



New Year, New Rules

Recent Changes

Gas Inspection and Qualification Requirements - Two new rules regarding gas plumbing work are in effect as of January 1, 2020.

1. Anyone performing gas work must now possess a Department-issued Master Plumber License or Qualification for Gas Work.
2. Periodic inspection of gas piping systems are now required for all buildings, with the exception of buildings with R-3 occupancy.

Additional information can be found at the [DOB website](#)

Elevator Door Monitoring System Requirement - Effective January 1, 2020 all automatic passenger and freight elevators must be in compliance with the retroactive requirements to install elevator door monitoring systems. For additional information, [click here](#).

Violations Notifications - Effective December 5, 2019, building owners must post copies of any violations issued for the property in the lobby of the building. Owners are also required to distribute copies of the violations, along with DOB's Tenant Information Flyer, to the tenants of the occupied dwelling unit, and any adjacent occupied dwelling units, where the violating condition occurred.

Additional information and a sample of the [tenant information flyer](#) can be found on the [DOB website](#).

FISP Cycle 9 Changes Effective 2/20/20

Cycle 9 will open in February of 2020 and the DOB has made some significant changes to the law. Some of the adopted changes are:

- New requirements pertaining the qualifications of the QEWI
- Expands the list of who can perform inspection tasks
- Adds a new requirement that owners post and maintain the building facade status in the lobby
- New requirements for close up inspection intervals and which elevations require them
- New requirements for probes at cavity wall buildings in every odd cycle and some exceptions
- Adds a requirement of photographic evidence for close up inspections
- Increases the penalty for failure to file from \$2,000 to \$5,000 and the monthly penalty for late filing is doubled
- Adds a new civil penalty for failure to correct "safe with a repair and maintenance program" (SWARMP) conditions



A link to additional information and the entire amendment can be found on the [DOB website](#).

Customer Service Night at The DOB

Every Tuesday night, from 4pm to 7pm, the DOB hosts customer service night at local borough offices. Staff is available to answer questions about topics such as:

- Renovation or construction projects
- Open violations on a property
- To get more information and records about a property
- Starting in January, The Manhattan Office will also staff the Facades Office

Additional information about this helpful service can be [found here](#).



Please Call:

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