



Plumbing Foundation Welcomes DOB Commissioner Tigani!

On March 10, the Plumbing Foundation City of New York, Inc. had the honor of hosting the newly appointed Commissioner of the New York City Department of Buildings (DOB), Ahmed Tigani. In what was a productive and candid exchange, Commissioner Tigani shared his roadmap for the agency's



future and, perhaps more importantly, demonstrated a genuine commitment to listening to the frontline experts of the plumbing industry. Commissioner Tigani is no stranger to the inner workings of NYC's regulatory landscape. Having previously served as the DOB's Chief of Staff and most recently as Acting Commissioner for the Department of Housing Preservation and Development (HPD), he brings a unique blend of operational expertise and a "housing-first" philosophy. During the meeting, the Commissioner outlined his primary pillars for the DOB under the administration of Mayor Zohran Mamdani, including using technology for streamlining processes and raising the level of service and excellence of the Department.



ment. The Commissioner emphasized the importance of working with the industry. It is vital to maintain and to strengthen the relationships between DOB and the entire construction industry as well as having consistent points of contact and interaction. He highlighted several programs like those requiring proactive inspections and viewing permits in a zoomed out view as part of a larger project. The Department will focus on resiliency and new alternative materials. While a Commissioner's vision is vital, our members were most encouraged by how well Commissioner Tigani "absorbed" the specific challenges facing the plumbing community. We raised several critical issues, including: issues with the license



renewal system that was recently changed; the importance of protecting the integrity of the Master Plumber license against unlicensed activity and bad actors, which poses a significant risk to public health; and the need for increased communications between DOB and the industry, the latter which Commissioner Tigani already is working on. Commissioner Tigani didn't just take notes, he asked follow-up questions that showed he understood the technical and economic stakes of our trade. The Plumbing Foundation is energized by this new leadership. We look forward to a collaborative relationship that prioritizes safety, supports professional tradespeople, and keeps New York City's essential systems flowing smoothly.

PLUMBING INDUSTRY LOBBY DAY - SAVE THE DATE! MAY 27-28

Please join us for an upcoming Plumbing Industry Lobby Day in Albany, NY scheduled for May 27–28 (with a day of lobbying, evening reception, stayover at hotel with room block). This is a critical opportunity to advocate before state elected officials for common-sense energy policies, license integrity, insurance reform, and the continued health and safety of all New Yorkers. PLEASE BE ON THE LOOKOUT FOR A REGISTRATION LINK! EMAIL US AT INFO@plumbingfoundation.nyc TO BE INCLUDED!



Can you hear your toilet running?

It might be time to fetch a new **toilet flapper**. Replace your flapper in just **six steps**:

1. Turn off the water to your toilet
2. Remove tank cover and flush
3. Remove old flapper
4. Attach new flapper to pegs
5. Reattach/adjust chain for a tight seal
6. Turn water on and flush


EPA WaterSense
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CTLTC

Master Plumber & Master Fire Suppression Contractor License Renewal Course Schedule for 2026

April 21 (registration open!)

May 21 • June 25 • July 30 • August 27

September 24 • October 29 • November 19

Please visit nyconstructiontrades.org for registration information!



THE PLUMBING FOUNDATION'S ENVIRONMENTAL STATEMENT

Since its establishment in 1986, the Plumbing Foundation has worked diligently to ensure the plumbing industry has as little a “carbon footprint” on New York City as possible. The plumbing industry has historically utilized environmentally friendly materials such as recycled cast-iron and copper piping/fittings. The Foundation will continue in its role of protecting New York City as well as being an advocate for the environment by strengthening its water/sanitary regulations and thereby reducing wasteful water consumption in the City.

NEW YORK CAST IRON CITY



Thanks for turning to black and red for decades. We're proud to be part of your incredible city. Without you, NYC wouldn't be the same, and neither would we.

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Electrification

NYC Local Law 97 Mandate

- DHW HEAT PUMPS
- ELECTRIC WATER HEATERS

Lync by Watts "AEGIS"
CO₂ DHW Heat Pumps



Sunamp "Thermino"
Thermal Energy Source

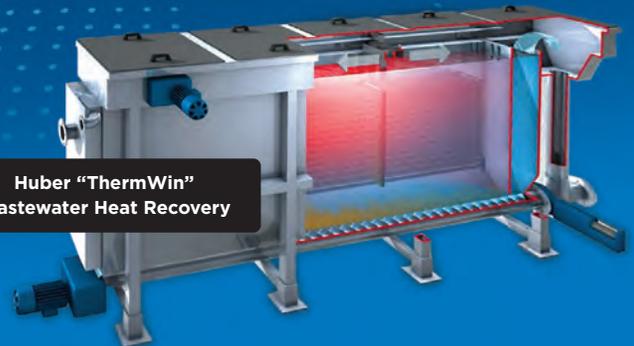


Energy Recovery

Heat Recovery / Sustainable Practice

- WASTEWATER HEAT RECOVERY
- SUSTAINABLE DESIGN PRACTICES FOCUSING ON ENERGY CONSERVATION

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Local Law 152 Periodic Gas Inspection Updates

The industry is aware of recent law and rule changes to Local Law 152 of 2016 periodic building gas piping inspections, including rule changes that went into effect January 3, 2026 and a comprehensive plumbing revision bill, Local Law 142 of 2025, that went into effect February 2026. However, what has been unclear is the timeline of implementation of the many changes made in both the rule and by law.

The NYC Department of Buildings (DOB) has provided presentations to the industry on the anticipated timeline of implementation, to be confirmed in a DOB Service Notice (anticipated release date is March 2026). The Plumbing Foundation wants to highlight some of the dates for the industry:

- **ALREADY IN EFFECT:** The only individuals eligible to conduct LL152 inspections are LMPs and those working under the direct and continuing supervision of an LMP and who are both DOB **registered journeyman** and have the requisite 7-hour training uploaded to their worker wallet card. (LL142/2025)
- **SPRING 2026:** DOB will issue a service notice outlining the process for the 2-day notice requirement for inspections. (Rule 103-10)
- **SUMMER 2026:** 3-Family homes will begin getting "Notices of Deficiency" warnings for failure to comply with the inspection requirement. ALSO in Summer 2026, DOB Safety will go live for LL152 inspections (no more GPS1/2 forms, they will be combined).
- **FALL/WINTER 2026:** The fees associated with LL152 inspections will become part of the filing process, but are NOT being collected before then. (Rules 103-10)

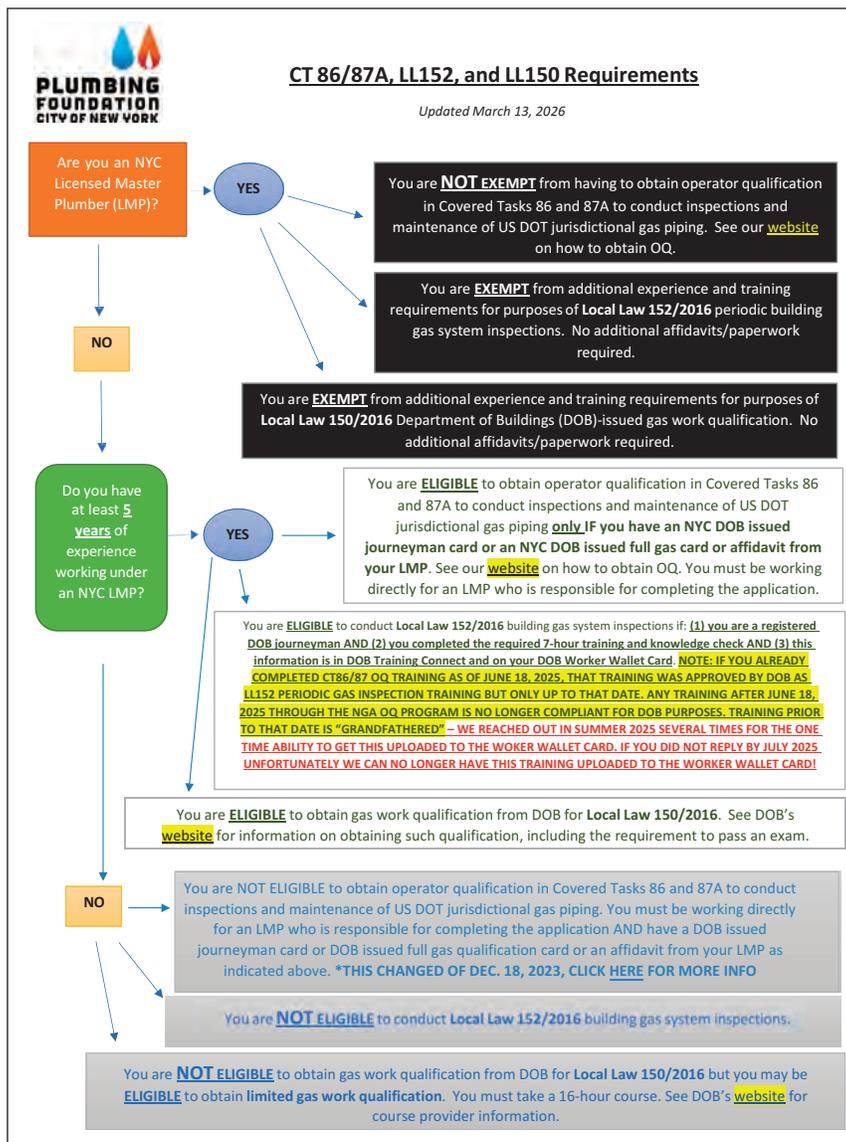
DOB has emphasized that the intent of the law and rules is to ensure buildings are SAFE. The notice requirement is so that DOB is able to attend an inspection but will not necessarily be at every inspection, nor should the notice requirement impede your ability to do after hours inspections or impact your scheduling of inspections in general. It is important to note that you are only putting a start time. DOB emphasized that making sure the contact phone number on the notice is to someone who will answer and be able to assist with the scheduled inspection.

Eventually it will be required for violations/current infractions to be paid for submission of inspection reports and/or there are several waiver provisions for owners implemented by the recent rules, including (see rules for full details):

- New owner
- Government ownership
- Bankruptcy
- State of emergency
- Building conversion or misclassification
- Demolished building
- Sealed or vacated building
- Building has no gas piping
- Building has no active gas service
- Gas work in progress

DOB will be updating their LL152 FAQs and we will share all updates with the industry as they occur.

Please see our updated flow chart regarding inspection and qualifications requirements.



THE PIPECASTER is published by the Plumbing Foundation City of New York, Inc.

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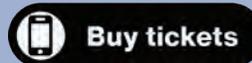
Safer Water, Safer City: Protecting the Future of New York City

Recent Legionnaires' disease outbreaks have underscored the importance of vigilant water management in NYC's 1+ million buildings.



Join Crain's New York Business and the Plumbing Foundation for a discussion on the future of water safety.

April 28, 2026 | 8-10 a.m.
Club 101, 101 Park Ave.,
New York City



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Scan the QR code or <https://tinyurl.com/3vybru3m> to register!

SERVICE NOTICE

DOB NOW: *Licensing* to Launch Electrician, Master Plumber, Master Fire Suppression Piping Contractor Licenses, and Filing Representative and Special Inspection Agency Registrations

Starting February 23, 2026, all Electrician, Master Plumber, Master Fire Suppression Piping Contractor, Filing Representative, and Special Inspection Agency (SIA) license/registration applications, renewal submissions, card re-issuance requests and changes to information will be processed through [DOB NOW: *Licensing*](#).

Applications & Renewals Submitted Before February 23, 2026

Any new and renewal license/registration applications submitted in DOB NOW: *BIS Options* before February 23, 2026, will have to be completed in DOB NOW: *BIS Options*, but all future transactions on that license will be performed in DOB NOW: *Licensing*.

Any new SIA registration applications submitted through the electronic SIA1 registration form and renewal applications submitted through the electronic Registration Renewal Form before February 23, 2026, will have to be completed through that same electronic process, but all future transactions on that registration will be performed in DOB NOW: *Licensing*.

License Card Reissuances & Changes to License Information

In-person requests and emails to the Licensing Unit will no longer be accepted after launch. For renewals, license card reissuances, and requests to update current license information, login to DOB NOW, select the **DOB NOW: *Licensing*** module, and click on **Manage Profile** to submit the new information.

DOB NOW Login

Use your NYC.ID account to log in to DOB NOW at nyc.gov/dobnow. If you need to create an NYC.ID account, visit nyc.gov/dobnowtips.

DOB NOW Training

The NYC Department of Buildings is conducting free training sessions to explain the new process and demonstrate how to use DOB NOW: *Licensing*. Visit the **DOB NOW Training Page** at nyc.gov/dobnowtraining to register for training and to access step-by-step guides, user manuals, and videos.

To submit an inquiry about DOB NOW, visit the **DOB NOW Help Form** at nyc.gov/dobnowhelp.