



HOWARD L.  
**ZIMMERMAN**  
ARCHITECTS & ENGINEERS, DPC

# How to Prepare to Meet NYC Local Law 126 Parking Structure Inspection Requirements



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# About Milrose Consultants & HLZAE



Milrose Consultants is the leading national provider of building code compliance, fulfillment, and consulting solutions spanning a broad spectrum of industry sectors including commercial, retail, industrial, multi-family residential, healthcare, and life sciences. Founded in 1988, Milrose enables clients to outsource the burden associated with navigating the complex building compliance environment through its diverse portfolio of permitting, code and zoning, regulatory filing, due diligence, and other compliance solutions.



Howard L. Zimmerman Architects & Engineers D.P.C. (HLZAE), a strategic partner of Milrose Consultants, is a full-service architectural and engineering firm that specializes in the exterior and interior restoration, preservation, and alteration of existing buildings and their systems. Our team of licensed architects, engineers, technical and building systems specialists offer professional expertise, particularly in exterior envelope, MEP/FP system upgrades, and forensic investigation.

# Overview



Local Law 126, enacted in New York City, mandates regular inspections of parking structures to ensure public safety and structural integrity. This legislation aims to prevent parking structure failures and promote routine maintenance.

Starting January 1, 2022, all NYC parking structures must be inspected by a licensed Professional Engineer (PE) every six years. The initial observations for garages in inspection windows B and C must be completed by **August 1, 2024**.

This law applies to both open and enclosed parking garages, including municipal, state-owned, commercial, and residential structures.

# Latest Developments

As of July 2024, the Department of Buildings (DOB) requires that all parking structures within the B & C inspection windows complete a one-time initial observation by a Qualified Parking Structure Inspector (QPSI) by **August 1, 2024**. This mandate is critical to avoid penalties, and the initial observation is waived only if a full report has been filed before this date.

This is not required if a full report has been filed before this time. HLZAE can help you prepare if you engage with us prior to the deadline.

HLZAE can evaluate your structure and prepare to help avoid potential penalties and fines. Our in-house QPSI's are prepared to evaluate your structures and prepare the necessary documentation for the DOB.



# Inspections & Reporting Requirements

- » **Initial Inspection:** All parking structures must undergo a one-time initial observation by or under the supervision of a Qualified Parking Structure Inspector (QPSI).
- » **Follow-Up Inspections:** Subsequent inspections are required every six years, with annual observations conducted by garage or building maintenance personnel.
- » **Filing Reports:** Inspections must be documented and reported to the Department of Buildings (DOB). Classifications of the structure's condition (Safe, Unsafe, Safe with Repair and/or Engineering Monitoring) must be provided.

## This law applies to:

- » Private municipal & state owned open & enclosed structures
- » Stand alone structure or inside/under a building



# Who does this apply to:



- Private municipal & state owned open & enclosed structures
- Stand alone structure or inside/under a building

# Exemptions



The following structures will not be required to comply with the new inspection requirements:

- » Autobody and automotive repair shops, automotive showrooms, and automotive service stations
- » Garages with occupancy of fewer than three cars
- » Unenclosed, unattached outdoor parking lots
- » Private garages serving one- and two-family homes.

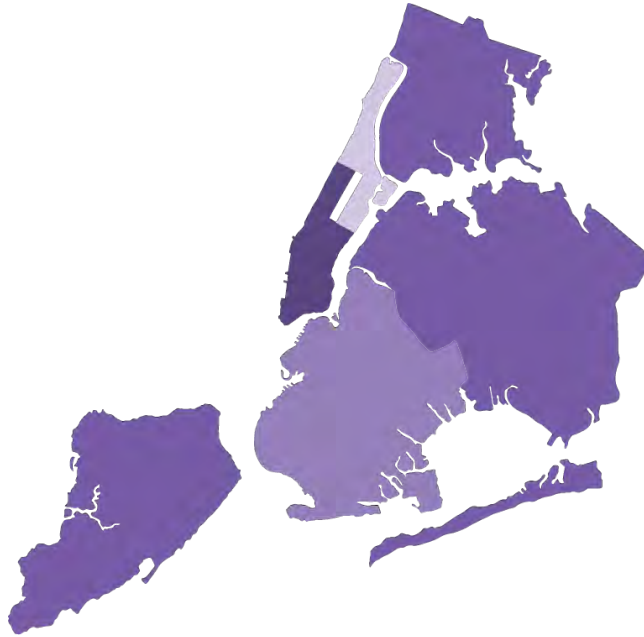
# Facade Exceptions

The façade of the structure does not need to be included in the parking structure compliance report if:

- » The building is subject to the Façade Inspection Safety Program (FISP); or
- » The parking structure occupies less than 50% of the total square footage of the building.



# Community Districts



- MANHATTAN COMMUNITY DISTRICTS 1-7**  
Jan. 1, 2022 – Dec. 31, 2023
- MANHATTAN COMMUNITY DISTRICTS 8-12**  
Jan. 1, 2024 – Dec. 31, 2025
- BROOKLYN COMMUNITY DISTRICTS**  
Jan. 1, 2024 – Dec. 31, 2025
- BRONX, QUEENS & STATEN ISLAND DISTRICTS**  
Jan. 1, 2026 – Dec. 31, 2027

To determine your community district, identify your Parking Structure location using the map above or visit the [NY DOT to look up your community district here.](#)

# Dates & Deadlines

You will then use your community district to identify the corresponding inspection windows for your parking structures according to Local Law 126:

BOROUGH	COMMUNITY DISTRICT	START DATE	END DATE
Manhattan	1, 2, 3, 4, 5, 6, 7	January 1, 2022	December 31, 2023
Manhattan	8, 9, 10, 11, 12	January 1, 2024	December 31, 2025
Brooklyn	Brooklyn	January 1, 2024	December 31, 2025
Bronx	Bronx	January 1, 2026	December 31, 2027
Queens	Queens	January 1, 2026	December 31, 2027
Staten Island	Staten Island	January 1, 2026	December 31, 2027

You will then need to have your inspection filed within the window timeframe in order to avoid potential fines.

# Qualified Parking Structure Inspectors

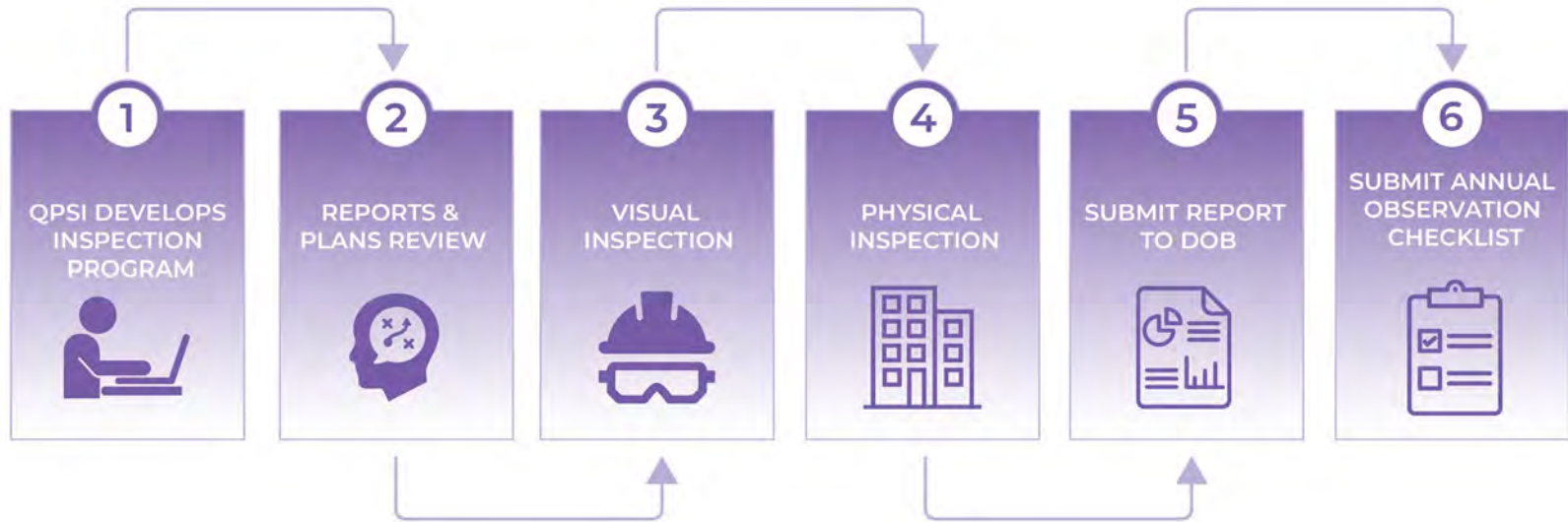
An assessment must be performed by a Qualified Parking Structure Inspector (QPSI) and a report filed with DOB every 6 years for the Parking Garage Structures.

HLZAE now has registered QPSI Inspectors to perform the necessary inspections.



# Inspection Procedure

Our the QPSI's at HLZAE takes the following steps when performing the necessary inspections for Local Law 126:



Have questions about anything so far?

We are here to help:

Please contact  
**Stacy Hager**  
[shager@milrose.com](mailto:shager@milrose.com)  
646-459-8657

or

**BOOK A MEETING WITH ME**



# What is being Inspected:

## Structure

- » Beams, columns, slabs, gliders, ramps, bearing walls
- » Above & below garage

## Appurtenances

- » Roll down gates, light fixtures, firestopping, wearing surfaces, parapets, railings, etc.

## Facade

The QPSI must apply a professional standard of care to assess the structure's condition and the individual building systems that comprise the structure including, but not limited to, the building's structural components, waterproofing systems, fireproofing and fire stopping systems, and wearing surfaces.



# Physical Examinations



Minimum of 10% of each structural element at most deleterious locations.

Physical examination examples specific to each garage:

- » Sounding
- » Cores
- » Probes
- » Non-destructive testing
- » Optical Survey

These inspections will require coordination with garage operator to perform.

# Classifications



The QPSI will file their report with the DOB with one of the following condition classifications:

- » SAFE
- » UNSAFE
- » Safe with Repair and/or Engineering Monitoring (SREM)

Here is a breakdown of what each condition classification means:

# Safe with Repair and/or Engineering Monitoring (SREM)

SREM requires repairs or maintenance during the next one to six years to prevent its deterioration into an unsafe condition during that six-year period.

When a garage is classified: Safe with Repair and/or Engineering Monitoring, the following must take place:

- » Identify proposed monitoring program (if applicable)
- » Identify engineer performing monitoring
- » A stability analysis of the parking structure which shows that the structure is stable under current and expected loading conditions
- » Must file amended report within three years giving update on monitoring / repairs / conditions.
- » Mapping of each SREM condition
- » All repairs must be complete before next cycle



# Unsafe Conditions

A parking structure is considered Unsafe when conditions are immediately hazardous or will become hazardous in less than 1 year.

Unsafe conditions must be corrected within **90 days of filing a report** with an Unsafe status or within the recommended timeframe for repairs.

When unsafe conditions are found:

- » Department of Buildings is immediately notified
- » 311 is to be called
- » Emergency shoring, Netting, Vacate, etc.
- » Failure to maintain violation



# Unsafe Conditions

Upon completion of UNSAFE repairs within two weeks:

- » QPSI must inspect the premises & promptly file an amended report
- » If the repairs are not completed & an amended report is not filed within this timeframe, time extension requests are to be filed with the DOB



# Fees & Penalties

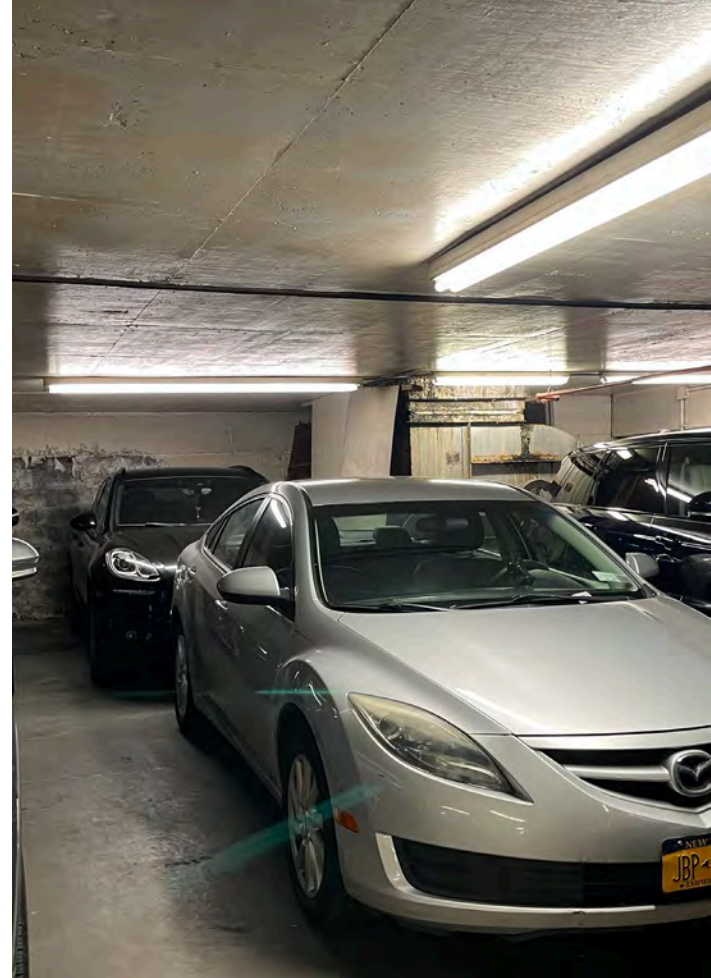
This table provides a clear breakdown of the different fees and penalties associated with DOB reports and compliance:

DESCRIPTION	FEE & PENALTY AMOUNT
Initial Report	\$305.00
Amended/Subsequent Report	\$85.00
Extension Request	\$65.00
Late Filing (initial report)	\$1,000 per month
Failure to File (initial report)	\$5,000 per year
Failure to Correct Unsafe Conditions	\$1,000 per month
Failure to Correct SREM Conditions	\$2,000 (one time)

# START NOW.

- » Start communication with Garage Owner / Operator sooner than later to prepare
- » Prepare now with: Previous engineering reports, original structural drawings, drawings from previous garage repair jobs, previous violations related to garage
- » Coordinating schedules
- » SREM & Unsafe will lead to more expenses so it is important to plan accordingly.

Start early and give yourself a chance for repairs.



# Support and Compliance

Your parking structure might require different actions and updates depending on the current condition and deadline window of the structure.

For peace of mind and to avoid fines, it makes sense to consult with experts on the path toward compliance, or possibly, fixes to correct a non-compliant situation.

Milrose Consultants and Howard L. Zimmerman Architects & Engineers D.P.C. offer expertise from assessment, planning, and remediation from start to finish.

For a consultation or to get started, please contact Stacy Hager at [shager@milrose.com](mailto:shager@milrose.com).



# Resources

We have created the following resources to help you prepare for Local Law 126:

- » [One Page Resource Guide](#)
- » [Local Law 126 Webinar Recording](#)
- » [Local Law 126 Full Run Down](#)

Feel free to share this with colleagues and friends so they too are prepared for Local Law 126 and other future DOB requirements.

# Ready to get Started?

Get In Touch:

Please contact

**Stacy Hager**

[shager@milrose.com](mailto:shager@milrose.com)

646-459-8657

or

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