



Licensee: Francis R. Pfeiffer III NYC Licensed Plumber: #1697
752 East 137th Street Ste 22
Bronx, NY 10454
www.jtgmp.com | sales@jtgmp.com

February 2026

CHARLES HENRY PROPERTIES, LLC
534 W. 42ND ST. 8
NEW YORK NY 10036

RE: Dept of Buildings Local Law 152 Gas Pipe Inspection Updates

Come February 22, 2026, the Dept of Buildings (DOB) is adding fees of up to \$480 for filing Local Law 152 gas pipe deadline extensions, corrections, and "no gas" filings.

Separately, after years of limited enforcement, the DOB has started levying onerous **\$1,500–\$5,000 penalties** for buildings that were due to comply in 2024 (Cycle 2). Clearing the violation requires: 1. Paying the penalty AND 2. Having a licensed master plumber (LMP) perform and file the inspection.

DOB has also issued Notices of Deficiency (NODs) for buildings that had to comply in Cycle 1 (due years 2021-2023). NODs stay open until you've: completed the filing OR the challenge is filed and approved.

Implemented in 2020, Local Law 152 requires most NYC buildings to undergo a gas piping inspection by a LMP every four years with fines upwards of \$5,000 for noncompliance. If you've received this letter, your building likely needs to comply. According to our records, the following building(s) may fall under LL152, due December 31, 2026:

336 EAST 56 STREET

We, JTG Master Plumbing, a NYC Licensed Master Plumbing company, can help you mitigate these costs. For just **\$599** we can perform the inspection and filing, and if need be, coordinate the payment process on anything you might owe (one less step for you). As thousands of our clients can attest, **We WANT You to Pass Your LL152 Inspection**. We make money on volume, NOT by using this law to drum up unnecessary repair or maintenance work.

If you sign up now, you might avoid new DOB filing fees taking effect Feb. 22nd. And, of course, prevent future violations by complying before the deadline. Availability is limited. Contact us to secure your inspection: **(718) 550-8623 or Sales@JTGMP.com**

Sincerely,

Mark Balsam,
Vice President, JTG Master Plumbing

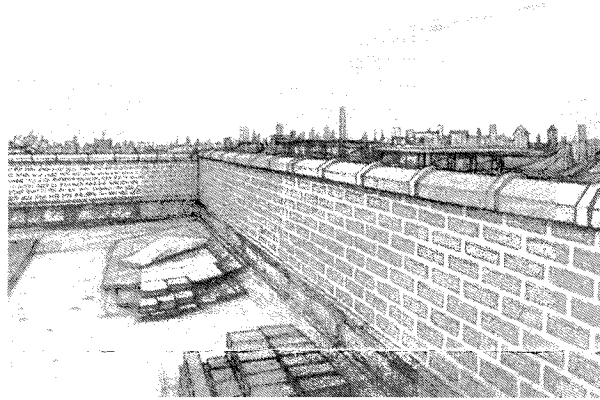
More Info



P.S. Local Law 126 requires annual parapet inspections; see reverse side from ReDocs.

Per NYC's Local Law 126, all buildings with parapet walls (the part of any wall entirely above the roof line - 1 RCNY 103-15) are required to assess and report on the condition of their rooftop parapet walls by December 31 of each year.

Failure to provide a report upon request by Dept of Buildings can result in substantial violations and/or fines.



Parapet Wall Illustration

This is yet another headache for NYC building owners to deal with.

While you are in no way obligated to hire us to do this assessment, Redocs (an affiliate of JTG Master Plumbing) can take care of this headache quickly, accurately, and inexpensively.

Much like our affiliate JTG Master Plumbing, we don't perform repairs, so you can trust us to deliver a straightforward report.

Thousands of NYC buildings are subject to this law which means that as the deadline approaches, we expect a flood of buildings seeking to comply all at once. This means that our availability will be severely limited.

Contact us as soon as possible by phone at **(646) 847-7044** or email **Sales@Redocs.com**

PROPOSAL

