



THE PIPELINE



Issue #2

A Newsletter Brought to You by the
Master Plumbers Council of NYC

STAY COMPLIANT, STAY INFORMED - CHOOSE A MASTER PLUMBER

Seasonal Heating Reminder!

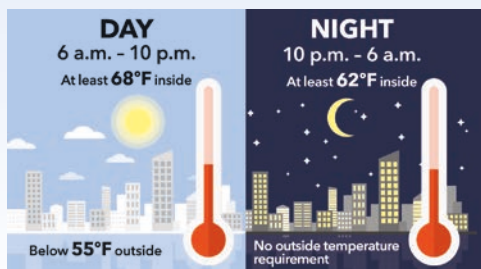


According to New York City, heating season began October 1. Failure to meet the New York City minimum heat and hot water requirements could result in charges of up to \$500 per day for each initial violation, and up to \$1,000 per day for subsequent violations.

City regulations require building owners to provide indoor heat and hot water to tenants from October 1 through May 31:

- If the outdoor temperature is below 55°F, owners must maintain indoor temperatures of at least 68°F from 6 a.m. to 10 p.m.
- Owners must maintain indoor temperatures of at least 62°F overnight, regardless of the outside temperature.
- Hot water must be provided 365 days per year at a constant minimum temperature of 120°F.

If you have any issues with your boiler or water heater, call us. As Licensed Master Plumbers, we are ready to help with any repairs needed to keep you, your buildings, and your tenants safe and warm.



December 31 Is around the Corner - Make Sure Your Boilers Are in Compliance

New York City has specific inspection and registration requirements for commercial boilers. We are here to help with both your annual and triennial reporting. If you own or manage a residential building with six or more units, or a commercial or mixed-use building, you are required to have an annual boiler inspection, and any issues identified during the inspection must be corrected in a timely manner.

Annual Boiler Inspections

Low pressure boiler inspections must be conducted and inspection reports must be filed each year, before December 31, for H-stamped and E-stamped boilers (not HLW-stamped hot water heaters) in the following property types:

- Residential buildings with six or more families;
- Commercial and mixed-use buildings, regardless of boiler BTU capacity (*NOTE: A mixed-use building has both commercial and 1-5 residential units*);
- Any residential buildings classified as Single Room Occupancy (SRO) dwellings.

Low-pressure boilers with a heating input of 100,000 BTUs or less are subject to inspection when located anywhere outside a single apartment within a 6 or more residential occupancy, commercial, or mixed-use (commercial plus 1-5 residential occupancy) property, without regard to the number of dwelling units served.

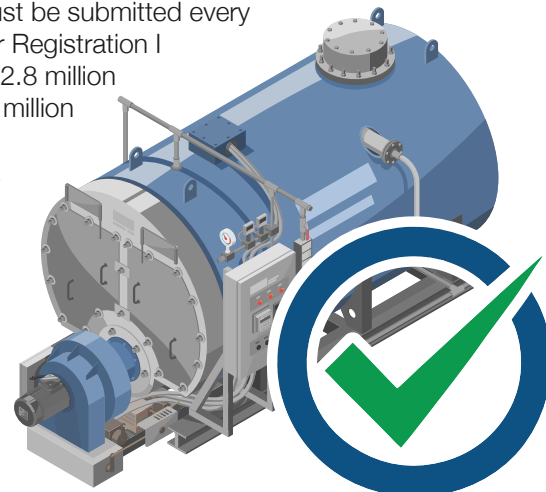
The annual boiler inspection report must be filed within 14 days of the inspection. Our Master Plumbers can provide the inspection and reporting, and correct any defects or violations.

Triennial

In addition to the annual boiler inspections filed with the DEP, Local Law 38 of 2025 amended requirements for DEP Boiler Registrations.

Applications for these registrations must be submitted every three years. Regulations vary for Boiler Registration I (units of 350,000 BTU/hr. to less than 2.8 million BTU/hr.) and Boiler Registration II (2.8 million BTU/hr. to 4.2 million BTU/hr.). Boilers over 4.32 million BTU/hr. require Work Permits/Certificates of Operation.

Remember, overhauling your burner will increase efficiency and could avoid costly repairs and down time in the winter. Contact us today to schedule your boiler inspections and submit your triennial registration applications.



Your LL152 Guide to Building Compliance

Gas piping systems in all buildings, except for one- and two-family homes, and other buildings classified in Occupancy Group R-3, must be inspected by a Licensed Master Plumber (LMP), or a qualified individual working for an LMP. Gas piping systems must be inspected at least once every four years based on the Community District that the building is in.

How do you know which cycle your building is in and when its inspection is due? What do you do next? We have the answers for you.

What community district is my building in? To determine your building's Community District, go to <https://communityprofiles.planning.nyc.gov/> and enter your building's address.

When is my inspection due? Once you know your Community District, find it in the following chart. Community districts in **Sub-cycle B must have their inspections completed by December 31, 2025.**

Dates Ranges for Inspection

Sub-cycle	Community Districts	Cycle 1	Cycle 2	Cycle 3
A	1,3,10	1/1/2020 - 6/30/2021*	1/1/2024 - 12/31/2024	1/1/2028 - 12/31/2028
B	2,5,7,13,18	1/1/2021 - 6/30/2022*	1/1/2025 - 12/31/2025	1/1/2029 - 12/31/2029
C	4,6,8,9,16	1/1/2022 - 12/31/2022	1/1/2026 - 12/31/2026	1/1/2030 - 12/31/2030
D	11,12,14,15,17	1/1/2023 - 12/31/2023	1/1/2027 - 12/31/2027	1/1/2031 - 12/31/2031

What if my building doesn't contain gas piping? If your building does not contain gas piping, a Gas Piping System Periodic

Inspection Certification, signed and sealed by a Registered Design Professional (a New York State licensed professional engineer or registered architect) or a Licensed Master Plumber, stating that such building contains no gas piping must be submitted to DOB. No further action is necessary.

What if LL152 applies to my building, it contains gas piping, and is currently supplied with gas? Call us! You need a Licensed Master Plumber to inspect the gas piping in your building. Let us schedule your inspection today.

What happens next? By law, we, the Licensed Master Plumber, must submit our findings to you within 30 days of the inspection. If there are any unsafe or hazardous conditions, we are bound to notify the gas service utility and the DOB. We can work with you to correct the conditions to bring you up to code.

Within 60 days of the inspection, you must submit a Gas Piping System Periodic Inspection Certification signed and sealed by the Licensed Master Plumber who conducted or supervised the inspection using DOB's online portal. If conditions requiring correction were identified, a new Inspection Certification must be completed and signed by a Licensed Master Plumber stating that the conditions have been corrected within 120 days of the initial inspection.

Failure to file a Gas Piping System Periodic Inspection Certification by the applicable due date may result in a civil penalty of \$5,000.

That may seem like a lot to remember, but we can make it easy for you. Contact our office and speak to one of our NYC DOB specialists. We will be able to walk you through the entire process, from determining your inspection schedule to inspection and remediation services, to submission of your reports.

Warm Holiday Wishes from All of Us to All of You!

The City comes alive over the next few months with the joyous holiday season. Everyone in this great melting pot has a holiday to celebrate! Whatever and however you celebrate, we wish you the warmest of holidays, filled with the joy of family and the laughter of those you hold dear.

Put Secondary Backflow Prevention First on Your To-Do List

Most properties other than single-family homes are required to have backflow prevention devices installed and then tested annually. These devices ensure that contaminated water from the properties do not flow backward into the city water lines and contaminate the public water supply with human waste or chemicals.

To install a backflow prevention device, you must hire a professional engineer or registered architect to prepare a backflow prevention plan for the property and submit it to the DEP for approval. Once the plans are approved, you need to hire a Licensed Master Plumber to install the device. Installation will include an initial device testing.

Testing of your backflow prevention device is required every 12 months by a certified tester. Both the initial testing report and your annual testing form need to be signed by a Licensed Master Plumber.

Please talk to us about installing or testing your backflow prevention device. Our Licensed Master Plumbers are ready to help.

