

Our Company can advise on Local Law 152 Requirements. Please call (718) 626-1836 for a FREE review of your property's due dates. As of January 1st, 2020, NYC requires all buildings the only exceptions are 1 & 2 family homes, group homes (occupancy classification R-3): Buildings with convents, and monasteries with fewer than 20 occupants, and group home community facilities in 1 or 2-family buildings. All other buildings in NYC are required to have their Gas Piping Systems inspected every 4 years.

What is the reason for Local law 152?

Due to gas explosions in NYC a few years ago the city working with the utility and plumbing industry wanted to come up with safer systems as improper gas connections and other gas piping that does not meet the code can be dangerous and even deadly. LL152 was created to protect the people of NYC from accidents that can result from illegal connections and other conditions that don't meet the NYC codes. The requirement of a formal inspection done every 4 years keeps the city safe.

Is there a Local Law 152 Fine Amount and if so, how much?

If your building piping system has not been officially inspected and paperwork filed, fines can be as high as \$10,000. The inspection must be done by a Licensed Master Plumber.

What LL 152 says of the gas piping needs to be inspected?

Local Law 152 inspections are designed to ensure the safety of multifamily, commercial and industrial properties. All the exposed gas piping throughout the property is required to be inspected. This includes interior and exterior gas piping systems. Example of what it includes is point of entry of the gas main, boiler rooms, mechanical rooms, parking garages, as well as any and all exposed piping in common areas. If gas piping is exposed it needs to be inspected by the Licensed Master Plumber. The same is true for all exterior gas piping systems from the rooftops, to outdoor service areas, and public spaces owned by the property. The law states there is no requirement to go into tenant spaces to perform inspection.

How to Properly File Local law 152?

Our Company is well versed in all forms, and filing requirements. A GPS2 submission is to be completed by the Building Owner on the NYC Department of Buildings GPS2 submission portal we will provide. There is no fee to file with the Department of Buildings. No login will be required and the Department of Building states that the law and rule are that the property owner must submit the GPS2 form. This form will be filled out by our company.

Deadline of Local law 152 inspections.

Your deadline to get inspected is December 31<sup>st</sup> of every year. If you have a property in NYC and are not exempted from inspection of the gas piping systems you will be at risk of a fine up to \$10,000.