



New York City Department of Buildings

**Local Law 11 of 1998  
Alternative Filing Program  
FACT SHEET**

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**LOCAL LAW 11/98 ALTERNATIVE FILING PROGRAM:  
BUILDINGS WITH OUTSTANDING CYCLE 5 SWARMP CONDITIONS**

Since the enactment of Local Law 10 of 1980 (LL 10/80), New York City has required a cyclical façade inspection for buildings greater than six stories by a New York State licensed architect or engineer in order to protect public safety. Local Law 11/98 (LL 11/98) was subsequently enacted with more stringent requirements to further enhance public safety.

One of the major changes between the laws is that a building can no longer be classified as "Precautionary." Many buildings which were previously reported in this category are now classified as "Safe with a Repair and Maintenance Program" (SWARMP). In addition, any building with a SWARMP designation from the last cycle (Cycle 5) must have the outstanding conditions corrected prior to the next filing deadline. This means that a building with SWARMP status in Cycle 5 must correct those conditions before submission of the Cycle 6 report. If those repairs have not been completed by February 21, 2007 -- when the filing window closes -- the building's architect or engineer must automatically designate it as "Unsafe" for Cycle 6.

Every owner of a LL 11/98 building with an "Unsafe" designation must ensure that the public is protected from the possibility of harm due to a façade still in need of repair. This protection can take various forms, but the most common solution is the installation of a sidewalk shed.

To ensure that sidewalk sheds are installed when required for public safety, the Department of Buildings is offering LL 11/98 building owners an alternative filing process from August 21, 2006 through November 21, 2006. By agreeing to the terms of this program, building owners will be exempt from the sidewalk shed requirement if the building's condition does not warrant this form of protection.

**Qualifications:**

- LL 11/98 Cycle 4 filing status for the building cannot have been "Precautionary"
- LL 11/98 Cycle 5 SWARMP condition(s) repairs have not been corrected
- Department of Buildings has inspected the location and concurred that there is no hazardous façade condition that requires the installation of a sidewalk shed
- Department of Buildings inspects the site during the additional nine-month extension period and confirms that conditions do not require a shed

**Benefits:**

- Public safety remains uncompromised
- Building occupants and businesses are not disrupted
- Pedestrians are not inconvenienced with obstructed walk ways
- Building owners receive additional time to complete repairs

### **Requirements:**

In order to qualify, the LL 11/98 Cycle 6 Unsafe report with a stability statement for Cycle 5 SWARMP conditions must be filed **no later than November 21, 2006**. The report must include the following:

- Detailed description of the Cycle 5 SWARMP conditions and status of repairs.
- Signed and sealed statement from a New York State licensed architect or engineer attesting to the structural stability of the façade(s) and that the conditions present no hazard to the public which would require the immediate installation of a sidewalk shed or other protective measures.
- A projected schedule for commencing repairs including the scope, timeline for completion and summary of protective measures to ensure public safety during the repairs.
- Letter from the building owner or his/her authorized representative requesting an initial 90-day extension to commence repairs, as allowed under LL 11/98. On or before the expiration of the initial 90-day extension period, an additional nine-month extension to complete repairs may be requested with the submission of a signed and sealed statement from the licensed architect or engineer indicating that the site conditions remain unchanged and that a sidewalk shed or other protection is not necessary at this time or for the duration of the extension period.

### **Limitations:**

- Notwithstanding the terms above, a shed or other appropriate protection must be installed immediately should it become necessary to ensure public safety.
- Requests for filing extensions without the installation of a sidewalk shed cannot exceed 12 months.

### **Questions:**

- For more information, call the Local Law Enforcement Unit at (212) 566-5120.
- LL 11/98 application packages are available online at [www.nyc.gov/buildings](http://www.nyc.gov/buildings) under "Guides and Applications."