



NYS PARKING STRUCTURES

Upcoming Inspection Requirement (2026)

New York State Mandate for Parking Garages

The New York State Department of State has amended Parts 1202, 1203, and 1204 of Title 19 of the NYCRR. These changes introduce a critical safety requirement for parking structures across the state.



CORE REQUIREMENT

Owners of parking garages are required to have periodic condition assessments performed by a qualified Professional Engineer (PE).



KEY TAKEAWAYS



Mandatory Assessments

Periodic assessments by a Professional Engineer are mandatory for NYS parking garages.



On-Site Inspections

Assessments include on-site inspection to find deterioration or structural instability.



Signed & Sealed Report

A signed and sealed report must be submitted to the local jurisdiction.

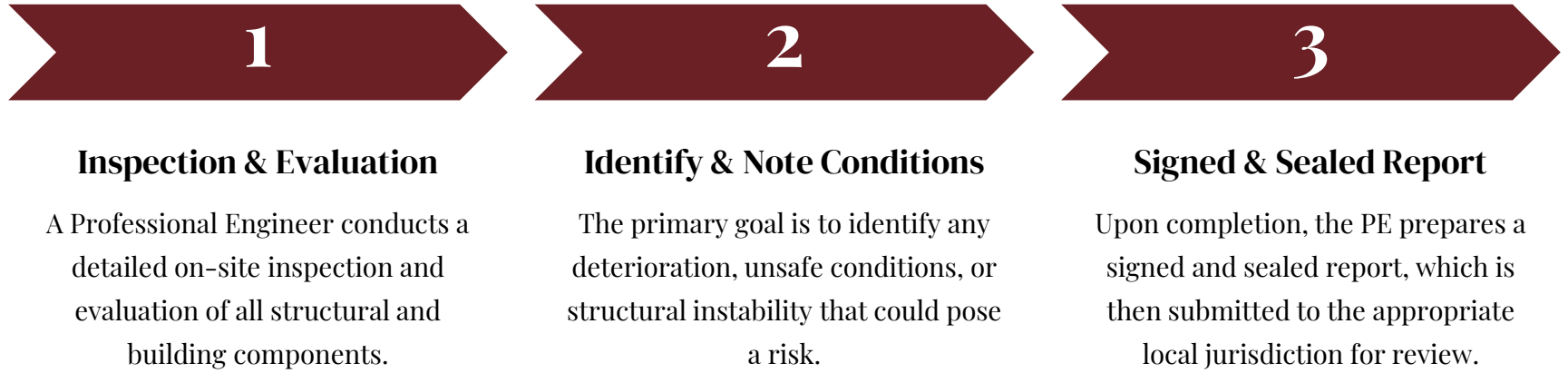


Every Three Years

Assessments are required every three years after the initial one is completed.

The Assessment Process: From Inspection to Report

The assessment is a structured process to ensure safety and compliance.



1

Inspection & Evaluation

A Professional Engineer conducts a detailed on-site inspection and evaluation of all structural and building components.

2

Identify & Note Conditions

The primary goal is to identify any deterioration, unsafe conditions, or structural instability that could pose a risk.

3

Signed & Sealed Report

Upon completion, the PE prepares a signed and sealed report, which is then submitted to the appropriate local jurisdiction for review.

Initial Assessment Deadlines & Cycles

For existing garages, the original deadlines for the initial assessment were based on the construction date, followed by subsequent assessments due every three years.

Original Construction Date	Initial Assessment Due	Subsequent Due Dates
Before January 1, 1984	October 1, 2019	October 1, 2022 / 2025 / 2028
January 1, 1984 – Dec 31, 2002	October 1, 2020	October 1, 2023 / 2026 / 2029
January 1, 2003 – Aug 28, 2018	October 1, 2021	October 1, 2024 / 2027 / 2030

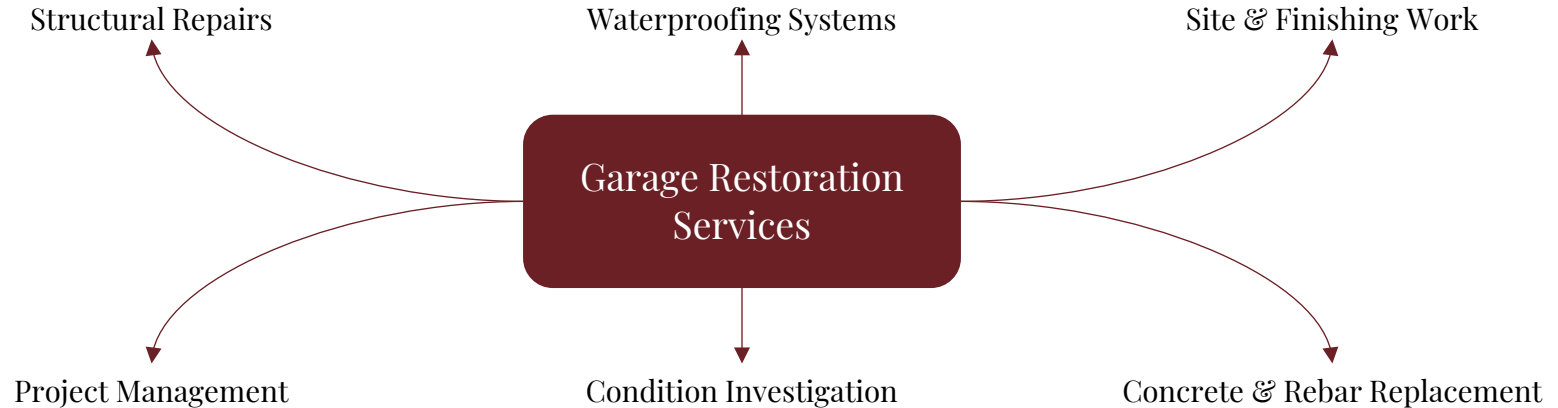
Experts in Garage Restoration

Where deficiencies are identified during the condition assessment, further evaluation and development of repair recommendations or restoration design services may be required. Our team has engineered and overseen structural restoration projects for parking garages across New York State, ensuring safety, functionality, and long-term durability. We identify project-specific design requirements and recommend appropriate material solutions to extend service life and maintain structural performance. Our experience includes complex restoration work in residential, healthcare, and commercial facilities.



Our Comprehensive Capabilities

We provide end-to-end engineering solutions for garage restoration, from initial assessment to final implementation.



Contact Us

Let's discuss how Merritt Engineering can assist with filing your Local Law 126 (PIPS) report. Our dedicated professionals are available to address any compliance concerns.

Phone

718.767.0923

Email

Info@merrittengineering.com

Website

merrittengineering.com

