

# NYC Municipal Approval Time Frames

Below are the current average service level timelines for the NYC Department of Buildings (DOB), Fire Department of New York (FDNY) and other city agencies.

Application Type	Processing Time
Directive 14 Application – Interior Renovation/Demolition	4-6 Weeks / Self-Cert: 3-5 Days
Directive 14 Application – Sprinkler/Standpipe	4-6 Weeks / Self-Cert: 3-5 Days
FDNY – Fire Alarm	9-10 Weeks
Alt Type One Application (Automatic Zoning Audit)	16-20 Weeks / Self-Cert: 4-6 Weeks
New Building Application	6-10 Months
Place of Assembly Application	6-8 Weeks / Self-Cert: 3-5 Days
Determination	12-15 Weeks
Office of Environmental Remediation – Interior Renovations	3-4 Weeks
Office of Environmental Remediation – Major Mechanical Work	10-12 Weeks
Landmarks Preservation Committee (LPC) – CNE	Standard <30 Days Expedited <10 Days
Certificate of Appropriateness	8-12 Weeks



SCAN FOR LOCAL LAW  
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Processing times current as of June 2024.

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Reducing Complexity, Partnering for Success

## A Special Guide for Cushman & Wakefield Presented by Milrose Consultants

The team at Milrose Consultants is here to help you navigate the municipal compliance complexities – and fast approaching deadlines – for Local Law 97, Local Law 126, FISP, and other NYC municipal agency regulations taking effect in 2024 and beyond.

Rather than trying to figure out which vendor handles which requirement, now you can turn to Milrose to help you meet all short-term requirements and take the right actions for the proper fixes.

We’ve developed a useful guide, specifically for Cushman & Wakefield, for what’s coming up, including the potential fines that could affect your building and your budget. This reference guide contains information on the following:

- Local Law 97: Emission Reduction
- Local Law 126: Garage Inspections
- Façade Inspection Safety Program (FISP)
- NYC Municipal Approval Time Frames

Please also visit our Cushman & Wakefield Property Manager webpage, created especially for you at [milrose.com/cushmanandwakefield](https://milrose.com/cushmanandwakefield) or scan the QR code below.



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### YOUR DEDICATED CONTACT

We are happy to discuss what these laws mean for you and what next steps are right for your building. Please contact **Neal Dennison** to get started today.

Phone: 212-894-0159  
Email: [ndennison@milrose.com](mailto:ndennison@milrose.com)

# Understanding Local Law Compliance

For the past 40 years, HLZAE has developed an excellent reputation as the go-to architecture and engineering firm for existing residential, commercial, and institutional properties in the New York City region. HLZAE is “an architect’s architect” and takes the view that expert restoration is essential not only to environmental sustainability, but also the financial sustainability of each property.

- Extensive experience and expertise navigating the NYC DOB
- Over 2,000+ FISP reports filed in the last 4 inspection cycles
- Single-solution vendor for existing building needs

### Evaluation & Analysis

We provide our clients with a thorough evaluation & analysis of building facades and systems upon which you can base construction and rehabilitation decisions. Our goal is to consistently provide the highest quality professional architectural and engineering services for preserving a the integrity of your building while factoring in logistics and the reality of your budgets and goals.

### Expert Staff

With a full team of experts, we can perform the necessary inspections for compliance with the NYC Local Laws. We will ensure the necessary inspections are complete prior to your window deadline helping to reduce the possibility of penalties or fines.

### Trusted Advisor

At HLZAE, we are your trusted advisors and will help you develop a strategic master plan for your building to help make the best decisions for the long-term lifecycle of your building.

## Local Laws to Prepare For: Local Law 97: Emission Reduction



With NYC being the 3rd highest emissions-producing city in the world, the DOB is under pressure to take action and help reduce these emissions. The first reporting period is due by May 1, 2025, so building owners must have a robust strategy in place to avoid substantial fines for non-compliance. HLZAE’s forensic architectural and engineering expertise can assess your building’s performance, identify gaps, and develop a comprehensive compliance strategy tailored to your building’s unique needs, aligning capital budgets and solutions to span more stringent requirements to 2030 and beyond.

HLZAE can complete an analysis of your building and make recommendations to help reduce emissions. Once evaluated, HLZAE can begin completing repairs to ensure your building meets its upcoming emission reduction target. We have the capabilities to perform all necessary reporting as well as project completion, so you don’t have to work with and manage multiple vendor relationships.

## Local Laws to Prepare For: Local Law 126: Garage Inspections

An assessment must be performed by a Qualified Parking Structure Inspector (QPSI) and a report filed with the DOB every 6 years for the Parking Garage Structures.

The DOB now requires all parking structures withing “B” and “C” inspection windows to have a one-time initial observation of the structure performed by or under the supervision of a QPSI, with a form filed to the DOB by August 1, 2024.

District	Inspection Windows
Manhattan Community Districts: 1, 2, 3, 4, 5, 6, 7	January 1, 2022 – December 31, 2023
Manhattan Community Districts: 8, 9, 10, 11, 12 & Brooklyn Community Districts	January 1, 2024 – December 31, 2025
Bronx, Queens, and Staten Island Community Districts	January 1, 2026 – December 31, 2027

HLZAE is fully staffed with registered QPSIs Inspectors on staff to perform the necessary inspections and file with the DOB.

## Facade Inspection Safety Program (FISP)

We provide our clients with a thorough evaluation and analysis of building facades upon which you can base construction and rehabilitation decisions. Our goal is to consistently provide the highest quality professional architectural and engineering services for preserving a facade’s integrity while factoring in logistics and the reality of your budgets and goals.

With a full team of expert Qualified Exterior Wall Inspectors (QEWIs), we can perform the necessary inspections through Rope Access saving your building time and money vs traditional scaffolding. This is based on the needs of your building and the allotted timeline. We will ensure the necessary inspections are complete prior to your window deadline.

## Cycle 10 Window Deadlines

2024	2025	2026	2027	2028	2029
2/21/2025	A   Block # ending in 4, 5, 6, or 9	2/21/2027			
	2/21/2026	B   Block # ending in 0, 7, or 8	2/21/2028		
		2/21/2027	C   Block # ending in 1, 2, or 3	2/21/2029	