



George Bassolino Plumbing LTD

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George Bassolino III

NYC Master Licensed Plumber # 1044
NYC Master Fire Suppression # 292B
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Westchester County Plumber License # 756

October 27, 2025

Mona Sehgal, Esq.
Associate Commissioner and General Counsel
NYC Department of Buildings
280 Broadway
New York, NY 10007

Re: Proposed Rule Amendment §101-03 and §103-10

Dear Associate Commissioner/General Counsel Seghal:

I offer the following comments to the Department of Building's (DOB) proposed rule amendments.

§2. Paragraphs (2), (3), (4) and (5) of subdivision (a) of section 103-10 of chapter 100 of Title 1 of the Rules of the City of New York are amended to read as follows:

1. **Inspection requirements.**

(2) Buildings that contain **no gas piping system**.

The term building contains **no gas piping system** is easily confused with the term **no active gas piping system** and which have different fees associated with them. The Department should provide a definition for this term to avoid confusion among stakeholders so that it is clear that a building that does not have an active gas system will not be misclassified as a building that never had a gas piping system. This is critical for public safety. On March 12, 2014 there was a gas explosion that killed 8 persons, injured 50 and leveled two buildings. The source of the leak emanated from outside of the building. Owners that are not using gas within their building can easily be confused into believing their building has no gas piping system when in effect the potential for a similar disaster exists. The gas piping inspection was specifically designed to identify and respond to issues such as this.

Suggested definition: A building shall be deemed to contain no gas piping system if it was constructed without any gas service and has never had an active gas piping system.

§3. Subdivision (a) of section 103-10 of chapter 100 of Title 1 of the Rules of the City of New York adding a new requirement for notification prior to inspection.

Requiring the inspections to be performed under the guidelines of Advanced Notice procedures (during normal business hours only) will prove to be a hardship for many owners. These inspections require coordination to ensure access is provided to all covered spaces. When submitting the notification, the licensee is required to designate a meeting spot where the licensee's authorized representative would wait to provide access for an inspector. Generally, the window for an inspection is 30 minutes. A gas safety inspection may take between 1-8 hours to complete. It is not feasible to expect the designee to wait for an inspector. The requirement for an Advanced Notice inspection does not exist for any other safety inspections such as Annual boiler inspections. I respectfully request, unless the Department can demonstrate the necessity for providing notification, that this recommendation not be adopted. If the Department's intent is solely to be informed that an inspection has been completed, then they require the licensee to submit notice that an inspection has been conducted within 24 hours of performing the inspection. Then I suggest that LMPs submit said notice within 24 hours that the inspection was done.



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The following recommended amendment was not included in the proposed Rule change. If adopted this change would provide further clarity to the inspection process and be in conformance with the recently enacted Int. 429-A.

§3. Recommended changes to Subdivision (b) of section 103-10 of chapter 100 of Title 1 of the Rules of the City of New York adding a new requirement for notification prior to inspection.

2. Inspection Entity Qualifications.

1. Persons qualified to perform such gas piping system inspections shall be either:

(ii) Individuals, working under the direct and continuing supervision of a licensed master plumber, ~~with at least five (5) years of full-time experience holding a journeyman plumber registration issued in accordance with article 409 of chapter 4 of title 28 and working under the direct and continuing supervision of a licensed master plumber~~ and who has successfully completed a training program acceptable to the Department. Proof of such qualifications shall be demonstrated by listing the inspector's worker wallet and Journeyman Registrations numbers on the GPS-1 and GPS-2 forms.

Adding the Journeyman registration also aligns with Int 429-A. Utilization of the Worker Wallet identification number provides verification that the inspector has completed the required training program.

The following recommended amendments were not included in the proposed Rule change. Article 318 was created to prevent future fatal incidents such as the East Harlem (03-12-2014) and Second Avenue (03-26-2015). Performing this gas safety inspection at these locations would have identified the conditions that caused those explosions. Unfortunately, today this important safety law is mired in uncertainties. Some Licensees interpret it that they must shut down a gas system to remove a non-Code compliant condition and others are just recommending that hangers and supports be added. Owners are concerned that they will face outages and expensive repair and renovation costs. These concerns have led to a low compliance rate. Gas safety inspections can be broken down into three distinct segments, **Reaction** (work scope), **Reporting** and **Remediation** (conditions requiring correction.). The Reporting and Remediation segments have never been clearly defined and are the primary reason why the compliance rate is low. The proposed changes would provide clarity for all stakeholders.

§3. Recommended changes to Subdivision (c) of section 103-10 of chapter 100 of Title 1 of the Rules of the City of New York (Inspection Scope)

Inspection scope. Inspections of a building's gas piping system pursuant to this section must be completed in accordance with requirements in Section 28-318.3.2 of the Administrative Code and any other requirements prescribed by the Department. **The 2022 Building Codes shall be utilized as the basis for the inspection.**

It is essential that there is a baseline Code to be utilized for these inspections. Utilization of the most current Codes and standards is consistent with manner in which utilities perform these federally mandated inspections. Standardization provides clarity and requires to look at gas systems under the same lens. Any parts of the existing gas piping system that are not in compliance would be listed and reported.



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§3.Recommended changes to Subdivision (d) of section 103-10 of chapter 100 of Title 1 of the Rules of the City of New York (Report and Certification Process)

(ii)Such inspection report shall include, for each gas piping system inspected, the following information

1. ~~A list of conditions requiring correction, including instances where one or more parts of such system is worn to an extent that the safe and reliable operation of the system may be affected;~~
2. ~~Gas leaks;~~
3. ~~Observed non code compliant installations or illegal connections;~~
4. ~~Observed conditions described in Section 28-318.3.4 of the Administrative Code; and,~~
5. ~~Any additional information required by the Department.~~

1. Hazardous conditions such as gas leaks or illegal connections.
2. Observed conditions constituting a Class A condition as described in part 261 of title 16 of the NYCRR constituting an immediately hazardous condition.
3. Observed conditions representing non code compliant conditions.
4. Observed non code compliant conditions requiring remediation as identified by the Department to an extent that the safe and reliable operation of the system may not be affected.
5. Any additional information required by the Department

These proposed changes clarify the REPORTING and REMEDIATION sections. They mirror the existing Rule with one modification. It provides for the remediation of any non-compliant condition providing it would not harm the system or cause the gas to be shut off unless there is an immediate danger.

The Department is in the process of preparing to require reporting of these inspections to DOB NOW SAFETY. While that will simplify the reporting process and increase transparency it will not resolve the issue regarding Reporting and Remediation. If adopted and incorporated these changes will simplify the three step process, provide clarity and should increase compliance. The clarity provides owners with confidence that they will not be faced with unnecessary repairs and their buildings won't be shut down unless there is a hazardous condition and thus it will increase compliance.

Simplified process

1. **REACTION (work scope):** Inspect. Immediate danger handled at the inspection.
2. **REPORT:** Report all non-compliant items
3. **REMEDATION: (Conditions requiring correction)** Only correct conditions for items that will not harm the gas system. Remainder is listed and would be required only if the system is shut down for repairs or alterations.

REACTION:

- 1- Inspector finds a hazard or illegal connection. Immediately resolved. **Next is Report.**
- 2- Inspector finds No immediate hazards. **Next is Report.**



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REPORT:

Any parts of the gas piping system not in compliance with the 2022 Codes shall be reported.
This creates a list for future reference and use. **Next is Remediation.**

REMEDIATION (Conditions requiring correction)

1. **Hazardous conditions such as gas leaks or illegal connections.**
Consistent with the law and current rule. Handled immediately in the field.
2. **Observed conditions constituting a Class A condition as described in part 261 of title 16 of the NYCRR constituting an immediately hazardous condition.**
Consistent with the law and current rule.
3. **Observed conditions representing non Code compliant conditions.**
Consistent with the law and current rule.
4. **Observed non Code compliant conditions requiring remediation as identified by the Department to an extent that the safe and reliable operation of the system may not be affected.**
Takes items that are listed in #3 that can be safely be remediated. Items are identified by Department. We report others decide.
Gas is NEVER SHUT. No retroactive requirements.
- 5- **Any additional information required by the Department**

Sincerely yours,

George Bassolino Plumbing Ltd

George Bassolino
President