



LOCAL LAW 12 OF 2021

REPORT

August 2021

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NYCTM
Buildings

BACKGROUND

- This report has been prepared pursuant to Local Law 12 of 2021, which was enacted on January 17, 2021.
- Local Law 12 of 2021 requires the Department of Buildings (“the Department”) to provide a report to the New York City Council detailing the outreach it has conducted to the public with respect to Local Law 152 of 2016.
- Local Law 152 of 2016 requires all buildings, with the exception of most one- and two-family homes, to have their gas piping systems inspected at least once every four years.

WEBSITE UPDATES

The Department showcases the Local Law 152 requirement on the Department's [website](#) homepage, with direct links to filing schedules, inspection certification forms, FAQs, and relevant updates.



WEBSITE UPDATES

In addition, the Department created a dedicated [webpage](#) related to Local Law 152, including a step-by-step guide the public can use to comply with the requirement.



The screenshot shows the NYC Buildings website interface. At the top, the NYC Buildings logo is on the left, and links for "한국어", "Translate", and "Text-Size" are on the right. Below the logo is a navigation bar with tabs: Home (selected), About, Tenant, Homeowner (active), Business, Industry, Safety, and Codes. A search bar is located to the right of the tabs. Below the navigation bar is a dark blue section with four buttons: "Permits", "When Hiring...", "Build it Back", and "Resources".

Below the buttons, the page title is "Local Law 152 of 2016". On the left side, there is a sidebar with links: "Project Guidelines", "Project Advocate Program", "Tool Kits", "Living Safely", and "Home Maintenance". The main content area features the title "Local Law 152 of 2016: Periodic Inspections of Gas Piping Systems" followed by a paragraph explaining the inspection requirements. Below the paragraph is a table with two columns: "Date Range for Inspection" and "Buildings in Community Districts".

Date Range for Inspection	Buildings in Community Districts
January 1, 2020 – December 31, 2020*	1, 3 and 10 in all boroughs
January 1, 2021 – December 31, 2021*	2, 5, 7, 13 and 18 in all boroughs
January 1, 2022 – December 31, 2022*	4, 6, 8, 9 and 16 in all boroughs
January 1, 2023 – December 31, 2023*	11, 12, 14, 15, 17 in all boroughs

SERVICE NOTICES

The Department has issued a series of Service Notices to inform property owners of their obligation to have their gas piping systems inspected. The Service Notices contain filing schedules and instructions.



January 2020

SERVICE NOTICE

Follow-up #1: [Local Law 152 of 2016](#): Periodic Inspection of Gas Piping Systems Required

Effective January 1, 2020, gas piping systems in all buildings, except for buildings classified in occupancy group R-3, must be inspected by a Licensed Master Plumber (LMP), or a qualified individual working under the direct and continuing supervision of a LMP, at least once every four years according to the schedule set out in [1 RCNY §103-10](#).

Date Range for Inspection	Buildings in Community Districts
January 1, 2020 – December 31, 2020*	1, 3 and 10 in all boroughs
January 1, 2021 – December 31, 2021*	2, 5, 7, 13, and 18 in all boroughs
January 1, 2022 – December 31, 2022*	4, 6, 8, 9, and 16 in all boroughs
January 1, 2023 – December 31, 2023*	11, 12, 14, 15, and 17 in all boroughs

* and no later than December 31 within every fourth calendar year thereafter

NOTE: Get information about your [NYC Community District](#)

Portable Combustible Gas Detection Devices

A list of acceptable combustible gas indicator (CGI) devices approved by the New York State Department of Public Service to be used for inside leakage surveys in New York can be found [here](#).

Gas Piping System Periodic Inspection Report

Within 30 days of the inspection, the licensed master plumber must provide to the building owner a [Gas Piping System Periodic Inspection Report](#) showing the results of the inspection. The licensed master plumber must use the [Gas Piping System Periodic Inspection Report form \(GPS1\)](#) available on the Department's website.

Gas Piping System Periodic Inspection Certification

Within 60 days of the inspection, the owner must submit to the Department a [Gas Piping System Periodic Inspection Certification](#) signed and sealed by the licensed master plumber who conducted or supervised the inspection. Currently, no filing fee will be charged for submission of inspection certifications required by [1 RCNY §103-10](#).

- The LMP must use the [Gas Piping System Periodic Inspection Certification form \(GPS2\)](#) available on the Department's website.

Melanie E. La Rocca, Commissioner
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October 2020

SERVICE UPDATE

Follow-up #2: [Local Law 152 of 2016](#): Periodic Inspection of Gas Piping Systems Required

By December 31, 2020, owners of buildings, except one- or two-family homes, located in Community Districts 1, 3 and 10 in all boroughs must submit to the Department of Buildings a signed and sealed [GPS2: Gas Piping System Periodic Inspection Certification](#) through the online portal at [www.nyc.gov/DOBgaspipecert](#).

This is the first deadline according to the schedule set out in [1 RCNY §103-10](#). See the [November 2019 Service Notice](#) for more details.

What the Gas Piping System Periodic Inspection Certification Covers

If the building contains a gas piping system, a licensed master plumber, or a non-licensed master plumber under the supervision of a licensed master plumber, must perform an inspection of exposed gas piping in non-tenant spaces and certify whether conditions requiring correction were identified in the Gas Piping System Periodic Inspection Report provided to the owner and whether additional time is required to correct those conditions. If the building does not contain a gas piping system, a registered design professional must certify that the building contains no gas piping system.

How to comply with the Gas Piping System Periodic Inspection Certification Requirement

By December 31, 2020, and within 60 days of the inspection, the GPS2: Gas Piping System Periodic Inspection Certification, signed and sealed by the licensed master plumber who conducted or supervised the inspection, must be submitted to the Department through the [online portal](#).

Instructions for Buildings without Gas Piping

By December 31, 2020, buildings that do not contain gas piping must submit to the Department, through the [online portal](#), a [GPS2: Gas Piping System Periodic Inspection Certification](#), signed and sealed by a registered design professional (not a licensed master plumber), stating that the building does not contain gas piping.

Failure to file the Gas Piping System Periodic Inspection Certification by the below deadlines will result in a civil penalty of \$10,000.

Melanie E. La Rocca, Commissioner
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December 2020

SERVICE NOTICE

Follow-up #3: [Local Law 152 of 2016](#): Gas Piping Inspections Deadline for Community Districts 1, 3 and 10 in all Boroughs Extended

Exposed gas piping systems in all buildings, except one- or two-family homes, must be inspected by a Licensed Master Plumber (LMP), or a qualified individual working under the direct and continuing supervision of a LMP, at least once every four years according to the schedule set out in [1 RCNY §103-10](#). A new bill approved by the City Council on December 17, 2020, and expected to become law on January 18, 2021, extends the inspection deadline for buildings in Community Districts (CD) 1, 3, and 10 in all boroughs from December 31, 2020, to June 30, 2021.

Owners of buildings in CD 1, 3 and 10 in all boroughs that have their gas piping systems inspected between September 1, 2020, and December 31, 2020, are not required to submit the [GPS2: Gas Piping System Periodic Inspection Certification](#) form to the Department of Buildings within 120 days of the inspection date, or where one or more conditions require time to correct within 180 days of the inspection date, but must submit the form no later than June 30, 2021. The signed and sealed [GPS2: Gas Piping System Periodic Inspection Certification](#) form must be submitted through the online portal at [www.nyc.gov/DOBgaspipecert](#).

Failure to file the Gas Piping System Periodic Inspection Certification on or before the filing due date will result in a civil penalty of \$10,000.

To identify your community district, search by address at [communityprofiles.planning.nyc.gov](#).

More information about Local Law 152 of 2016 can be found in our [Frequently Asked Questions](#).

Melanie La Rocca, Commissioner
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WEBINAR

The Department hosted a webinar, which included an overview of the requirement presented by the Department's Plumbing Unit, who was available to answer questions from members of the public.



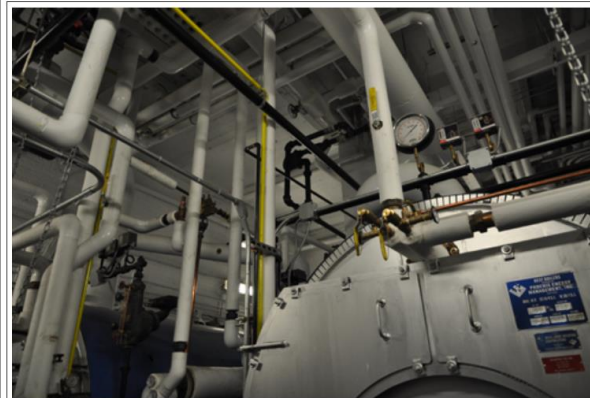
Buildings news update

June 18, 2021

DOB NOW service notices forms bis codes jobs



Join us on June 23 to Get All of Your Local Law 152 Questions Answered



Local Law 152 of 2016 requires gas piping systems in all buildings, except for most one- or two-family homes, which are classified as occupancy group R-3, to be inspected by a Licensed Master Plumber.


Not sure if your property qualifies? Looking into how to hire a Licensed Master Plumber? Want to make sure your inspection is certified as complete? Then join us as we take a close look at what you need to know to make sure you're complying with the law ahead of the [June 30 extended deadline](#) for Community Districts 1, 3 and 10 to complete their inspections.

Shawn Jones, Chief Inspector for **DOB's Plumbing Unit** will explain what the law requires of homeowners and landlords, review the LL152 inspection cycle and share what needs to be done for inspections to be certified complete. Chief Jones will also answer attendees' questions live during the presentation.

Register to join: bit.ly/LL152Webinar

COMMUNITY NEWSLETTERS

The Department curates Community Newsletters that are sent out to members of the public. Recently issued Community Newsletters provided detailed information and updates pertaining to the gas piping inspection requirement.




FACADE SAFETY OUTREACH

Early last month, DOB's Community Engagement Unit and members of DOB Enforcement teams began an educational outreach and safety blitz, reminding the construction industry and workers of the importance of working safely while on facade projects. Over the next several weeks, through the beginning of April, DOB will continue its outreach across NYC's five boroughs. See the [worker alert](#).

LOCAL LAW 160

If you owe \$25,000 or more in covered arrears to the City of New York, you may be denied New Building or Alteration-CO permits. Local Law 160 of 2017 allows the Department to deny these permits if a specific property has excessive debt associated with it or where the owners of the property together owe \$25,000 or more in covered arrears.

Covered Arrears may include any of the following that are not currently in the appeals process: unpaid fines, civil penalties, or judgments entered by a court or OATH pursuant to Chapter 2 of Title 28 of the NYC Administrative Code; and unpaid and past due fees or other charges assessed by DOB.



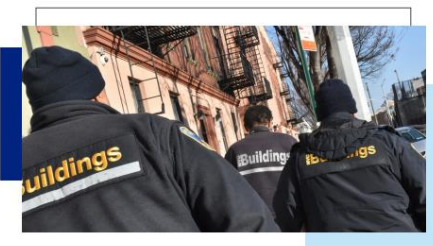
LOCAL LAW 152 UPCOMING DEADLINE

Local Law 152 of 2016 requires all buildings, with the exception of one- and two-family homes, to be inspected by a **Licensed Master Plumber (LMP)**, or a qualified individual working under the direct and continuing supervision of an LMP, at least once every four years.

The deadline for properties in Community Boards 1, 3, and 10 was originally set for December 31, 2020, but has now been extended by 6 months to **June 30, 2021**. Properties located in Community Boards 2, 5, 7, 13 and 18 have a deadline of **December 31, 2021**.

View the [Service Notice](#) and all inspection schedules for properties located in your Community Board. We have also created a [step-by-step guide](#) you can use to comply with this requirement.

DOB COMMUNITY NEWS UPDATE!
HOW THE NYC DEPARTMENT OF BUILDINGS SERVES YOU



NO-PENALTY DECK, RETAINING WALL, AND BUSINESS SIGN INSPECTIONS


Have a deck, porch or retaining wall? Then you're in luck, DOB's Annual No-Penalty Inspection Programs are back! Property owners can receive a free inspection of these structures, without risk of penalty, to determine if they comply with City regulations. New Yorkers can contact 311 to request a free, no-penalty inspection of these outdoor structures anytime between May 1st and June 30th, 2021.

EXTENDED: MORATORIUM ON ISSUANCE OF BUSINESS SIGN VIOLATIONS

The prohibition on issuing business sign violations has been extended until January 1, 2023. DOB will not issue violations for business signs that existed before February 9, 2019 during this time. Exceptions to this prohibition are if a sign poses an imminent danger to the public. If you own a business, this is the time to bring your sign into compliance! We encourage you to take advantage of our **No-Penalty Business Sign Inspections**, which can help you identify violating conditions. See our [Service Notice](#) for more information.

UPCOMING DEADLINE: LOCAL LAW 152

Local Law 152 of 2016 requires all buildings, with the exception of most one- and two-family homes, to be inspected by a **Licensed Master Plumber (LMP)**, or a qualified individual working under the direct and continuing supervision of an LMP, at least once every four years. The deadline for properties in Community Boards 1, 3, and 10 was originally set for December 31, 2020, but has now been extended by 6 months to June 30, 2021. Properties located in Community Boards 2, 5, 7, 13 and 18 have a deadline of December 31, 2021. See our [Service Notice](#) for more information. We have also created a [step-by-step guide](#) you can use to comply with this requirement.

 **EMAIL US**

MAILER

The Department sent letters to property owners citywide informing them that they are required to comply with the gas piping inspection requirement and providing them with information regarding how to comply. As a result, the Department handled over 3,000 follow up interactions with members of the public.



Melanie E. La Rocca
Commissioner

260 Broadway
7th Floor
New York, NY 10007
nyc.gov/buildings

August 2, 2021

Dear Property Owner,

As required by New York City Local Law 152 of 2016, all buildings, with the exception of one- and two-family homes, must have their gas piping systems inspected once every four years. The parameters of this inspection include only exposed gas piping, which is gas piping that is open to view, from point of entry of gas piping into your building up to individual tenant spaces. Buried piping does not require inspection. Below you will find a schedule for when you must comply with this requirement.

Compliance Date	Buildings in Community Districts
January 1, 2020 – December 31, 2020*	1, 3 and 10 in all boroughs
January 1, 2021 – December 31, 2021*	2, 5, 7, 13 and 18 in all boroughs
January 1, 2022 – December 31, 2022*	4, 6, 8, 9 and 16 in all boroughs
January 1, 2023 – December 31, 2023*	11, 12, 14, 15, 17 in all boroughs

* and no later than December 31 within every fourth calendar year thereafter

PLEASE NOTE: The initial deadline for buildings in Community Districts 1, 3 and 10 in all boroughs to comply with this inspection requirement has been extended to June 30, 2021. If your building is in one of these Community Districts, you do not need to submit your Gas Piping System Periodic Inspection Certification to the Department until June 30, 2021.

What if my building is a one- or two-family home or is classified in Occupancy Group R-3?
You do not need to complete this inspection if your building is a one- or two-family home or is classified in Occupancy Group R-3.

What if the inspection is required for my building, but my building does not have a gas piping system?
If the inspection is required for your building, but your building does not have a gas piping system, you must submit a Gas Piping System Periodic Inspection Certification prepared by a Registered Design Professional (a New York State licensed professional engineer or registered architect) to the Department, stating that the building contains no gas piping.

What if the inspection is required for my building and my building has a gas piping system?
If the inspection is required for your building and your building has a gas piping system, you must hire a Licensed Master Plumber to inspect your building's gas piping system in accordance with the schedule above.

- Within 30 days of the inspection, the Licensed Master Plumber you hired must provide you with a Gas Piping System Periodic Inspection Report showing the results of the inspection.

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- Within 60 days of the inspection, you must submit a Gas Piping System Periodic Inspection Certification prepared by the Licensed Master Plumber who conducted the inspection to the Department using an online portal available on the Department's website.

- If the Gas Piping System Periodic Inspection Certification submitted to the Department indicates that conditions requiring correction were identified during the gas piping system inspection, you must submit to the Department, within 120 days of the inspection (this may be extended to 180 days if the Gas Piping System Inspection Certification submitted to the Department indicated that additional time was needed to correct the conditions), a Gas Piping System Periodic Inspection Certification prepared by the Licensed Master Plumber who conducted the inspection, stating that the conditions have been corrected.

Failure to file a Gas Piping System Periodic Inspection Certification by the applicable compliance date may result in a civil penalty of \$10,000.

To determine the Community District for your building, please visit the New York City Department of City Planning's website at <https://communityprofiles.planning.nyc.gov>. For more information about this requirement, including a step-by-step guide you can use to comply with this requirement, please visit our website at <https://www1.nyc.gov/site/buildings/homeowner/social-law-152-of-2016.page>. Should you have additional questions please contact the Department by email at LL152or16@buildings.nyc.gov.

Thank you for your time and attention to this matter.

Sincerely,


Melanie E. La Rocca
Commissioner

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DEDICATED EMAIL ADDRESS

The Department has established a dedicated email address (LL152of16@buildings.nyc.gov) members of the public can use to ask Department staff questions about the gas piping inspection requirement.

An aerial, black and white photograph of a dense urban landscape, likely New York City, showing a vast number of skyscrapers and buildings packed closely together. The perspective is from a high angle, looking down on the city. The text 'NYC Buildings' is overlaid in the center. 'NYC' is in a large, bold, white, sans-serif font. 'Buildings' is in a smaller, white, sans-serif font directly below it. A small 'TM' trademark symbol is visible to the right of the 'NYC' text.

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