend an extended time interval (up to five years). If the owners are unable to set a deadline, they must inform the DOB and provide QEWI supporting documents in a subsequent report justifying the delay. Corrections made in the previous cycle shall now be reported as dangerous if they require further or repeated correction during the cycle 9 inspection. This new provision aims to close the loophole with conditions that are unlikely to stabilise through repairs to several patches. The increase in penalties for non-compliance with civil sanctions will be given a major boost in the new version of the rule, so owners will have more incentives to comply with the rules. If an acceptable inspection report is not made, it will result in a civil penalty of \$5,000, five times higher than in previous cycles. For owners who filed a late monthly fee of \$1,000, four times the \$250 monthly penalty for the last cycle. In addition, owners who do not fix dangerous conditions are responsible for a monthly fee of \$1,000, as well as a monthly fine for each linear leg of pavement hydrogen, starting at \$10 per linear leg per month after the first year and adding up to \$40/lf/month each year in year five. Keeping pavement sheds up for years is a bad solution to the dangers of the façade, so the aim of the updated rule is to motivate owners to remove the sheds – and properly address dangerous conditions – as quickly as possible. If the swamp status is not corrected from the previous cycle, it must be filed as unsafe this cycle and will now result in a \$2,000 fine. In anticipation of natural disasters, the new order waives sanctions if sanctions are declared prevents the owner from carrying out an inspection, notification or remedying dangerous conditions. Owners must post the space on the façade of the building in the lobby Like the restaurant's health ratings, façade façade the station must now be mailed to the lobby or foyer of the building within 30 days of its issue. Displaying a certificate visibly that declares the state of a building unsafe can only be the motivator that the owner needs to make the necessary repairs quickly. At least that's the city council's hope. Staggered Filing Windows extension Starting with cycle 7 in 2010, DOB introduced tiered filing windows. For Cycle 9, the deadlines for the report are as follows: Take-Home message to building owners with penalties four and five times more than in the last cycle, and reputation of a balanced hanging building, an incentive to thoroughly inspect, file on time and make repairs within the given deadline could not be clearer. The New York City Council – and city dwellers – are weired with reports of citizens being hit by flying façades, and the drive to improve the safety of buildings has reached a turning point. Owners should act now: Make sure the FISP inspector meets the new QEWI requirements. Process the remaining unsafe and PARP conditions from cycle 8.Specify the deadline for leaving waste in section 9 based on the block number. Design additional drops to meet the close inspection requirements. Budget for test probes if the building has cavity walls. Allow more time to arrange elevators, scaffolding, pavement bridges and contractors as part of the inspection process. New York was not the first U.S. city to pass façade inspection legislation (this honor goes to Chicago), but with more than 14,500 buildings covered by the rule, it is at the top of the country during authorized exterior wall assessments. These inspections are only as effective as the repair and maintenance plans they commission, and New York is motivated to do these repairs. RESOURCES Changing the rules on exterior wall inspections and repairs Façade Inspection and Safety Program (FISP) Archiving Instructions NYC DOB Press release (12.30.2019): DOB announces the confirmed façade inspection process & double the hiring of façade inspectors For more information, see hoffmann architects number (800) 239-6665 or visit www.hoffarch.com. The material provided in this release is intended for information purposes. Before you take action, ask your design profession for more detailed recommendations. Recommendations.

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