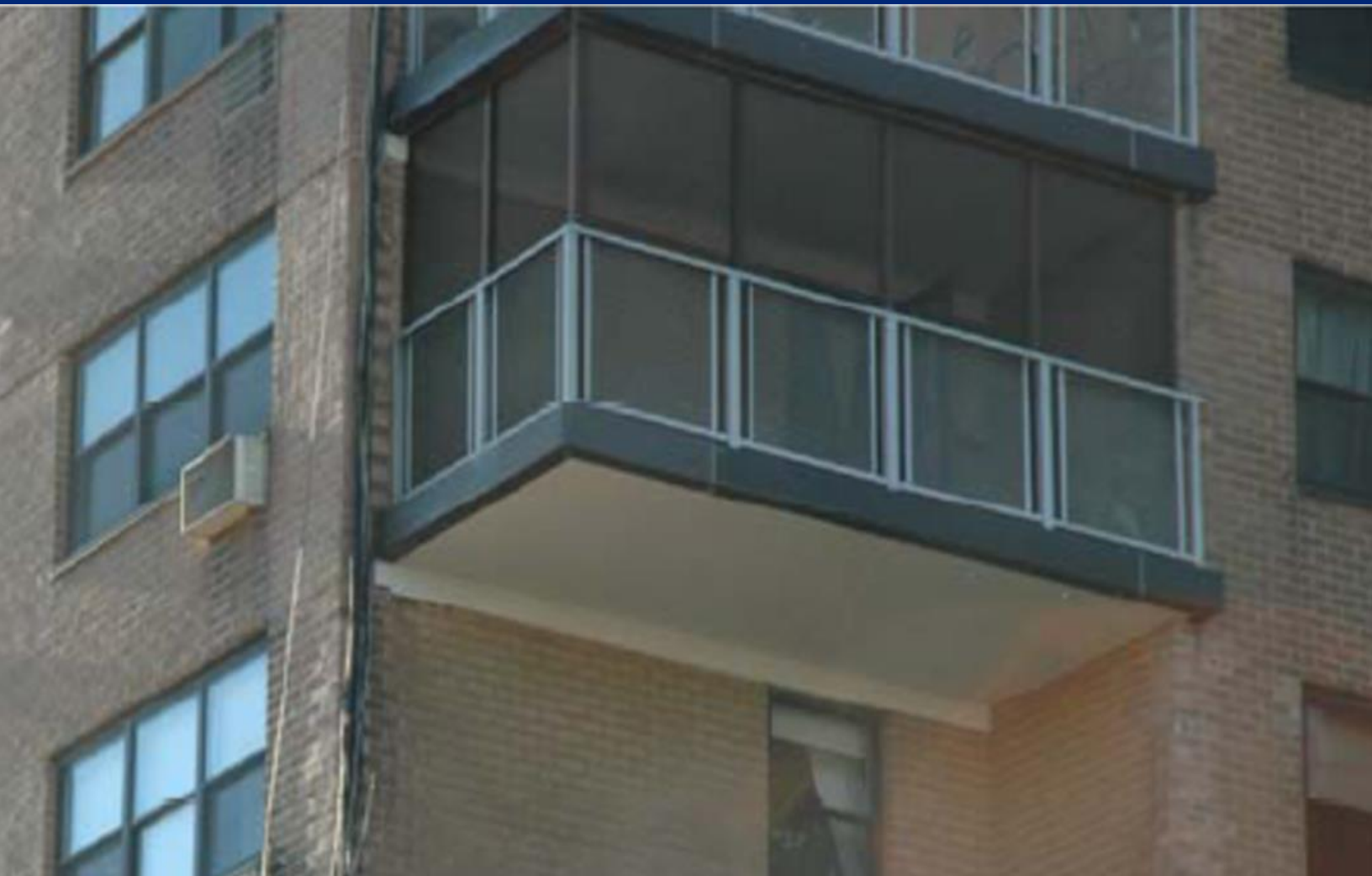




# Façade & Balcony Inspections

Clarification of Façade Inspection & Safety Program (FISP) and Department Requirements



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## FAÇADE & BALCONY INSPECTIONS

### Clarification of FISP and Department Requirements

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A balcony is an exterior floor projecting from and supported by a structure without additional independent supports. Like terraces, balconies are constructed as exterior open-weather common area elements.

Balcony and terrace enclosures have been installed regularly in residential buildings and include open screen style enclosures or weather-resistant enclosures, such as windows or solid walls.

In accordance with the requirements of 1 RCNY §103-04, all balcony and terrace enclosures are subject to inspection by a qualified exterior wall inspector (QEWI) for conformance to the Façade Inspection & Safety Program (FISP).

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### **New York City Administrative Code §28-301**

The owner is responsible at all times to maintain the building, including balcony and terrace enclosures, in a safe condition. Maintenance of the building includes the inspections described in New York City Administrative Code (AC) §28-302.

### **New York City Administrative Code §28-302**

A critical examination of a building's exterior walls and appurtenances is required at least once every five years by a QEWI on behalf of the building owner. Inspection of balconies and their enclosures is included in these examinations, with any unsafe conditions requiring immediate notice to the owner and building department. The QEWI's report of FISP compliance is limited to safety, condition and structural stability of the balcony enclosure. Following the inspection, a report of the QEWI's critical examination is certified and submitted by a registered design professional to the department, certifying the results of the critical examination as safe, unsafe or safe with a repair and maintenance program (SWARMP). Minimum reporting requirements and required inspection items are provided in detail in 1 RCNY §103-04.

### **1 RCNY §103-04**

Section 103-04 of Chapter 100 of the Rules of the City of New York provides detailed requirements for periodic inspection of exterior walls and appurtenances of buildings. Balcony and terrace enclosures are classified as appurtenances and therefore subject to the inspection and maintenance requirements of the rule. The QEWI's description of the condition of the enclosure will include safe, SWARMP, or unsafe classification of any balcony or terrace enclosure. Any structurally unstable enclosure shall require the building owner to immediately notify the Department and commence repairs or other means to make the enclosure safe. Any repairs or revisions to enclosures will be reviewed in the subsequent critical examination of the structure.

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### FIRST STEPS

#### FISP Requirements

- Proceed with FISP-required inspection in accordance with 1 RCNY §103-04 including any installed balcony enclosure
- Structural stability of balcony or terrace enclosures shall be inspected and classified as safe, SWARMP, or unsafe as prescribed by the Code and Rule.

### ADMINISTRATIVE

#### DOB Forms

- [PW1](#) – Plan/Work Approval Application (*fees based on construction cost*)
- [TR1](#) – Indicates all applicable special inspections for proposed work
- DOBNOW Safety → Facades
- TR8 – If Energy Code progress inspections are required;

#### BIS and DOBNOW Safety Required Items

- Check current Department memos and service notices

### BUILDING CODE

- Balcony and terrace enclosures shall be designed, installed and inspected to withstand the dead, live and wind loads prescribed in Chapter 16.

### OTHER AGENCY APPROVALS

- Landmarks Preservation Commission: Approval if in landmark district or if building is landmarked
- City Planning if the balcony or terrace's use no longer qualifies as a balcony or terrace, and may be considered an enlargement due to the additional floor area.