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MERRITT
ENGINEERING CONSULTANTS, P.C.



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25 Years of
Excellence

Dear Jennifer,

We're happy to bring you our first newsletter of 2011! We have included important updates regarding Local Law 11/98 façade inspections, trip hazard insurance requirements, and more...

We're also proud to announce that 2011 marks our 25th year in business! Read on to learn about Merritt Engineering's modest beginnings and how loyal clients like you have allowed us to grow, learn, and do what we love most - preserve our city's skyline.

Sincerely,
Merritt Engineering

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Local Law 11/98 - Subcycle "B" Begins

Façade inspections and report filings for Sub-Cycle "B" of Local Law 11/98 (7th Cycle) will begin on February 21, 2011. Sub-Cycle B applies to all buildings greater than six stories with building block numbers ending in 0, 7 & 8. The filing deadline for this sub-cycle is August 21, 2012.

Sub-cycle B is the second of three new staggered sub-cycles, as outlined below:

Sub-Cycle	Last Digit of Bldg Block #	7th Cycle Filing Window
A	4, 5, 6, 9	Feb 21, 2010 - Feb 21, 2012
B	0, 7, 8	Feb 21, 2011 - Aug 21, 2012
C	1, 2, 3	Feb 21, 2012 - Feb 21, 2013

Click here
for more info.

Remember! Any items classified as Unsafe or SWARMP in the previous cycle must be repaired prior to the 7th Cycle inspection.

To complete necessary repairs or to schedule an inspection, please contact us at (718) 767-0923. For more information, please read our [Building Owner & Manager's Guide to Local Law 11/98](#).



Recent Updates to Local Law 11/98

Rule 32-03 of Local Law 11/98 has been amended and re-numbered as Rule 103-04 and becomes effective on January 28, 2011. The amended rule imposes new fees by the NYC Department of Buildings (DOB), including a fee for the initial filing (\$265), an amended or subsequent filing (\$100), and applications for time extensions (\$135 each). The rule also introduces new civil penalties for failures to file, late filings, and failures to correct unsafe conditions.

In addition, building owners must now notify the DOB if they cannot complete the repairs for SWARMP conditions within the recommended timeframe and submit supporting documents from the QEWI inspector justifying a request for a new timeframe. Merritt will provide more information on this as we receive updates from the DOB.

Don't Get 'tripped up' by New Insurance Requirements.

One of the new challenges facing building owners, both commercial and residential, is the changing requirements of their insurance providers. Insurance providers are now conducting inspections of building sidewalks, courtyards and parking lots.

Any conditions that they feel are related to trip hazards must be corrected within an allotted time frame. Insurance providers are now requesting that building owners retain an engineer to assess the conditions and prepare the necessary documents to remedy trip hazards.

If you would like us to assist you with the required inspection or necessary repairs, please contact us at (718) 767-0923.



New Asbestos Rules

The NYC Department of Environmental Protection (DEP) has established new asbestos rules that will take effect February 3, 2011.

The new rules state that "...as early as possible before an alteration, renovation, modification, demolition, or plumbing work takes place, or changes in such work occur, the building owner shall be responsible for having an asbestos survey performed by a DEP-certified asbestos investigator to determine the absence or presence of asbestos-containing material which may be disturbed during the course of the work." (Chapter 1 of Title 15 of the Rules of the City of New York, §1-23 Alterations/Renovations/Modifications)



Bricks, mortar, concrete, and outdoor paving (sidewalks, paving tiles, asphalt) have been removed from the DEP's lists of Presumed Asbestos Containing Materials (PACM) or Suspect ACM that require sampling and testing. If the asbestos investigator determines, however, that the demolition or removal of these materials could disturb ACM, abatement procedures would then have to be implemented before proceeding with the work. For example, the removal of corner brick in a pre-war building could disturb asbestos pipe lagging on a steam riser within the wall.

25 Years of Excellence

The History of Merritt Engineering

Merritt Engineering Consultants, P.C. was founded by Charles A. Merritt, P.E. in 1986 as an engineering consulting firm specializing in building exterior restoration. After working as J.C. Penney's Chief Construction Engineer for 13 years, Mr. Merritt decided to start up his own engineering firm -- a one person operation in his home of Whitestone, NY. The mission was simple: provide a high-quality, professional engineering service to his clients.

Mr. Merritt's extensive knowledge of building restoration quickly earned him the respect of his clients and an increasing number of new clients as well. By 1990, the firm (consisting of six employees) represented top-tier clients including New York Telephone Company, Chase, Citibank and K-Mart.

As one of the first engineering firms that offered environmental site inspections, a milestone for the company was the launch of the Environmental division, headed by Chuck G. Merritt, Mr. Merritt's son. The Environmental division grew quickly, representing an increasing amount of lending institutions, insurance companies and Real Estate Investment Trusts (REIT's) on environmental and due-diligence issues.

Meanwhile, the Engineering division continued to expand the range of its services, diversified list of clientele, and project portfolio -- ranging from small suburban garden apartments to New York City's well-renowned landmark structures.



25 Years of
Excellence
1986-2011



In fact, Merritt Engineering has received recognition for its many historic and landmark restoration projects throughout the years, including the Cherokee Apartments and 140 West Street (Verizon's Corporate Headquarters). The Environmental division also provided services for landmark projects such as The Empire State Building, Russian Tea Room, and Garden City Hotel.

Today, the firm is headquartered in Bayside, New York and opened a regional office in Miami, Florida in 2010. Merritt's 30+ staff consists of Licensed Professional Engineers, Architects, LEED Accredited Professionals and AutoCAD Operators. It is the dedication and experience of this hard-working group of professionals that has allowed Merritt Engineering to grow into the widely respected engineering firm that it is today.

"At Merritt Engineering, we have earned our reputation as leaders in the Engineering and Environmental fields by understanding our client's needs. We consistently provide a highly professional, personal and dependable service, which has resulted in our steady growth. We owe our success to our loyal and valued clients."

Charles A. Merritt, P.E.
President



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