

# NYC AGENCY HIGHLIGHTS - 2018 & BEYOND



**KEY:**

- DOB - NYC Department of Buildings
- HPD - Housing Preservation and Development
- FDNY - Fire Department of New York
- New
- Updated/Revised
- Needs Action

**DOB**

**ELEVATOR REQUIREMENTS**

**Door Monitoring Systems**  
*By January 1, 2020:*  
 All automatic passenger & freight elevators must have a system in place which monitors & prevents operation of a faulty door.

**CONSTRUCTION RULES**

**Local Law 196 (LL 196)**  
*By September 1, 2020:*  
 Workers & supervisors who engage in construction or demolition work must go through a 3-part, phased-in, full safety training.

**FDNY**

**SELF-CLOSING DOORS**

**Interior Stairway & Corridor Doors**  
*By July 31, 2020*  
 Owners must have and maintain self-closing doors for interior stairways and corridors. Violators are liable for a Class C violation.  
 NOTE: HPD currently checks for self-closing doors during its regular inspections.

**HPD**

**ANNUAL SAFETY MAILINGS**

**Stove Knob Covers Notices**  
*Starting January 2019*  
 Owners of multiple dwellings (excluding condos & co-ops where owners are current residents) have to provide an Annual Stove Knob Covers Notice to tenants. Notice distribution can operate similarly to the Annual Safety Notices.

**Fire Safety Plan (Part 1):**  
*Starting January 2019*  
 A FSP must state if the building contains an Emergency Voice Communication System.

**HPD**

**PROPOSED ALLERGEN RULES**

**Indoor Allergen Hazards**  
*Future*  
 New rules have been proposed for indoor allergen hazards. Specifically, how owners will be responsible to investigate and remediate conditions from mold, cockroaches, rodents, and more.\*

**FDNY**

**EMERGENCY DRILLS STANDARDS**

**New Rules**  
*Future*  
 The FDNY has proposed new guidelines for fire and non-fire trainings, drills, and live instruction for specific buildings. Applicable buildings will have to start conducting occupant drills, and will have guidelines on how to host trainings and drills.\*

**DOB**

**ELEVATOR REQUIREMENTS**

**Carrying Capacity Signage**  
*2018:*  
 Passenger & freight elevators must have capacity plates indicating the rated load & the weight required for a balanced load. If overloaded, the elevator doors must reopen and remain open, and there must be a voice and visual notification.

**HPD**

**PEST CONTROL**

**Bedbug Law**  
*By December 31, 2018*  
 Collect & electronically file bedbug infestation history from each unit, even if there is no bedbug activity in the unit. Findings and prevention information must be shared with tenants.

**SMOKING POLICY RULES**

**Smoking Policy Revised**  
*As of August 28, 2018*  
 All Class A Residential Properties are required to have a Smoking Policy which clearly & conspicuously states where smoking is permitted vs. prohibited on the premises of a multiple dwelling. Violators will be penalized with fines.

**FDNY**

**TAGS & DECALS**

**Tags & Decals**  
*2018*  
 There are some changes to Portable Fire Extinguisher (PFE) Tags and Range Hood Decals. Check with your consultant to confirm you're using the correct tags for your equipment.

The SiteCompli Blog has the updated information you need, round the clock!  
 Get the latest news, insights, and expert advice here.

\*Details to be announced by the agency