NEW YORK CITY DEPARTMENT OF BUILDINGS

NOTICE OF ADOPTION OF RULE

NOTICE IS HEREBY GIVEN, pursuant to the authority vested in the Commissioner of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts the amendments to Sections 101-03 and 101-07 of Chapter 100 of Title 1 of the Rules of the City of New York regarding fees and a registration scheme for Qualified Exterior Wall Inspectors, Qualified Retaining Wall Inspectors, and Qualified Parking Structure Inspectors. This rule was first published on August 10, 2026, and a public hearing thereon was held on September 15, 2026.

Dated: 10/22/26
New York, New York

Ahmed Tigani
Commissioner

Statement of Basis and Purpose of Rule

The Department of Buildings ("Department") is amending 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 Parking Structure Inspectors (QPSI), and Qualified Retaining Wall Inspectors (QRWI).

There are currently 505 QEWIs, 193 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, QPSIs, and QRWIs 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 by 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.

The proposed rule was published in the City Record on August 10, 2026. A hearing was held on September 15, 2026. Six organizations/individuals submitted comments to the Department. After considering the comments, the Department did not make any changes to the rule, for the following reasons:

- Comments were received stating the fee amount was too high. The fee amount was approved by the New York City Mayor's Office of Management and Budget. The fee will support the hiring of new staff and the services of existing staff to undertake the additional workload to oversee these registrations.
- A comment was received concerning both fees and inspections during the 3-month late renewal time period. The comment was concerned with whether a late renewal fee would be charged. There is currently no extra fee to renew during this late renewal period. Also, the comment questioned whether an inspector could perform an inspection if the

inspector's registration has expired during this late renewal period but the inspector has filed their renewal registration late or plans to file their renewal registration late. No, the inspector cannot perform inspections until the renewal has been approved by the Department, as the rules clearly state work can only be performed by someone who is registered with the Department.

- A comment was received asking what would be the impact of expiration of a registration on an inspection completed prior to the expiration. An inspector with an expired registration may not file an inspection report, therefore an inspection report must be filed prior to the expiration of the inspector's registration.
- Comments were received claiming the amended requirements for years of relevant parking structure experience for a QPSI are too restrictive. To clarify, the seven years of relevant experience includes experience gained through inspecting, designing, and repairing parking structures.
- A comment was received concerning what would happen to a registration after the expiration of the 3-month late renewal time period. If a registered inspector fails to renew their registration by the end of the 3-month late renewal time period, the inspector must undertake the initial registration process in order to become registered again.
- Comments were received stating that the one-year registration period is too short. The Department believes the one-year registration period is necessary to oversee these registrations.

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:

Qualified Exterior Wall Inspector (QEWI) Registration	Initial: $960	Renewal: $320
Qualified Parking Structures Inspector (QPSI) Registration	Initial: $960	Renewal: $320

Qualified Retaining Wall Inspector (QRWI) Registration	Initial: $875	Renewal: $300

§ 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.