



Michael R. Bloomberg  
Mayor

Patricia J. Lancaster, FAIA  
Commissioner

LL 11/98-Cycle 6: Summary of Recent Revisions

**March 2005**

**Cycle 6 Reporting Period: February 21, 2005 through February 21, 2007**

Local Law 11 of 1998 (LL 11/98) mandates the periodic inspection of the exterior walls and appurtenances of buildings **greater than six stories** in height. Some of the recent program revisions added to improve public safety include:

- Buildings are to be classified as Safe, Unsafe, or Safe With a Repair and Maintenance Program (“SWARMP”). The category of Precautionary in LL 10/80 has been eliminated.
- Conditions previously classified as SWARMP in Cycle 5 must be repaired prior to filing for Cycle 6. If not repaired, the conditions must be classified as Unsafe and an Unsafe Condition Report must be filed for Cycle 6.
- No additional legal requirements for the 6<sup>th</sup> cycle of LL 11/98, but several new reporting forms, procedures, and instructions have been developed:

New Item	Description	Additional Comments
1. Instructions to Architects, Engineers & Owners	Instructions on LL 11/98 Cycle 6 reporting requirements.	No additional requirements. Outlines guidelines for standardized reporting format and content.
2. TR-6 (Rev. 1/05)	Technical Report Form – Periodic Inspection of Exterior Walls and Appurtenances.	Revised legal certification for Owner as to correction of SWARMP conditions.
3. Procedures on Unsafe Condition Notification	Policy and Procedure Notice (OPPN #1/05) on protocol for DOB’s response when PE or RA submits Notification of Unsafe Condition.	Outlines submission process of Notification (Borough Commissioner & Owner); Owner’s required actions; and DOB’s Inspection follow-up procedures.
4. Notification of Unsafe Conditions Form LL-8 (Rev. 1/05)	Form for reporting notification of unsafe conditions.	New standardized reporting format of unsafe conditions for PE and RA to follow.