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New York City Facade Ordinance

SUMMARY DEFINITION

Periodic inspection of the exterior walls and appurtenances (PIEWA) of buildings greater than six stories in height. These ordinances were created to protect the general public from falling debris and associated risks by structuring a regulatory program for periodic inspection and maintenance of building facades.

YEAR ENACTED

Enacted in 1980; significant revisions in 1998, 2007, 2013, and 2020.

ORDINANCE OR LAW

Previously Local Law 11 (LL11), now known as Façade Inspection Safety Program (FISP)

CODE

Building Code of the City of New York (Section 28-302)

REGULATIONS

Rules of the City of New York (1 RCNY 103-04)

ADMINISTERED BY

New York City Department of Buildings Facades Unit

ADDRESS

280 Broadway
New York, NY 10007

TELEPHONE NUMBER

212.393.2551

E-MAIL ADDRESS

facades@buildings.nyc.gov

NUMBER OF BUILDINGS AFFECTED

Approximately 12,500

WHICH BUILDINGS ARE SUBJECT TO COMPLIANCE?

All buildings greater than 6 stories in height located within the 5 boroughs of New York City

FREQUENCY AND DUE DATE OF REPORTS

The Façade Inspection Safety Program operates on a 5-year rolling clock divided into 3 Cycles (A, B, &C). Building filing cycles are defined by the last digit of the building's block number as follows;

Sub-Cycle	Last Digit of Block Number
A	4, 5, 6, or 9
B	0, 7, or 8
C	1, 2, or 3

Updated inspections and reports are required every 5 years, as defined by the applicable cycle filing dates. All reports are processed electronically via DOB Safety Now and must be administered by a Qualified Exterior Wall Inspector.

ACCEPTABLE INSPECTORS

Qualified Exterior Wall Inspectors (QEWI) as specified by the NYC Department of Buildings (RCNY 103-04). QEWI's must be a Registered Design Professionals (Architect or Engineer) with at least seven years of relevant experience with facade inspections. Candidates must apply to the DOB to gain the QEWI qualification, inclusive of written and oral tests as required, at the discretion of the Department of Building's Facades Unit.

EXTERIOR WALLS SUBJECT TO INSPECTION

All walls except those within 12 inches of adjacent walls

METHOD OF INSPECTION

Visual and hands on inspections as specified within 1 RCNY 103-04. Close-up inspections are to be performed at intervals of no more than 60 feet fronting each public right of way.

FINES FOR NON-COMPLIANCE

Failure to File: \$5,000 initial penalty, plus \$1,000/month. Failure to Correct Unsafe Conditions: \$1,000/month plus additional fees for sidewalk sheds after 12 months



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