

NYC Façade Inspection & Safety Program (FISP) White Paper

This white paper is a detailed guide to the NYC Façade Inspection & Safety Program (FISP) based on the key requirements set out in [Article 302 of Title 28 of the NYC Administrative Code](#), Maintenance of Exterior Walls. Specific inspection, reporting, and penalty requirements are further detailed in [DOB Rule 103-4](#) Periodic Inspection of Exterior Walls and Appurtenances (1 RCNY §103-04).

What does FISP mean for building owners?

Under FISP, owners of New York City buildings over six stories must have all parts of all exterior walls and appurtenances critically examined every five years. A technical FISP report must be filed electronically with the Department of Buildings, with an exception for wall sections within 12 inches of a neighboring building's exterior.

These FISP inspections, or 'critical examinations', must be led by a Qualified Exterior Wall Inspector (QEWI). Inspections require all wall sections must be examined from the street, setbacks, and roofs using binoculars and telephoto cameras. For walls facing a public right-of-way, close-up, typically hands-on inspections are required every 60 feet from the roof to the ground. For walls not facing a public right-of-way, a representative sample of sections should be inspected closely, with at least one close-up inspection per building. Drones, high-resolution photography, and non-destructive testing can supplement but not replace close-up inspections.

Appurtenances, as defined by the code, include fire escapes, exterior fixtures, ladders to rooftops, flagpoles, signs, parapets ([see 1 RCNY§103-15](#)), railings, copings, guard rails, window frames, balcony and terrace enclosures, including greenhouses or solariums, window guards, window air conditioners, flower boxes, satellite dishes, antennae, cell phone towers, and any equipment attached to or protruding from the façade.

What can a FISP Inspection Reveal?

Based on the conditions noted during the inspection, the QEWI will assign the following categories:

- **SAFE:** No repair work required within the current cycle.
- **Safe With A Repair And Maintenance Program (SWARMP):** Potentially unsafe conditions that don't require immediate repairs but must be addressed within the QEWI's recommended timeframe, and before the filing deadline for the next inspection cycle.
- **UNSAFE:** Conditions represent immediate danger to the public and must be immediately addressed. The Owner must immediately commence repairs or reinforcement and install measures to secure public safety.

What is the Current FISP cycle?

Sub-cycle 10 and it rolls out on February 21, 2025, as follows:

- Buildings with Block Numbers ending in 4,5,6 or 9 are required to have their inspections completed and their FISP Sub-cycle 10A reports electronically submitted to the NYC Department of Buildings between February 21, 2025, and February 21, 2027.
- Buildings with Block Numbers ending in 0,7 or 8 are required to have their inspections completed and their FISP Sub-cycle 10B reports electronically submitted to the NYC Department of Buildings between February 21, 2026, and February 21, 2028.
- Buildings with Block Numbers ending in 1,2 or 3 are required to have their inspections completed and their FISP Sub-cycle 10C reports electronically submitted to the NYC Department of Buildings between February 21, 2027, and February 21, 2029.

If you're Still Working on Cycle 9:

- The filing window for all initial reports related to Cycle 9 (including Sub-cycles A, B, and C) will close on February 21, 2025, when the new Cycle 10A window opens.
- Unsafe reports for Cycle 9 (including Sub-cycles A, B, and C) can be amended at any time.
- If a Cycle 9 report hasn't been filed (including Sub-cycles A, B, and C), an initial Cycle 10 report can be submitted during Cycle 10 before the specific sub-cycle starts, subject to payment of applicable penalties. Any SWARMP conditions from Cycle 9 that remain unresolved will be automatically deemed unsafe

- It is anticipated that Cycle 9 subsequent reports will be allowed through each Cycle 10 sub-cycle deadline to update estimated completions dates, re-evaluate conditions, or certify SWARMP issue completion. Further details will be confirmed upon the opening of Cycle 10 and we will work with the DOB to try and keep this option available in the DOB NOW system.

So, contact us—there's still time to prepare for Cycle 10.

How can CANY help?

For nearly 30 years, CANY has supported New York City building owners with FISP compliance, working across the city's eclectic architectural landscape. Our team of Qualified Exterior Wall Inspectors (QEWIs) are registered professionals empowered by the Department of Buildings (DOB) to oversee FISP inspections and manage all the necessary documentation.

We guide you through each step of the process, from resolving Cycle 9 issues to developing maintenance, repair and budgetary planning for Cycle 10 and beyond, ensuring building safety and regulatory compliance.

Our experience means we understand the challenges. Clients trust our strategic approach, expertise in capital planning, and our ability to align FISP with other regulations, like Local Law 97 and the annual Parapet Inspection. CANY also pioneered efficient, cost-effective inspection methods, including Industrial Rope Access (IRA), now an industry standard, ensuring compliance with DOB's compliance with optimal efficiency.

CANY supports the Get Sheds Down initiative, offering safe alternatives or helping to remove sheds with effective repair plans.

FISP compliance is critical for building owners, with higher scrutiny, expectations, fines, and public concern. Non-compliance isn't an option, and CANY is here to partner with you every step of the way, whether finishing Cycle 9 or preparing for Cycle 10.