

Local Law 126

Throughout its long history, CTLGroup has been recognized as the expert in structures and materials. Our team has successfully completed hundreds of parking garage investigations and repairs, including repairs that have received industry awards for service life and longevity.

Local Law 126/2021 was enacted by the New York City Department of Buildings (NYC DOB) Rule mandating periodic inspections and reporting of all parking structures in the city.

General Information

In an effort to keep buildings safe as required by NYC Construction Codes §28-323, and RCNY §103-13, owners of parking structures must hire a New York State licensed Professional Structural Engineer (PE) to inspect parking structures and file condition assessment reports with the NYC DOB at least once every six (6) years. The Professional Structural Engineer must meet the eligibility requirements for Qualified Parking Structure Inspectors (QPSI) as required by 1RCNY 101-07.

While under the NYC DOB FISP (Façade Inspection Safety Program) Rule, an Unsafe condition does not prevent buildings from remaining in operation as long as is protected by a sidewalk shed, under Local Law 126, a parking garage that is classified as “Unsafe” or “Safe

with Repairs and/or Engineering Monitoring” (SREM) will be required to shut down until the repairs are done. This may include parking spaces unavailable to be rented until repairs are completed. This aspect of the law renders a timely inspection and a proactive repair of parking garages to be the appropriate course of action.

Inspection & Report Deadlines

Reports and maintenance/repair deadlines for all parking garages are divided into cycles, which are further subdivided into three sub-cycles.

For parking structures in:

Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7:

The filing window is from January 1, 2022 - December 31, 2023

Manhattan Community Districts 8, 9, 10, 11, 12 and

Brooklyn Community Districts:

The filing window is from January 1, 2024 - December 31, 2025

Bronx, Queens, and Staten Island Community Districts:

The filing window is from January 1, 2026 - December 31, 2027

