

# New York Facade Inspection Safety Program (FISP/Local Law 11)



# FISP/Local Law 11 Compliance

Owners of New York City structures greater than six stories are required by local code to submit a Facade Inspection Safety Program (FISP) report that documents conditions of all exterior walls, appurtenances, and railings, on a five-year filing cycle. WPM Engineering provides enclosure consultant services and delivers both report documentation and repair project design services to ensure compliance with this NYC façade ordinance. WPM Engineering assists building owners by electronically submitting FISP façade inspection reports on behalf of the owner through the DOB NOW: Safety website, within 60 days of inspection completion, in accordance with DOB regulations.

## FISP/Local Law 11: A Focus on Façade Safety

As licensed engineers and architects, public health and safety are our main priorities. To comply with New York City code requirements and achieve a Safe building classification, the enclosure professionals at WPM Engineering guide clients through the façade maintenance and repair process.

Any building material or debris that risks the safety of pedestrians surrounding a building is considered an Unsafe condition. **Unsafe and Safe with a Repair and Maintenance Program (SWAMP)** conditions may occur on any type of building and could comprise one or multiple façade components.

## Unsafe / Safe with a Repair and Maintenance Program Conditions

- Spalled/loose brick, mortar, stone, concrete, wood and terra cotta (or other material debris)
- Fractured/loose glass, metal panels and mullions of curtain walls or other window assemblies
- Displaced/deteriorated parapet walls or wall sections
- Improperly secured window-mounted air conditioners
- Damaged, deteriorated/loose railings, fire escapes, flag poles or other appurtenances
- Continuous water infiltration which contributes to failure/deterioration of façade elements
- Generally any defect/deterioration which results in an identifiable overhead, falling debris hazard to adjacent streets/roofs/public areas



## FISP Report Filing Process – An Overview

FISP inspection reports must be stamped and sealed by a Professional Engineer (PE) or Registered Architect (RA), serving as Qualified Exterior Wall Inspector (QEWI), registered with NYC DOB. The building condition be classified as Safe, Safe with a Repair and Maintenance Plan (SWARMP), or Unsafe. **Safe** buildings are the aim of all building owners, which require little facade maintenance prior to the next filing cycle. **SWARMP-filed buildings** must complete repairs in the timeframe identified by the QEWI within the report. **Unsafe** buildings require immediate sidewalk shed protection at the entire building perimeter, with repair completion in 30 days. SWARMP conditions are generally noted that if worsened could become Unsafe within the following five-year filing cycle. Report requirements are strictly mandated by NYC DOB, and at any time the QEWI may submit amended reports to indicate the building meets Safe status requirements.

The FISP inspection requires an overall visual assessment, plus roof-to-grade close-up inspection by the QEWI, using house rigs or swing stage scaffolds. Roofs, terraces, and balconies are visually reviewed for railing compliance and water tightness. All building appurtenances are reviewed for stability, including parapets, flagpoles, canopies, antennae, satellite dishes, air conditioners, and fire escapes.

## How WPM Engineering Helps With Safe Classification

WPM Engineering’s New York office comprises decades of façade experience with exterior wall assessments, rehabilitation and restoration of exterior enclosures, and associated structural repairs. We provide clients with comprehensive evaluations of building façades for new and historic structures, as well as deliver prioritized recommendations within budget constraints. We engage with quality restoration contractors, develop repair documents, and participate throughout construction to enable building owners to comply with FISP requirements and achieve Safe report filings.

### 9th Cycle FISP Filing Windows

Subcycle	Last Digit of Block No.	Cycle Start	Filing Deadline
A	4, 5, 6 or 9	2/21/2020	2/21/2022
B	0, 7 or 8	2/21/2021	2/21/2023
C	1, 2 or 3	2/21/2022	2/21/2024

## Who We Are

WPM Engineering, DPC is a New York-based engineering and consulting firm providing a full suite of services. Founded in 2001 by several stockholders of Walter P Moore, we are a diverse, globally experienced team of engineers, designers and architects focused on the design and lifelong stewardship of complex, high-performance structures and infrastructure. Although separate companies, WPM Engineering and Walter P Moore work closely to leverage collective knowledge and deliver projects using innovative digital workflow processes. This allows all our clients — regardless of geography — access to 88 years of engineering and consulting experience throughout North America and globally.

WPM Engineering provides a full suite of Structural, Infrastructure and Diagnostics services, including but not limited to Building Enclosure services, such as Enclosure Engineering and Enclosure Diagnostics, as well as comprehensive Diagnostics services related to Restoration & Renovation, Parking Restoration, Property Loss Consulting, and Forensic Analysis.



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