

EN-POWER GROUP

Updated May 2026

LOCAL LAW 11

Façade Inspection & Safety Program (FISP)

1. WHAT THE LAW IS

LL11 Quick Facts

Cycle: Every 5 years

Deadline: May 1

Applies to: Buildings 7 stories or taller

Required Filing: Façade Inspection Report

Local Law 11, also known as the Façade Inspection & Safety Program (FISP), requires periodic inspections of building exteriors to ensure they are safe and properly maintained. LL11 is centered on identifying and addressing physical conditions that could pose a risk to public safety. Buildings must be inspected, classified, and, if necessary, repaired to remain in compliance. That said, it can directly impact the building's energy performance as degradation in the façade can result in energy waste.

Why the Law Exists

LL11 was introduced to prevent injuries and property damage caused by deteriorating building façades. Exterior conditions such as cracks, loose materials, or structural degradation can create serious hazards if not properly addressed.

What Problem It Is Trying to Solve

Over time, building façades naturally deteriorate due to weather, aging materials, and structural movement. LL11 addresses this by:

- requiring routine inspections
- identifying unsafe or deteriorating conditions
- ensuring timely repairs to maintain safety

2. WHO MUST COMPLY

Building Size Thresholds	Applicability Context
Buildings that are **7 stories or taller**	Applies to most building types meeting the height threshold
	Includes residential, commercial, and mixed-use buildings

Notable Exceptions

- Buildings under 7 stories are not subject to LL11
- Certain structures may have limited scope depending on façade configuration

3. WHAT'S REQUIRED & HOW THE PROCESS WORKS

Actions Buildings Must Take

- Retain a Qualified Exterior Wall Inspector (QEWI)
- Perform a façade inspection, including a **critical examination of exterior walls and appurtenances**
- Classify the building's condition as:
  - Safe
  - Safe with a Repair and Maintenance Program (SWARMP)
  - Unsafe
- File an inspection report with the NYC Department of Buildings

How the Compliance & Submission Process Works

LL11 compliance begins with a façade inspection conducted by a QEWI, who performs a critical examination of exterior walls and appurtenances to identify visible and potential hazards.

The process typically includes:

- visual inspections and close-up examinations
- identification of deterioration, cracks, or unsafe conditions
- classification of the building's façade condition
- preparation and submission of a formal inspection report

If conditions are identified:

- **Unsafe conditions** require immediate protective measures and prompt repair
- **SWARMP conditions** must be corrected within the prescribed timeframe or will be reclassified as Unsafe in the next cycle

In many cases, repair work must be completed and documented before final compliance is achieved.

What Needs to Be Filed or Documented

- Façade inspection report prepared by a QEWI

- Documentation of identified conditions
- Proof of completed repairs (if applicable)

4. KEY DEADLINES

Compliance Timeline

- Buildings must comply within their assigned 5-year cycle

Important Context

While the cycle itself is fixed, the timing of inspections and repairs within that cycle can significantly impact cost and scheduling.

Buildings that begin the process earlier have more flexibility in planning inspections, design, and construction.

5. PENALTIES & RISKS

Financial Penalties

- Failure to file required inspection reports can result in DOB violations and monthly penalties
- Late filings may result in fines of approximately **$1,000 per month**, with additional penalties for failure to file

Compliance Risk

- Missed deadlines can result in unresolved Unsafe conditions
- Incomplete filings or documentation may trigger violations

Operational & Financial Impacts

- Façade repairs can be significant and unplanned if not identified early
- Limited contractor availability can increase costs under compressed timelines
- Emergency repairs and prolonged sidewalk shed use can significantly increase overall project cost

6. HOW THIS LAW CONNECTS TO OTHERS

Data & Planning Dependencies

LL11 often intersects with broader capital planning and building improvement strategies.

Façade repairs may coincide with:

- envelope upgrades that impact energy performance
- capital improvement projects tied to LL97 planning
- exterior work that affects multiple building systems

Why Coordinated Action Matters

Buildings that plan façade work alongside other capital improvements are better positioned to:

- reduce redundant work
- optimize project costs
- minimize disruption to occupants

7. WHAT EN-POWER GROUP RECOMMENDS CONSIDERING

LL11 is often viewed as an inspection requirement, but in practice it is a **repair and capital planning decision**.

Common Planning Considerations

- Current façade condition and repair history
- Potential scope of future repair work
- Timing of inspections relative to project planning

Best-Practice Approaches

- Begin inspections early within the compliance cycle
- Evaluate repair scope before deadlines approach
- Align façade work with broader capital improvement plans

Questions Decision-Makers Should Be Asking

- What is the likely scope of façade repairs?
- How can we plan this work to avoid compressed timelines?
- Are there opportunities to align this with other building projects?

Additional Considerations

- Many buildings underestimate the cost of façade repairs until inspections are completed
- Early planning allows for better contractor selection and cost control
- Delayed action often leads to reactive, higher-cost solutions

8. HOW EN-POWER GROUP SUPPORTS BUILDINGS LIKE YOURS

While LL11 inspections and repairs are not currently performed in-house, we help buildings confirm whether they are required to comply within the current cycle and connect them with trusted firms to ensure they are on the right path.

START WITH A CONVERSATION

If you're unsure how to approach LL11 requirements or want to plan ahead for potential repair costs, we can help you determine the right path forward.

☞ **Schedule a Consultation** with Director of Business Development Mitchell Karasik

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