

# **CHANGES TO THE FAÇADE RULE**

## **Façade Inspection Safety Program (FISP)**

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**PRESENTED BY**

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# PRESENTATION DESCRIPTION

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The Façade Inspection Safety Program (FISP) also known as Local Law 11 (LL11) ensures public safety by preventing façade elements from unsafe buildings falling on the general public while proper/necessary repairs are completed. This presentation will provide an overview of the major changes to FISP/LL11 affecting the experience and responsibility requirements of a Qualified Exterior Wall Inspector (QEWI) with regards to close-up inspections and weather ties.



# FAÇADE AMNESTY PROGRAM

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- Beginning July 1<sup>st</sup>
- NRF in Cycle 8
- Civil Penalty payments will soon be processed online, for now payments must be made at the cashier.

# EIFS INCIDENT

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# EIFS INCIDENT



EIFS Failure: Failure occurred due to the number of screws and the type of screws used for the installation of the EIFS.





# EIFS INCIDENT



**EIFS Failure: Adhered to the backup rails with no positive connection.**





# CAVITY WALL INCIDENT



Cavity Wall Failure: Most of the time access and getting access to stabilize the condition is an issue. At this site, a lift was not possible due to the ground conditions neither was a hanging scaffold on an inside corner at the failure location.



# BALCONY CONCRETE

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Balcony Concrete Incident:  
spalling of concrete at balcony  
edges.



# UNSAFE CONDITIONS

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When uncovering unsafe conditions QEWs must:

- Contact ownership to arrange for required public protection to be installed immediately
- Call 311 or 911 immediately and file a complaint
- File a FISP3 form (Notification of Unsafe Condition) on DOB NOW Safety
- File an Unsafe report and time extensions if necessary
- File an Amended report after unsafe conditions are corrected



# CHANGES TO §101-07

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- Registered design professional with at least seven years of relevant experience with façades over six stories.
- QEWI must provide a detailed résumé summarizing relevant work experience.
- When employed by another professional who was signing and sealing such relevant work, provide a letter indicating length of QEWI's employment and responsibilities.
- QEWI applicant must demonstrate familiarity with the NYC Construction Codes, laws and rules pertaining to façades.
- May be assessed by performance on any written or oral tests.

# §103-04 NEW SECTIONS

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## Former

- a) Definitions
- b) Critical Examinations
- c) Civil Penalties
- d) Penalty Waivers

## Revised

- a) Definitions
- b) Responsibility of QEWI
- c) Critical Examinations
- d) Civil Penalties
- e) Full or Partial penalty waivers
- f) Posting of conditions certificate



## (b) RESPONSIBILITIES OF QEWI

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QEWI must:

- Maintain inspection and test records for a minimum of six (6) years
- Make such records available to the Department upon request
- Maintain insurance coverage as set forth by 1 RCNY 101-07
- Make copies of such insurance policies available to the Department upon request

## (c)(2)(iii) INSPECTIONS PROGRAM

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- Architects
- Engineers
- Bachelor degree in Architecture or Engineering and three (3) years of relevant FISP inspection experience
- Individuals with five (5) years of relevant FISP inspection experience



## (c)(2)(vi) HANDS-ON INVESTIGATIONS

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- Close-up inspection to be performed at intervals of **not more than 60'-0"** fronting public right-of-way per table in rule
- QEWI to determine most deleterious locations
- Drones, high res photos, non-destructive testing, or other similar methods do not eliminate requirements for close-up inspections

# (c)(2)(v) PROBE AT CAVITY WALL

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- Starting in Cycle 9 and every **odd** cycle thereafter
- QEWI determines the location of the probes
- Minimum of a single probe along each required close-up inspection
- Report the presence, condition, and spacing of wall ties
- Exceptions for building repairs, new buildings, or alternative method





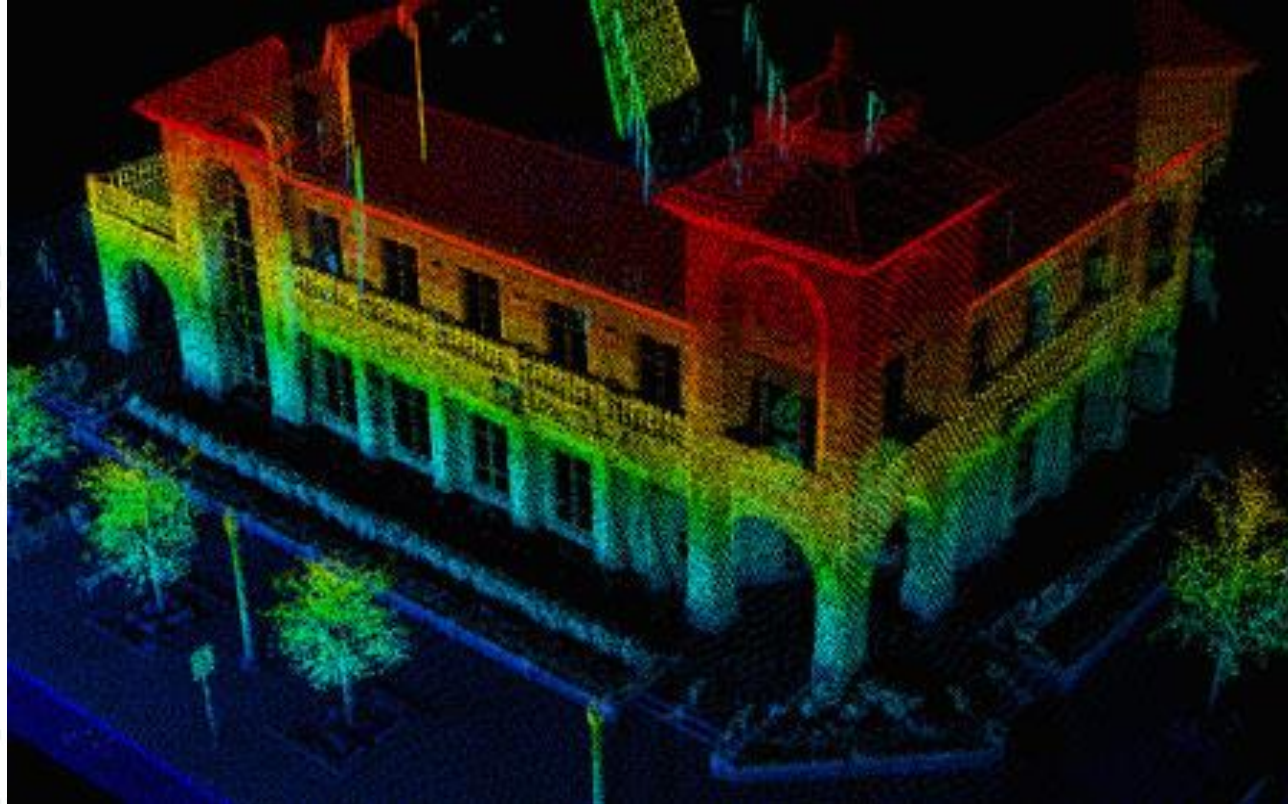
# (c)(3)(iii)(F) PHOTOGRAPHIC EVIDENCE OF CLOSE-UP INSPECTIONS

- Dated photo documentation of the QEWI and/or inspectors performing physical ('close-up') inspections



# (c)(3)(iii)(G) MAPPING

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# (c)(3)(iii)(K) RECOMMENDED TIMEFRAME FOR REPAIRS OF UNSAFE ITEMS

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- QEWI must provide recommended time frame for repairs to bring the building to **SWARMP** or **SAFE** status, and shall indicate the date the work shall be completed
- Time frames of more than five (5) years will not be accepted
- Extensions will not be granted after recommended timeframe

## (c)(3)(iii)(M)(3) PHOTO REQUIREMENTS OF CAVITY WALL PROBE

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- Each probe opening showing location and size of probes
- Interior of probe showing cross section of the wall
- Measurement of the spacing of the wall ties
- Close-up of the wall tie type and installation
- Any other condition that indicates the soundness of the wall ties and cavity wall



# (c)(4)(i) WHAT'S SUBJECT TO FISP?

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- All buildings over six (6) stories
- Buildings with six (6) stories and a basement on any elevation
- If any of the above then entire building is in the FISP Universe

## (d) REVISED CIVIL PENALTY SCHEDULE

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- Civil Penalty for Failure to File is quadrupled to \$1,000 per month plus late filing of \$5,000 annually
- Failure to Correct Civil Penalty is now dependent on length of shed on property
- New Civil Penalty for SWARMP conditions turning into Unsafe conditions



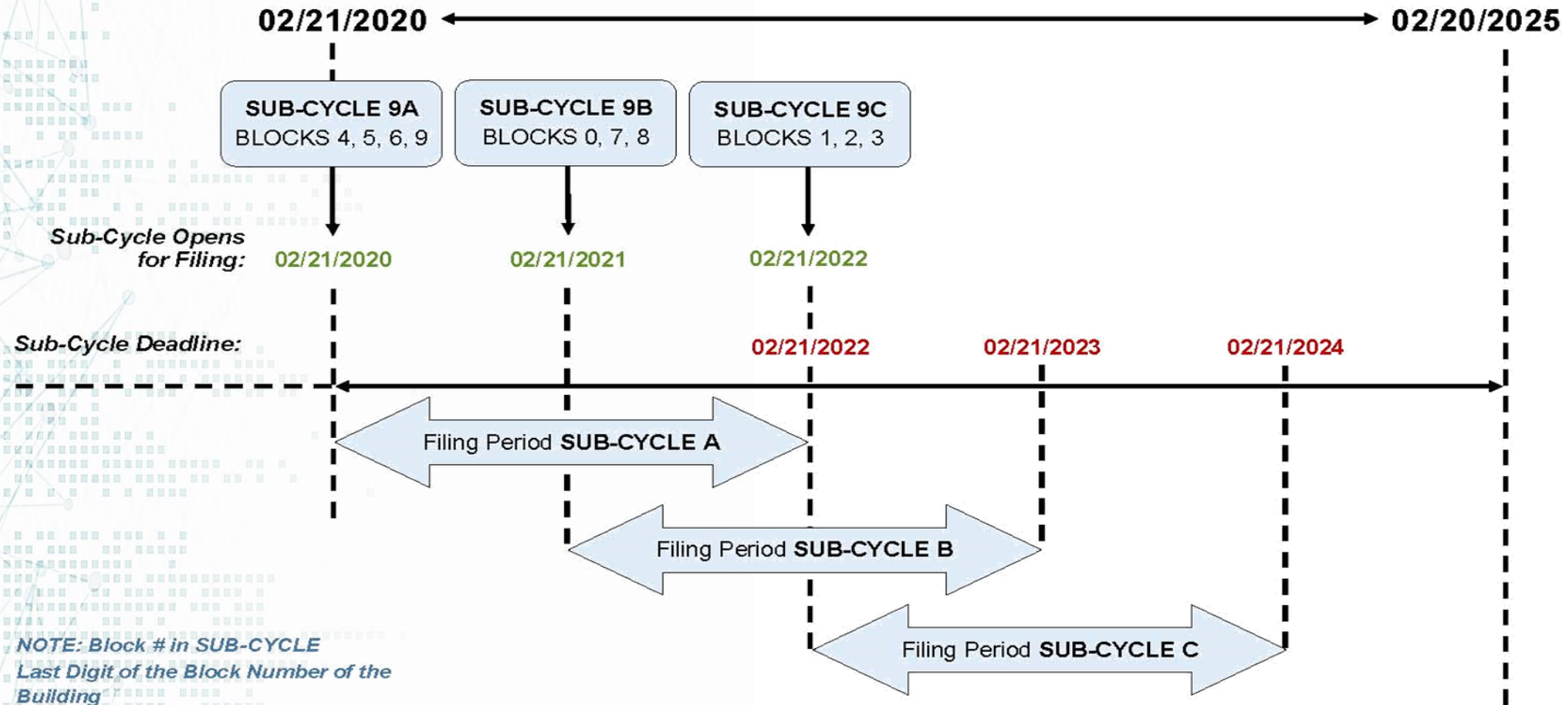


## (f) POSTING OF CONDITIONS CERTIFICATE

- Conditions certificate issued by the Commissioner (DOB NOW) shall be posted in the lobby or vestibule of subject building within thirty (30) days of issuance
- Certificate shall indicate the most recent condition of the building's exterior walls and appurtenances



**FISP CYCLE 9 Five Year Cycle Period**





# SUPPORT & FEEDBACK

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- Send your DOB NOW: *Safety* questions to [dobnowsupport@buildings.nyc.gov](mailto:dobnowsupport@buildings.nyc.gov).
  - Send façade-specific inquiries to [facades@buildings.nyc.gov](mailto:facades@buildings.nyc.gov).
- OR
- Contact the Façade Unit by phone at [\(212\) 393-2551](tel:(212)393-2551).

# THANK YOU