

## LOCAL LAW 152 EXPLAINED BY A LEADING MANAGEMENT COMPANY

Local Law 152 was passed in 2016 by the Department of Buildings, requiring gas piping systems of all buildings to be inspected at least every five years by a licensed master plumber. Properties classified as R-3 occupancy or newer buildings, where an inspection has recently taken place are exempt. The law was enacted to protect New Yorkers after several deadly gas explosions occurred in the city.

### What does a Local Law 152 inspection entail?

All exposed gas lines from point of entry into a building, including service meters, up to individual resident spaces are inspected for evidence of excessive atmospheric corrosion or piping deterioration that has resulted in a dangerous condition, illegal connections, and non-code compliant installations. The inspecting party shall also test public spaces, hallways, corridors, and mechanical and boiler rooms with a portable combustible gas detector to determine if there is a gas leak. "This testing is only done for public spaces on floors that contain gas piping or gas utilization equipment." says Andy Leight, AKAM Senior Vice President.

### When should an inspection be scheduled?

"If you're in Community Districts 1, 3, or 10 you should schedule your inspection as soon as possible as your due date is December 31st of this year. For properties in other districts AKAM recommends scheduling your inspections in the Spring or Summer months, well in advance of heating season." according to Adam Stern, AKAM Senior Vice President. Due to the age and condition of most building's piping systems, there could be issues that arise requiring a building's gas service to be shut down for necessary repairs.

The due date cycles for the Community Districts are:

- Community Districts 1, 3, & 10: Jan 1, 2020–Dec 31, 2020
- Community Districts 2, 5, 7, 13, & 18: Jan 1, 2021–Dec 31, 2021
- Community Districts 4, 6, 8, 9, & 16: Jan 1, 2022–Dec 31, 2022
- Community Districts 11, 12, 14, 15, & 17: Jan 1, 2023–Dec 31, 2023

### After inspection, what is the responsibility of the property owner?

Within 30 days of inspection, the licensed master plumber must provide the property with a Gas Piping System Periodic Inspection Report showing the results of the inspection. The owner then must submit to the New York State Department of Public Service a Gas Piping System Periodic Inspection Certification signed and sealed by the licensed master plumber who conducted the inspection. "Failure to file by your scheduled due date may result in a \$10,000 fine." says Gina Fazzalano, AKAM Vice President.

### What happens if a problem is found during the inspection?

If an unsafe condition is found, the licensed master plumber must report the issue to the utility providing gas service to the building,

and the New York State Department of Public Service. The building owner then must take immediate action to obtain the required permits and correct issues in compliance with the New York City Construction Codes. "The property has 120 days to resolve the situation and file a new Inspection Certification signed and sealed by the licensed master plumber who conducted the inspection, stating that the conditions have been corrected." notes Mark Weil, AKAM Vice President.

### How can I be sure not to miss my inspection date?

AKAM tracks Local Law 152 due dates, creates the RFP for services specific to the property's needs, solicits and levels bids from vetted service providers, schedules the inspection, and submits the certification to the New York State Department of Public Service to ensure all client properties are in compliance. "Our management team attends the inspection of all AKAM managed properties in order to take immediate action should an issue arise." says Michael Rogoff, AKAM President.

AKAM has been in operation since 1983 and they are one of the largest, organically grown companies that focus exclusively on third-party property management throughout New York City. AKAM's specialization in property management allows them to deliver enhanced service to their clients, including industry leading technology, staff hospitality training, capital project management, compliance, and energy management.

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