

NYC PERIODIC INSPECTION OF PARKING STRUCTURES

THA Consulting, Inc. (THA) has long been committed to providing parking facility owners and operators with the expertise and resources to maintain the structural integrity of their facilities. The THA team of engineers and designers comes with decades of experience providing parking garage condition assessment and restoration services.

This commitment and experience allow us to assist you in navigating the New York City rules and administrative code regarding Periodic Inspections of Parking Structures (PIPS). Currently, the City of New York requires owners of parking structures to engage a Qualified Parking Structure Inspector (QPSI) to provide a comprehensive condition assessment of their parking structures every (6) years. Following the inspection, the QPSI must file a compliance report with the NYC Department of Buildings, classifying the condition of the facility.

The law intends to ensure the safety of parking facilities throughout New York City

Boroughs. The Department of Buildings facilitates a staggered approach to this garage condition assessment initiative, as seen in the Filing Cycle map on the following page.

Please keep in mind the recent Amendment of Rules Relating to the Inspection of Parking Structures effective November 23, 2023. This amendment requires a one-time initial observation of parking structures that fall into sub-cycles 1B and 1C. The initial observation must be performed by or under the direct supervision of a QPSI and filed with the Department of Buildings by August 1, 2024, except for properties in sub-cycle B where an acceptable, complete PIPS report is submitted before August 1, 2024.

THA's QPSI certified professional engineer brings years of experience and qualifications to perform your garage condition appraisals. Don't wait until the deadline. Contact us today to discuss your unique needs and take the first step to meeting the NYC regulation.



QPSI CERTIFIED

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GARAGE ASSESSMENT REQUIREMENTS

HIRE A CERTIFIED QPSI

THA's QPSI Certified Restoration Expert
- Kevin Carrigan, PE, SE, QPSI

QPSI TO CONDUCT THE ASSESSMENT

Develop condition assessment program, review existing documents/reports, perform inspections, document locations of deficiencies, and if necessary, take immediate actions upon discovery of any unsafe condition.

SUBMIT COMPLIANCE REPORT

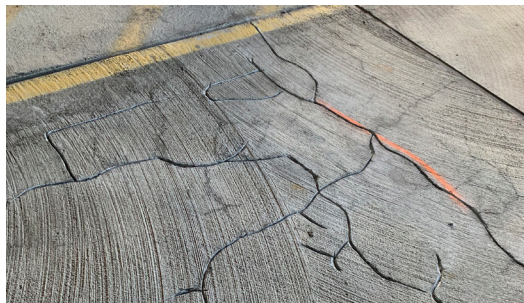
QPSI must file a compliance report with the NYC Department of Buildings, classifying the condition of the elements of the facility.

TAKE ACTION

Address elements that are classified as Unsafe or as Safe with Repairs and/or Engineering Monitoring (SREM).

SUBMIT AMENDED OR SUBSEQUENT REPORTS

File an *Amended* report post-repairs or a *Subsequent* report for status updates or revised repair timelines.



CONDITION ASSESSMENT REPORT PROCESS

DEVELOP ASSESSMENT PROGRAM

Specific to the structure, with consideration of type, age, exposure, etc.

REVIEW

The previous reports, annual observation checklists, available structural and repair drawings, and violations.

IDENTIFY & DOCUMENT

Conditions that are classified as Safe, SREM, and Unsafe.

DETERMINE

- Cause & description of each defect.
- Recommended time frame for repairs.

PROVIDE

Condition assessment report that meets NYC rules and administrative code. File the compliance report with the NYC DOB within (60) days of completing the assessment.

MAINTAIN THE VALUE & SAFETY OF YOUR PARKING ASSEST

THA Consulting is dedicated to designing and maintaining parking and mixed-use facilities that last.

Parking provides long-term value as a critical asset, and, as such, should be maintained carefully to maximize its life cycle. To this end, THA provides comprehensive asset management services, including maintenance plan preparation, condition assessments, life cycle cost analyses, and full restoration engineering services. We approach each assessment and restoration project with the goals of maximizing the Owner's investment, maintaining the expected useful life, avoiding unforeseen repairs and operational impacts in order to improve user comfort, and most importantly, maintaining the safety and occupancy of the structure. THA places great importance on every parking asset, considering it a valuable community resource. We commit to assist in maintaining a parking environment that not only promotes a vibrant amenity, but also makes a positive contribution to the overall surroundings.

SCHEDULE YOUR INSPECTION TODAY!

Track your filing timeline below.

FILING CYCLES

SUB-CYCLE 1A

Manhattan Community District 1-7

FILING PERIOD :

January 1, 2022-December 31, 2023

SUB-CYCLE 1B

Remaining Manhattan Community District & Brooklyn

FILING PERIOD :

****January 1, 2024-December 31, 2025***

SUB-CYCLE 1C

Bronx, Queens, & Staten Island

FILING PERIOD :

****January 1, 2026-December 31, 2027***

* A one-time initial observation of parking structures, that fall into sub-cycles 1B and 1C, is required to be filed with the Department of Buildings by August 1, 2024.



MAINTAIN SAFE CONDITIONS | PRESERVE YOUR ASSETS | ENSURE LONGEVITY

THA SERVICES

Condition Appraisal • Life Cycle Cost Analysis • Restoration Engineering • Owner Representation • Maintenance Programs • Master Planning • Site Analysis • Supply/Demand Analysis • Feasibility Studies • Shared Parking Analysis • Due Diligence • Parking Consulting • Financial Analysis • Functional Design • Architectural Design • Structural Engineering • Design Build Services • Sustainable Design • Parking Structure Design • Mixed-Use Structure Design • Project Design Management • Operational Consulting • Maintenance Programs • Graphics & Wayfinding

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