

SERVICE NOTICE

REQUIREMENT: Annual Parapet Observation

Beginning January 1, 2024, owners of buildings with parapets fronting the public right-of-way (a public street, avenue, sidewalk, roadway or any other public place or public way), regardless of height, are required to have an annual observation of the building's parapet performed. See [NYC Administrative Code §28-301.1.1](#) and [Title 1 of the Rules of the City of New York §103-15](#).

Exceptions

- detached one- or two-family homes
- buildings with a fence or other barrier preventing access to the exterior wall.

Who Can Perform the Observation

A person competent to inspect parapets can perform the observation. This includes, but is not limited to a bricklayer, building superintendent, handyman, mason or a person in a similar construction-related trade, a NYS-licensed architect or engineer, a NYS-authorized building inspector or an inspector working for a NYS-authorized insurance company, or any other individual capable of identifying hazards on the parapet.

Report Requirements

The person performing the observation or the owner in consultation with the person performing the observation is required to prepare a report of the observation. Owners must maintain the observation reports for at least 6 years and make the reports available to DOB upon request. Review [1 RCNY §103-15](#) for more information about the observation and report requirements.

Hazardous or Unsafe Conditions

If hazardous or unsafe conditions are identified during the observation:

- the person performing the observation must immediately notify DOB by calling 311 **and** emailing parapets@buildings.nyc.gov
- the owner **must immediately install public protection**, such as erecting sidewalk sheds, fences, and safety netting to secure the safety of the public, and have the unsafe condition remedied. The public protection must remain in place until the unsafe condition is remedied.
 - If a sidewalk shed needs to be installed, the applicant for the sidewalk shed filing in DOB NOW will answer *YES* to the new question on the **Sidewalk Shed Scope of Work**, *Is the sidewalk shed related to the required periodic observation of the building's parapet (1 RCNY §103-15)?*

The **unsafe conditions must be corrected within ninety (90) days from the notification to DOB**.

Additional Information

Visit the [Parapets web page](#) and [Parapet FAQs](#) on DOB's website for more information.