



PARAPET INSPECTIONS

COMPLYING WITH 1 RCNY 103-15

NYC
Buildings

NYC BUILDING CODE

CHAPTER 3

MAINTENANCE OF BUILDINGS

ARTICLE 301 GENERAL

§28-301.1 Owner's responsibilities. All buildings and all parts thereof and all other structures shall be maintained in a safe condition. All service equipment, means of egress, materials, devices, and safeguards that are required in a building by the provisions of this code, the 1968 building code or other applicable laws or rules, or that were required by law when the building was erected, altered, or repaired, shall be maintained in good working condition. Whenever persons engaged in building operations have reason to believe in the course of such operations that any building or other structure is dangerous or unsafe, such person shall forthwith report such belief in writing to the department. The owner shall be responsible at all times to maintain the building and its facilities and all other structures regulated by this code in a safe and code-compliant manner and shall comply with the inspection and maintenance requirements of this chapter.

§28-301.1.1 Parapets. A building's parapet shall be maintained in a safe condition. A building owner must have an annual parapet observation performed as described in the rules of the department. This observation must be performed on all buildings, regardless of height.

1 RCNY 103-15

Requirements

- **Observations**

Starting on January 1, 2024 every building owner must have an annual observation of the building's parapets performed. This requirement applies to all buildings with parapets fronting the public right-of-way, regardless of height.

Exceptions:

- 1. Detached 1 or 2 family homes**
- 2. Buildings with a fence or other barrier preventing access to the exterior wall**

WHAT IS A PARAPET?

Parapet: The part of any wall entirely above the roof line.



Both photos on this page depict parapets subject to annual inspection. Note that the definition does not include a minimum or maximum height.

WHAT IS A PARAPET APPURTENANCE?

Appurtenance: Any structure attached to the parapet.



All parapet appurtenances are subject to inspection.

WHAT IS A CORNICE?

Cornice: A projecting horizontal member that crowns a wall.



The photos shows front and back views of a cornice without a parapet. It is not subject to parapet inspections. Only cornices that are attached to parapets are subject to inspection.

NO PARAPET



PARAPET WITH CORNICE



The photos show the interior and exterior view of a cornice attached to a parapet. The building is subject to parapet inspections. The cornice is considered an appurtenance to the parapet. Both the parapet and the cornice must be inspected.

DECORATIVE MANSARD ROOF



The roof shown here is attached to a parapet wall and is considered an appurtenance to the parapet. Both the parapet and the mansard roof are subject to inspection.

GUARDRAILS

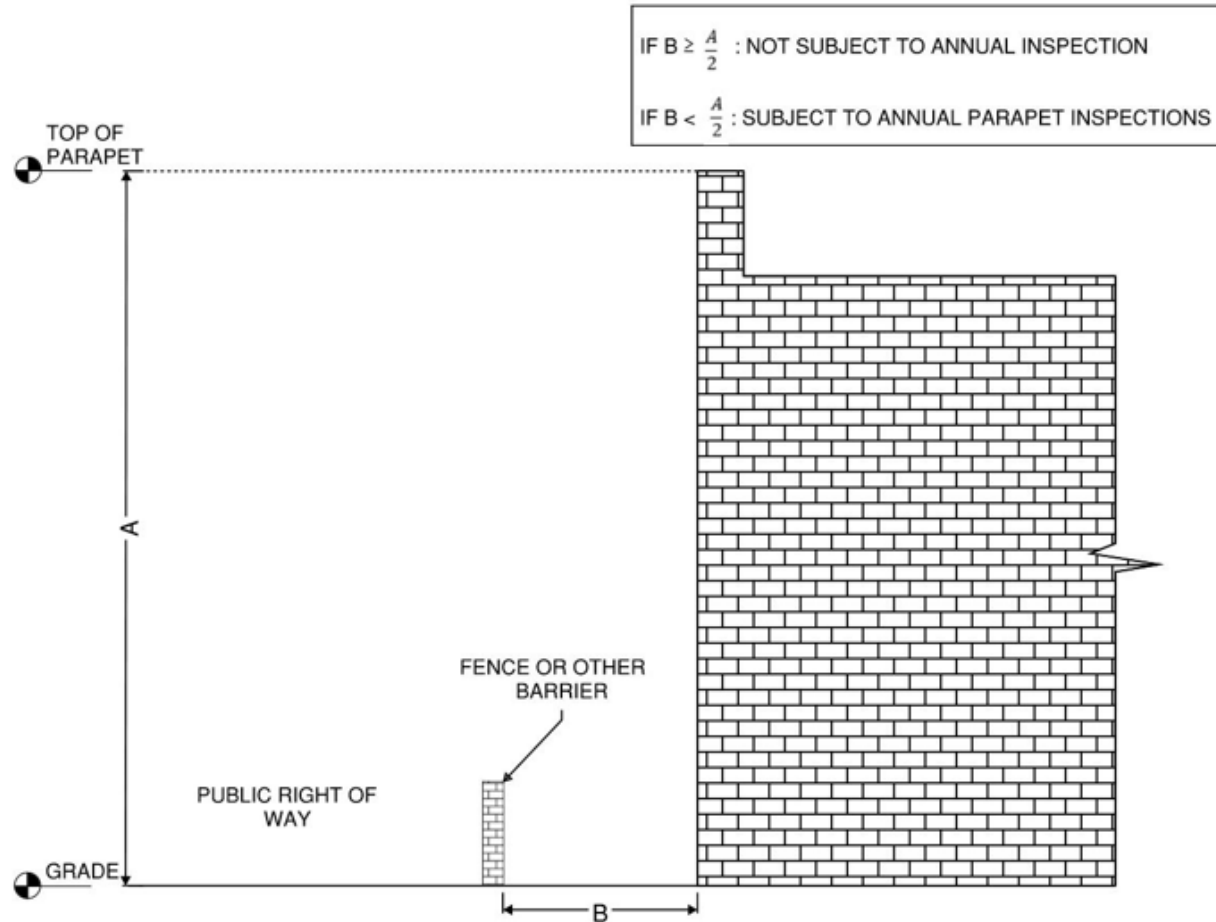


EXEMPTION 1



Fully detached 1 or 2 family homes are exempt from parapet inspections

EXEMPTION 2



For a parapet to be exempt from annual inspection, the perpendicular distance from the parapet wall to the fence or other barrier must be at least $\frac{1}{2}$ the height of the wall, as measured from grade to the top of the parapet.

Buildings with a fence or other barrier preventing access to the exterior wall

EXEMPT FROM INSPECTION



Buildings are exempt from parapet inspections if the horizontal distance from the front wall to the fence is at least $\frac{1}{2}$ the height of the wall.

EXEMPTION #2 DOES NOT APPLY



Distance between fence/gate and front wall is less than $\frac{1}{2}$ the height of the wall.

EXEMPTION #2 DOES NOT APPLY



- A) The distance between the wall and fence is less than $\frac{1}{2}$ the height of the wall AND
- B) The fence is discontinuous— without a gate, a member of the public could freely walk up to the exterior wall

SIDE WALL - EXEMPT



This building's side wall is separated from the public right of way by a gate; therefore it is exempt from annual parapet inspections.

SIDE WALL – NOT EXEMPT



The white fence in this picture is not a continuous barrier. Since a member of the public not associated with the property could freely walk up to it, the side wall is subject to annual parapet inspections.

WHO CAN PERFORM THE OBSERVATION

Must be performed **annually** by a person who is competent to inspect parapets. Including, but not limited to:

- **Bricklayer**
- **Building superintendent**
- **Handyman**
- **Mason**
- **Architect**
- **Engineer**
- **Insurance company inspector**
- **NYS authorized building inspector**
- **Etc.**

HOW TO I FILE A PARAPET REPORT?

- Parapet inspection reports are not filed with the DOB. Owners must maintain the observation reports for at least six (6) years and must make such reports available to the Department upon request.
- The format of the report must follow RCNY 103-15 (c) (1). The order and sequence as outlined in the rule must be followed.
- Owners must have their annual parapet reports available by December 31 each year and be ready to present it to the DOB if requested.
- Owners are required to maintain parapet reports on file for at least 6 years.

REPORT REQUIREMENTS

- (i) The address and any other associated addresses for the building;
- (ii) The name, mailing address and telephone number of the owner of the building, or, if the owner is not an individual, the name, mailing address, telephone number, and position/title of a principal of the owner;
- (iii) The name of the person performing the observation. If other than the owner, their mailing address, telephone number, affiliation with the building or owner, and business name, if applicable;
- (iv) The date(s) of the observation;
- (v) The location plan of the parapet(s) observed;
- (vi) The construction of the parapet, including but not limited to material, height, and thickness;
- (vii) General conditions noted, whether any unsafe conditions were found, and actions taken to remedy the unsafe conditions;
- (viii) Any repairs made to the parapet since the previous report; and
- (ix) Dated photos documenting the conditions at the time of observation

UNSAFE PARAPETS

When encountering an unsafe condition at any time:

- Notify DOB by calling 311
- Owner must immediately install public protection (shed, fence, netting, etc.) as required to protect the public until correct the unsafe condition.
- Unsafe conditions must be corrected within 90 days and public protection must remain until all unsafe conditions are corrected.

HELPFUL LINKS AND RESOURCES

For additional information on annual parapet inspections please see 1 RCNY 103-15:

https://www.nyc.gov/assets/buildings/rules/1_RCNY_103-15.pdf

The Department's Parapets Webpage:

[Parapets - Buildings \(nyc.gov\)](https://www.nyc.gov/buildings/parapets)

And the Department's FAQs on parapet inspections:

<https://www.nyc.gov/site/buildings/safety/parapets-frequently-asked-questions.page>

Email your parapet inspections questions to:

parapets@buildings.nyc.gov



QUESTIONS?
PARAPETS@BUILDINGS.NYC.GOV



NYCTM

Buildings

build safe | live safe

nyc.gov/buildings