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Int. No. 394-A

By Council Members Powers, Bottcher, Abreu, Restler, Brewer, Hanif, Hudson, Schulman, Krishnan, Rivera, Salaam, Banks, Louis, Marte, Dinowitz, Ung, Menin, Williams, Narcisse, De La Rosa, Brooks-Powers, Ayala, Joseph, Hanks, Ariola and Paladino (in conjunction with the Manhattan Borough President)

A Local Law to amend the administrative code of the city of New York, in relation to exterior wall inspection requirements

Be it enacted by the Council as follows:

Section 1. The department of buildings shall conduct a study regarding article 302 of chapter 3 of title 28 of the administrative code of the city of New York relating to the periodic inspections of exterior walls. Such study shall evaluate the appropriate time period within which critical examinations of a building's exterior walls and appurtenances should be conducted. The department of buildings shall complete such study and make recommendations concerning the inspection schedule set forth in article 302 of chapter 3 of title 28 of the administrative code of the city of New York to the speaker of the city council by December 31, 2025.

§ 2. Section 28-302.2 of the administrative code of the city of New York, as amended by local law number 126 for the year 2021, is amended to read as follows:

§ 28-302.2 Inspection requirements. A critical examination of a building's exterior walls and appurtenances thereof shall be conducted at periodic intervals as set forth by rule of the commissioner, [but such examination shall be conducted at least once during each five-year report filing cycle, as defined by rule of the department] provided such periodic intervals are between 6 to 12 years. The initial examination for a new building shall be conducted in the [fifth] eighth year following the erection or installation of any exterior wall [and/or] or appurtenances as evidenced by the issuance date of a temporary or final certificate of occupancy or as otherwise prescribed by rule.

1. Such examination shall be conducted on behalf of the building owner by or under the direct supervision of a registered design professional with appropriate qualifications as prescribed by the department.

2. Such examination shall include a complete review of the most recently prepared report and an inspection.

3. Such examination shall be conducted in accordance with rules promulgated by the commissioner.

§ 3. This local law takes effect October 1, 2026, except that section one of this local law takes effect immediately and expires and is deemed repealed upon submission of the recommendations to the speaker of the city council required by such section.

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