

# LOCAL LAW 11 OF 98



## 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 21<sup>st</sup> 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.