

November 7, 2018

Please be advised that a new law regarding inspections of gas piping in NYC buildings goes into effect January 1, 2019. Local Law 152 of 2016 requires periodic inspections of “building gas piping systems,” which refers to all exposed gas piping from point of entry of the gas piping into the building, including building services meters, other than gas piping systems of buildings classified in occupancy group R-3 (2 families or less). This **does not** include gas piping within apartments, but **does** include inspection of public spaces, hallways, corridors, and mechanical and boiler rooms.

These inspections, which must be completed by an NYC Licensed Master Plumber or an individual working under an NYC Licensed Master Plumber, fall within the jurisdiction of the New York City Department of Buildings (“DOB”).

Please see below for an overview of Local Law 152, subject to DOB rulemaking.

### **Summary of Provisions**

The inspection of such building gas piping shall look for:

- Evidence of excessive atmospheric corrosion or piping deterioration;
- Illegal connections; and
- Non-code compliant installations.

The following conditions must be reported by the Licensed Master Plumber to the building owner, respective utility company (Con Ed/ National Grid), and DOB **immediately**:

- Gas leak
- Illegal connections / non-code compliant installations
- A condition defined a “Class A” by the utility company, which is an imminently dangerous condition

For new construction, this law will not go into effect until at least 10 years following the completion of such construction.

The reporting requirements are as follows:

- Licensed plumbing company will submit a *certified* report to the building owner within 30 days of inspection
- All inspection reports must be submitted by building owners to DOB within 60 days, and no earlier, of the *applicable due date* for that building (DOB rules will clarify)
- Within 90 days following the applicable due date, the building owner must electronically submit the report to the building’s respective utility company (Con Ed/ National Grid)

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- If any conditions were found that must be remedied, the owner has 120 days from the applicable due date of the inspection to submit a plumber-certified report that all conditions were corrected
  - DOB may take into consideration certain conditions that will reasonably take longer than 120 days, but those conditions must be rectified within 180 days of that original applicable due date
- Building owners must keep these inspection reports on file for 8 years

Violation of this law is considered “major,” which can mean a fine up to \$10,000 for each violation and an additional \$250 for each month that the violation is not corrected.

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