



THE PIPELINE



Issue #1

A Newsletter Brought to You by the
Master Plumbers Council of NYC

STAY COMPLIANT, STAY INFORMED - CHOOSE A MASTER PLUMBER

Why You Should Always Choose a Master Plumber

When you are scoping out plumbing work for your property, you will get a lot of estimates in a range of prices. As you decide which company to give the project, make sure they have a licensed master plumber on the job!

There are a lot of reasons to make sure you have a master plumber handling your property's needs:

- The master plumber license is issued by the NYC Department of Buildings. Virtually all work done in New York requires a master plumber, even if it does not require a building permit.
- It takes years of training and hands on experience to become a licensed master plumber.
- Master plumbers specialize in New York City building codes and can ensure your project is completed to code.
- Master plumbers can draw up blueprints and lead a team of journey-level plumbers.
- There are fewer call-backs or unexpected expenses with a master plumber, because we can analyze and spec the project out correctly the first time.

If you want to know more about master plumbers and what we can do for your property, give us a call today.

Carbon Monoxide Detectors Save Lives

Every property, whether it is commercial, industrial, or residential, should have carbon monoxide detectors installed and tested regularly. Each year, more than 400 Americans die from unintentional CO poisoning not linked to fires, more than 100,000 visit the emergency room, and more than 14,000 are hospitalized.

The most common symptoms of CO poisoning are headache, dizziness, weakness, upset stomach, vomiting, chest pain, and confusion. People who are asleep can be killed by CO poisoning without noticing any symptoms.

To reduce the risk of CO poisoning, have your heating system tested and tuned up every year and install high quality CO detectors.



Electrification Isn't Always the Right Answer!



There are several laws on the books in the City, and under consideration up in Albany, that will make it harder and more expensive for you to use natural gas, propane, or oil-powered heating and cooking equipment. They all go under different names, but whether it's Clean Heat or Cap-and-Invest or the Climate Leadership and Community Protection Act (CLCPA) or ElectrifyNYC, they all have the same goal: to force you to install electric heat pumps and electric power.

These programs will raise your costs for equipment, system conversion and energy! There is also no guarantee that they will be any "cleaner" than the natural gas, propane, or heating oil you are using now, as the electricity will most likely be generated by fossil fuels, not renewable resources.

Make sure you know the facts when you hear politicians and activists talk about "clean energy" and electrification. What they really mean is they want to take away your freedom to choose how you manage your home, business, or property.

If you have questions about any of the clean heat plans under consideration, give us a call! We'll be happy to explain how it will affect your and your wallet.



New York City Local Laws Alert - Multi-Dwelling Buildings Need to Comply

New York City has a number of local laws for multi-dwelling properties that require a master plumber! Contact us to ensure your compliance.

Local Law 152: Any properties with three or more dwelling units must have their gas piping inspected every four years by a licensed plumber. LL152 requires inspections of exposed gas piping and building service meters and submission of the GPS2 certification form to the Department of Buildings. You could face a civil penalty of up to \$10,000 for failing to submit certification before your due date. Be sure to check your community district cycle and schedule your inspection today.

Local Law 157: LL157 goes into effect on May 1, 2025 and requires the installation of natural gas detecting devices in every room in which a gas appliance is situated, in single family and multi-family properties, as well as hotels and dormitories. The alarms must be installed in accordance with NFPA715 codes, placed on or within 12 inches from the ceiling; horizontally placed 3-10 feet from the gas appliance and 5-10 feet horizontally from gas stoves.

Backflow Prevention: Backflow prevention devices are required in business and multi-dwelling properties to prevent contaminated water from flowing into the main water supply. By law, backflow preventers must be tested every year. It is best to have this work done in the spring and summer, before the cold weather starts.

Boiler Inspections: If you own or manage a residential building with six or more units, or a commercial or mixed-use building, you are required to have an annual boiler inspection completed before December 31, and any issues identified during the inspection must be corrected in a timely manner. The annual inspections and any required repairs are usually completed during your annual boiler tune-up. For the safety and comfort of your building occupants, this is best completed in the summer, to be prepared for the winter season.

Let us help you meet your DOB compliance. Call us to schedule your inspections today.



Here are 7 Tips to Reduce Your Water and Energy Use!

It doesn't matter if you have a single-family home, a storefront business, or a mixed-use commercial building. Your heating, energy, and water costs have gone through the roof in the last few years. Here are some suggestions to help you use less and save more!

1. Install low-water-use fixtures in your kitchen and bathroom, such as low-flow showerheads and faucet aerators.
2. Replace light bulbs with energy efficient LED and smart bulbs.
3. Have your heating and cooling systems inspected and tuned up annually.
4. Place heat-resistant reflectors between radiators and walls to minimize heat loss.
5. Make sure your building has proper ceiling and wall insulation.
6. Clean or replace your air conditioner's air filter regularly.
7. Only run your dishwasher and laundry when full.



Bonus Plumbing Tip: Have your drain trap cleaned at least four times a year. This will prevent the buildup of hair, grease, and debris; keep your water draining smoothly; and can even reduce odors.

Call us or visit our website for more ways to reduce your water and energy use, and to learn about high-efficiency solutions that might also help you meet your greenhouse gas, lighting, and energy efficiency targets.



Is It Time for a New Boiler?

Replacing a boiler is a big investment, whether you are heating a single-family home or a 20-story apartment building. But it can also save you money and help multi-family residential buildings meet their LL97 requirements.

Your new boiler will be considerably more efficient than the old, providing immediate reduction in the amount of heating oil, natural gas, or electricity needed to maintain a comfortable environment.

The higher efficiency and advanced controls will also reduce carbon emissions, as mandated by LL97 for any building larger than 25,000 sq.ft. Those benefits go up even further when combined with modifications to the water heater and structural and insulation upgrades. There may even be grants available to help offset the cost of these upgrades.

Contact us to review your options now, so the work can be completed before the winter.

We Are Proud to Be MPC!

This newsletter is brought to you by the Master Plumbers Council of the City of New York (MPC). We are a proud member of this association, which was founded in 1889. MPC provides education and clarification on New York City codes, represents master plumbers to various city agencies, and works to ensure that all properties receive safe and legal plumbing installations and repairs.

