

LOCAL LAW 11 OF 98



COMPLIANCE DEFINED



What is it & what are your requirements?

Established in 1998 local law 11/98 is the Failure to File a Façade Technical Report (NRF) violation. All owners of building six stories or higher must:



Execute periodic inspections of all exterior walls & appurtenances every 5 years.



Ensure that a professional engineer or a registered architect submits a timely Façade Technical Report.



Make the necessary corrections within 90 days.



Have a professional engineer or registered architect file an Amended Façade Technical Report.

What are the classifications that you may receive?

- Safe
- SWARMP (Safe with a Repair or Maintenance Program)
- Unsafe

How can the Jaffa team help me avoid this violation?

With Jaffa's Alert Service, you'll always be notified when a Façade Technical Report is due. Missed filing it and received a violation? No worries, Jaffa can help resolve the fine and make sure that your compliant.

What are the deadlines?

Reports must be filed on February 21st between the span of 2 years Your inspection and reporting schedule will depend on your specific tax blocks as indicated below:

Blocks 4, 5, 6, & 9	Blocks 0, 7 & 8	Blocks 1, 2 & 3
2020 - 2022	2021 - 2023	2022 - 2024

Protection Barriers must be installed the day of receiving an Unsafe classification
Repairs must be done 90 days after receiving a SWARMP or Unsafe classification
Amended report must be filed 14 days after repair is completed

COST

Façade reports..... \$265.
 Amended reports..... \$100*
 Extension Request..... \$135*

*per request

PENALTIES

Who?

DOB

How much?

Filing of the initial report

- Late filing.....\$250/month
- Failure to file.....\$1000/year

Correcting UNSAFE conditions

- Failure to correct....\$1000/month

Are there any other risks?

If an accident occurs due to unsafe façade that was not corrected, you may be sued and charged with criminal negligence.

information included above is an overview & may not have all necessary information. For any help in staying compliant with any NYC code, please give us a call.