

NEW YORK CITY DEPARTMENT OF BUILDINGS

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Buildings (DOB) is proposing to amend its rule regarding Qualified Exterior Wall Inspector (QEWI), Qualified Parking Structure Inspector (QPSI), and Qualified Retaining Wall Inspector (QRWI) approved agencies.

When and where is the hearing? DOB will hold a public hearing on the proposed rule online. The public hearing will take place at 11:00 AM on 9/15/26.

- **Join through Internet – Desktop app:**

To join the hearing via your browser either click on the following URL link or copy and paste it into your browser's address bar. Then follow the prompts to either continue using the browser or download/open the Teams desktop app.

<https://events.gcc.teams.microsoft.com/event/5f9c8692-b257-465c-80a5-0f1ed1db14d6@32f56fc7-5f81-4e22-a95b-15da66513bef>

Enter your name when prompted and click the **“Join now”** button. If you don't have computer audio or prefer to phone in for audio, select **“Phone audio”** under **“Other join options”** then click the **“Join now”** button. You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins. If you are using phone audio then follow the dial-in instructions when prompted.

If you have low bandwidth or inconsistent Internet connection, we suggest you use the Phone audio option for the hearing. This will reduce the possibility of dropped audio and stutters.

- **Join through Internet - Smartphone app:**

To join using the Microsoft Teams app on your smartphone, click on the following URL link from your phone to automatically open the Teams app. Note that the Microsoft Teams app must already be installed on your smartphone. It is available for free both in the Apple Store and Google Play.

<https://events.gcc.teams.microsoft.com/event/5f9c8692-b257-465c-80a5-0f1ed1db14d6@32f56fc7-5f81-4e22-a95b-15da66513bef>

When prompted select **“Join meeting”**. Type your name and then select **“Join meeting”** again. You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins.

PLEASE NOTE: The above links are used to register for the hearing. Once registered, you will receive a confirmation email that will include a link to join the hearing. If you should run into technical difficulties when using the above links to register or you do not receive the registration confirmation email with your link to join the hearing, please use one of the following alternative methods to join the hearing. You should receive the

confirmation email within a short time of registering. Please check your junk email folder too if you do not see the email in your inbox. Best practice is to register for the hearing prior to the actual hearing date.

Alternatively, open the Teams app and select “Join a meeting”. Signing in with an account is not required. Type your name, the following Meeting ID and Passcode, then select “Join meeting”.

Meeting ID: 240 175 222 138 988

Passcode: Hc6bw9PH (Code is case sensitive)

- Join via phone only:

To join the meeting only by phone, use the following information to connect:

Phone: 646-893-7101

Phone Conference ID: 318 612 937#

You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins.

How do I comment on the proposed rules? Anyone can comment on the proposed rules by:

- **Website.** You can submit comments to the DOB through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to dobrules@buildings.nyc.gov.
- **Mail.** You can mail comments to the New York City Department of Buildings, Office of the General Counsel, 280 Broadway, 7th floor, New York, NY 10007.
- **Speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up by emailing dobrules@buildings.nyc.gov by 9/8/26 and including your name and affiliation. While you will be given the opportunity during the hearing to indicate that you would like to provide comments, we prefer that you sign up in advance. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a “Question and Answer” format.

Is there a deadline to submit comments? Yes, you must submit comments by 9/15/26.

What if I need assistance to participate in the hearing? You must tell the Office of the General Counsel if you need a reasonable accommodation of a disability at the hearing. You can tell us by email at dobrules@buildings.nyc.gov. Advance notice is requested to allow sufficient time to arrange the accommodation. You must tell us by 9/1/26.

This location has the following accessibility option(s) available: Simultaneous transcription for people who are hearing impaired, and audio only access for those who are visually impaired.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. Copies of all comments submitted online, copies of all written comments and a summary of oral comments concerning the proposed rule will be available to the public at the Office of the General Counsel and may be requested by email at dobrules@buildings.nyc.gov.

What authorizes DOB to make this rule? Sections 643 and 1043(a) of the City Charter, and Articles 112 and 114 of Title 28 of the New York City Administrative Code, authorize DOB to make this proposed rule. The rule was included in the regulatory agenda for this Fiscal Year.

Where can I find DOB's rules? DOB's rules are in Title 1 of the Rules of the City of New York.

What rules govern the rulemaking process? DOB must meet the requirements of section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of section 1043(b) of the City Charter.

Statement of Basis and Purpose of Proposed Rule

The Department of Buildings ("Department") is proposing to amend sections 101-03 and 101-07 of subchapter A of chapter 100 of Title 1 of the Rules of the City of New York to amend fees and create a registration scheme for Qualified Exterior Wall Inspectors (QEWI), Qualified Retaining Wall Inspectors (QRWI), and Qualified Parking Structure Inspectors (QPSI).

There are currently 501 QEWIs, 188 QPSIs, and 69 QRWIs approved by the Department. Approval of these types of inspectors creates a significant amount of work for the Department. Under section 1 of this rule, Rule 101-03 is amended to provide for fees for initial registration and renewals of registration for these three types of inspectors.

Under sections 2 through 5, Rule 101-07 is amended to require registration of QEWIs, QRWIs, and QPSIs to allow the Department to more easily take any necessary disciplinary action against them. Specifically, the rule:

- Creates a one-year registration for each of these types of inspectors as of January 1, 2027 and subjects them to the suspension and revocation provisions of Section 28-401.19 of the Administrative Code.
- States that the Department may refuse to renew a registration pursuant to Section 28-401.19 of the Administrative Code.

- Provides that approvals issued prior to January 1, 2027 will continue to be valid, and that inspectors who have received such approvals may continue to perform inspections until the dates for renewal provided in the rule and need only pay the renewal fee at the time of renewal.
- Clarifies that QEWI, QPSI, and QRWI applicants must be interviewed by the Department in order to be approved.
- Requires that a currently approved QEWI who has not already been interviewed by the Department must be interviewed the Department in order to be renewed.
- Amends the requirements for years of relevant experience for a QPSI to require seven years of experience rather than three and to provide that such experience must be with parking structures. A current qualified parking structure inspector, who is approved by the department, does not need to meet these new requirements.

DOB’s authority for these rules is found in sections 643 and 1043(a) of the City Charter, and articles 112 and 114 of Title 28 of the New York City Administrative Code.

New material is underlined.

[Deleted material is in brackets.]

Asterisks (***) indicate unamended text.

“Shall” and “must” denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section 1. Section 101-03 of chapter 100 of Title 1 of the Rules of the City of New York is amended by adding the following entries above the entry for “Filing structurally compromised building inspection report” on the table set forth in that section:

<u>Qualified Exterior Wall Inspector (QEWI) Registration</u>	<u>Initial:</u> <u>\$960</u>	<u>Renewal:</u> <u>\$320</u>
<u>Qualified Parking Structures Inspector (QPSI) Registration</u>	<u>Initial:</u> <u>\$960</u>	<u>Renewal:</u> <u>\$320</u>
<u>Qualified Retaining Wall Inspector (QRWI) Registration</u>	<u>Initial:</u> <u>\$875</u>	<u>Renewal:</u> <u>\$300</u>

§ 2. Paragraphs (13), (14), and (15) of subdivision (a) of section 101-07 of chapter 100 of Title 1 of the Rules of the City of New York are amended to read as follows:

(13) Qualified exterior wall inspector. A registered design professional with at least seven years of relevant experience with facades over six stories registered in

accordance with the provisions of paragraph (7) of subdivision (c) of this section.

(14) Qualified parking structure inspector. An engineer as defined in section 28-101.5 of the administrative code with [three] seven years of relevant experience with [building] parking structures registered in accordance with the provisions of paragraph (11) of subdivision (c) of this section.

(15) Qualified retaining wall inspector. An engineer as defined in section 28-101.5 of the administrative code with three years of relevant experience with retaining walls over 10 feet registered in accordance with the provisions of paragraph (10) of subdivision (c) of this section.

§ 3. Paragraph (7) of subdivision (c) of section 101-07 of chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

(7) Exterior wall inspections.

(i) [Examination] Beginning on January 1, 2027, any examination of a building's exterior walls and appurtenances pursuant to section 28-302.2 of the Administrative Code must be performed by or under the direct supervision of a qualified exterior wall inspector registered with the Department in accordance with the provisions of this paragraph.

(ii) The qualified exterior wall inspector applicant must provide a detailed résumé indicating relevant work experience obtained in any US city or jurisdiction. When relevant experience is obtained while employed by another registered design professional who was signing and sealing such relevant work, a letter must be provided indicating length of the qualified exterior wall inspector applicant's employment and his or her responsibilities.

(iii) A qualified exterior wall inspector applicant must demonstrate to the commissioner's satisfaction, [including] through an interview and satisfactory performance on any written [or oral] tests the commissioner may require, that he or she is sufficiently familiar with the Construction Codes, laws and rules pertaining to facades and concepts specific to facade science.

(iv) A qualified exterior wall inspector registration will be valid for a period of one (1) year according to the schedule set out in subparagraph (vi) of this paragraph and may be renewed annually. Applications for renewal must be submitted during the renewal period applicable to the last digit of the registrant's PE or RA license number, as specified in subparagraph (vi) of this paragraph, and must be accompanied by the renewal fee. Upon initial issuance, a registration will remain valid for a period of one year and any additional period necessary to align the registration with the applicable expiration date specified in subparagraph (vi) of this paragraph.

(v) Current qualified exterior wall inspectors shall be considered registered as of the effective date of this rule amendment. A current qualified exterior wall inspector who has not previously been interviewed by the department must complete such an interview by the applicable expiration date set out in subparagraph (vi) of this paragraph. Failure to comply with the applicable requirement of this subparagraph will result in expiration of a qualified exterior wall inspector's registration.

(vi) A qualified exterior wall inspector must renew his or her registration annually. The applicable renewal period and expiration date shall be determined by the last digit of the inspector's PE or RA license number, as follows:

(A) For license numbers ending in 0, 1, 2, or 3, the renewal period is between February 1 and March 31. The registration expires on May 1.

(B) For license numbers ending in 4, 5, or 6, the renewal period is between May 1 and June 30. The registration expires on August 1.

(C) For license numbers ending in 7, 8, or 9, the renewal period is between August 1 and September 30. The registration expires on November 1.

(vii) If a qualified exterior wall inspector registration expires, the individual may apply for late renewal of the registration within three (3) months after the expiration date.

(viii) Denial of registration renewal. The department may, following notice and an opportunity to be heard, refuse to renew a registration on any ground that would constitute a basis for denial, suspension, or revocation of such registration pursuant to Section 28-401.19 of the Administrative Code.

(ix) Disciplinary actions and suspension or revocation of registration. Notwithstanding subdivision (d) of this rule, the Department may, in accordance with the provisions of Section 28-401.19.1 of the Administrative Code, take corrective action, including probation, suspension, or revocation of a registration, for failure to comply with the requirements of this section or with the requirements of any applicable law, rule, or regulation. However, when the public safety may be imminently jeopardized, the Commissioner may, pending a hearing and determination of charges, suspend the registration for a period not exceeding fifteen (15) days.

(x) Registration and renewal fees. Initial registration fees for new applicants and renewal fees for current qualified exterior wall inspectors as well as for those seeking to renew their registrations are set forth in section 101-03 of this chapter.

§ 4. Paragraph (10) of subdivision (c) of section 101-07 of chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

(10) Retaining wall inspections.

(i) [Inspection] Beginning on January 1, 2027, any inspection of a retaining wall and appurtenances pursuant to section 28-305.4 of the Administrative Code must be performed by or under the direct supervision of a qualified retaining wall inspector registered with the Department in accordance with the provisions of this paragraph.

(ii) The qualified retaining wall inspector applicant must provide a detailed résumé indicating relevant work experience obtained in any US city or jurisdiction. When relevant experience is obtained while employed by another registered design professional who was signing and sealing such relevant work, a letter must be provided indicating length of the qualified retaining wall inspector applicant's employment and his or her responsibilities.

(iii) A qualified retaining wall inspector applicant must demonstrate to the commissioner's satisfaction, [including] through an interview and satisfactory performance on any written [or oral] tests the commissioner may require, that he or she is sufficiently familiar with the Construction Codes, laws and rules pertaining to retaining walls and engineering concepts related to retaining walls.

(iv) A qualified retaining wall inspector registration will be valid for a period of one (1) year according to the schedule set out in subparagraph (vi) of this paragraph and may be renewed annually. Applications for renewal must be submitted during the renewal period applicable to the last digit of the registrant's PE license number, as specified in subparagraph (vi) of this paragraph, and must be accompanied by the renewal fee. Upon initial issuance, registration will remain valid for a period of one year and any additional period necessary to align the registration with the applicable expiration date specified in subparagraph (vi) of this paragraph.

(v) Current qualified retaining wall inspectors shall be considered registered as of the effective date of this rule amendment.

(vi) A qualified retaining wall inspector must renew his or her registration annually. The applicable renewal period and expiration date shall be determined by the last digit of the inspector's license number, as follows:

(A) For license numbers ending in 0, 1, 2, or 3, the renewal period is between February 1 and March 31. The registration expires on May 1.

(B) For license numbers ending in 4, 5, or 6, the renewal period is between May 1 and June 30. The registration expires on August 1.

(C) For license numbers ending in 7, 8, or 9, the renewal period is between August 1 and September 30. The registration expires on November 1.

(vii) If a qualified retaining wall inspector registration expires, the individual may apply for late renewal of the registration within three (3) months after the expiration date.

(viii) Denial of registration renewal. The department may, following notice and an opportunity to be heard, refuse to renew a registration on any ground that would constitute a basis for denial, suspension, or revocation of such registration pursuant to Section 28-401.19 of the Administrative Code.

(ix) Disciplinary actions and suspension or revocation of registration. Notwithstanding subdivision (d) of this rule, the Department may, in accordance with the provisions of Section 28-401.19.1 of the Administrative Code, take corrective action, including probation, suspension, or revocation of a registration, for failure to comply with the requirements of this section or with the requirements of any applicable law, rule, or regulation. However, when the public safety may be imminently jeopardized, the Commissioner may, pending a hearing and determination of charges, suspend registration for a period not exceeding fifteen (15) days.

(x) Registration and renewal fees. Initial registration fees for new applicants and renewal fees for current qualified retaining wall inspectors as well as for those seeking to renew their registrations are set forth in section 101-03 of this chapter.

§ 5. Paragraph (11) of subdivision (c) of section 101-07 of chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

(11) Parking structure inspections.

(i) [Inspection] Beginning on January 1, 2027, any inspection of a parking structure and appurtenances pursuant to section 28-323 of the Administrative Code must be performed by or under the direct supervision of a qualified parking structure inspector registered with the Department in accordance with the provisions of this paragraph.

(ii) The qualified parking structure inspector applicant must provide a detailed résumé indicating relevant work experience obtained in any US city or jurisdiction. When relevant experience is obtained while employed by another registered design professional who was signing and sealing such relevant work, a letter must be provided indicating length of the qualified parking structure inspector applicant's employment and his or her responsibilities.

(iii) A qualified parking structure inspector applicant must demonstrate to the commissioner's satisfaction, [including] through an interview and satisfactory performance on any written [or oral] tests the commissioner may require, that he or she is sufficiently familiar with the Construction Codes, laws and rules pertaining to parking structures and engineering concepts related to parking structures.

(iv) A qualified parking structure inspector registration will be valid for a period of one (1) year according to the schedule set out in subparagraph (vi) of this paragraph and may be renewed annually. Applications for renewal must be submitted during the renewal period applicable to the last digit of the registrant's PE license number, as specified in subparagraph (vi) of this paragraph, and must be accompanied by the renewal fee. Upon initial issuance, registration will remain valid for a period of one year and any additional period necessary to align the registration with the applicable expiration date specified in subparagraph (vi) of this paragraph.

(v) Current qualified parking structure inspectors shall be considered registered as of the effective date of this rule amendment. A qualified parking structure inspector who was approved by the department prior to the effective date of this rule amendment does not need to meet the years of relevant experience requirement in paragraph (14) of subdivision (a) of this rule in order to renew his or her registration.

(vi) A qualified parking structure inspector must renew his or her registration annually. The applicable renewal period and expiration date shall be determined by the last digit of the inspector's license number, as follows:

(A) For license numbers ending in 0, 1, 2, or 3, the renewal period is between February 1 and March 31. The registration expires on May 1.

(B) For license numbers ending in 4, 5, or 6, the renewal period is between May 1 and June 30. The registration expires on August 1.

(C) For license numbers ending in 7, 8, or 9, the renewal period is between August 1 and September 30. The registration expires on November 1.

(vii) If a qualified parking structure inspector registration expires, the individual may apply for late renewal of the registration within three (3) months after the expiration date.

(viii) Denial of registration renewal. The department may, following notice and an opportunity to be heard, refuse to renew a registration on any ground that would constitute a basis for denial, suspension, or revocation of such registration pursuant to Section 28-401.19 of the Administrative Code.

(ix) Disciplinary actions and suspension or revocation of registration. Notwithstanding subdivision (d) of this rule, the Department may, in accordance with the provisions of Section 28-401.19.1 of the Administrative Code, take corrective action, including probation, suspension, or revocation of a registration, for failure to comply with the requirements of this section or with the requirements of any applicable law, rule, or regulation. However, when the public safety may be imminently jeopardized, the Commissioner may, pending a hearing and determination of charges, suspend registration for a period not exceeding fifteen (15) days.

(x) Registration and renewal fees. Initial registration fees for new applicants and renewal fees for current qualified parking structure inspectors as well as for those seeking to renew their registrations are set forth in section 101-03 of this chapter.

**NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
212-788-1400**

**CERTIFICATION / ANALYSIS
PURSUANT TO CHARTER SECTION 1043(d)**

RULE TITLE: Amendment of Rules Relating to Certain Qualified Inspectors

REFERENCE NUMBER: DOB-216

RULEMAKING AGENCY: Department of Buildings

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) The proposed rule establishes certain time periods for renewal, which should give time to comply after the rule effective date.

/s/ Francisco X. Navarro
Mayor's Office of Operations

July 31, 2026
Date

**NEW YORK CITY LAW DEPARTMENT
DIVISION OF LEGAL COUNSEL
100 CHURCH STREET
NEW YORK, NY 10007
212-356-4028**

**CERTIFICATION PURSUANT TO
CHARTER §1043(d)**

RULE TITLE: Amendment of Rules Relating to Certain Qualified Inspectors

REFERENCE NUMBER: 2026 RG 048

RULEMAKING AGENCY: Department of Buildings

I certify that this office has reviewed the above-referenced proposed rule as required by section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN
Senior Counsel

Date: July 31, 2026