

Local Law 11 NYC

Compliance Checklist for Building Owners & Property Managers
Blue Rock Construction Services Inc. | (718) 310-6270 | bluerocknyc.com

Use this checklist to prepare for your Local Law 11 / FISP inspection cycle. Blue Rock handles the full remediation process — scaffold installation, facade repairs, and DOB filing — under one contract.

Inspection Cycle 10 Deadlines by Block Number

Sub-Cycle	Block Number Ends In	Filing Deadline	Status
A	4, 5, 6	February 21, 2026	URGENT
B	7, 8, 9	February 21, 2027	Upcoming
C	0, 1, 2, 3	February 21, 2028	Upcoming

* Find your block number on your property tax bill or NYC Department of Finance records.

Step 1 — Determine Your Deadline

- Find your building's block number *Check your property tax bill or NYC.gov*
- Identify your sub-cycle (A, B, or C) *See table above*
- Confirm your filing deadline *Sub-cycle A: Feb 21, 2026*
- Mark deadline in your calendar with 6-month buffer *Start process at least 6 months early*

Step 2 — Hire a Qualified Inspector (QEWI)

- Confirm inspector is a licensed PE or RA *Required by NYC DOB*
- Verify inspector has FISP/LL11 experience *Ask for previous cycle reports*
- Get written contract with deliverables *Must include DOB filing*
- Confirm inspector carries liability insurance *Minimum \$1M recommended*

Step 3 — Prepare Your Building for Inspection

- Provide building access to all exterior areas *Roof, setbacks, courtyards*
- Locate previous inspection reports (Cycle 9) *Inspector needs prior history*
- Identify any known facade issues *Cracks, spalling, loose brick, water damage*

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- **Arrange swing stage or scaffold access if needed** *For buildings over 6 stories*
 - **Notify tenants of inspection schedule** *Required for interior access points*
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Step 4 — After Inspection — Act on Results

- **SAFE designation — file report with DOB** *No repairs required*
 - **SWARMP designation — schedule repairs within cycle** *Blue Rock can handle all remediation*
 - **UNSAFE designation — install sidewalk shed immediately** *Call Blue Rock: (718) 310-6270*
 - **UNSAFE designation — begin emergency repairs** *DOB requires immediate action*
 - **Obtain all required DOB permits before work begins** *Blue Rock files all permits*
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Step 5 — Remediation & Final Filing

- **All SWARMP/UNSAFE repairs completed** *Blue Rock handles full scope*
 - **Re-inspection by QEWI after repairs** *Required for UNSAFE/SWARMP*
 - **Final TR6 report filed with NYC DOB** *Blue Rock coordinates with your engineer*
 - **Violations cleared in DOB BIS system** *Confirm online at nyc.gov/buildings*
 - **Keep copies of all reports for next cycle** *Required for Cycle 11*
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Need help with Local Law 11 compliance?
Blue Rock handles scaffold installation, all facade repairs, permit filing, and DOB coordination — one contract, all five boroughs.
Call (718) 310-6270 for a free site evaluation