

FREE SAMPLE · MANHATTAN · SUB-CYCLE 10B · DOB DATA AS OF 16 OCT 2026

Buildings due for their Cycle 10 facade report by 21 Feb 2028 - no report filed yet

Local Law 11 / FISP, Sub-Cycle 10B (tax blocks ending in 0, 7 or 8). The filing window opened 21 Feb 2026 and closes **21 Feb 2028**; after that, late filing costs \$1,000 per month. Every building below had a Cycle 9 report on file and has **no Cycle 10 report** in DOB NOW: Safety as of 16 Oct 2026.

2,441

10B buildings in Manhattan without a Cycle 10 report

358

10B buildings in Manhattan already filed

64%

of the open buildings paid a late-filing fee in Cycle 9

1,136

open buildings last rated SWARMP or UNSAFE

Sample: 10 of 2,441 open 10B buildings in Manhattan

Building	Cycle 9 result	Prior QEWI firm (Cycle 9)	Owner / managing agent	Priority
111 West 57 Street Manhattan 10019 · BIN 1023728 · 82 fl. · built 1924	SAFE 19 Jul 2023 · late (5 mo)	Socotec Inc. 287 buildings in cycle 9 · switched 8→9	111 West 57th Property Owner L Allied Partners	A filed 5 months after the cycle 9 deadline; switched firm between cycle 8 and 9
23 West 116 Street Manhattan 10026 · BIN 1089780 · 12 fl. · built 2013	SWARMP 21 Aug 2023 · late (6 mo)	RAND Engineering & Architecture DPC 564 buildings in cycle 9	The Adeline Condominium Maxwell Kates Inc.	A filed 6 months after the cycle 9 deadline; SWARMP in cycle 9 (repairs pending)
73 Canal Street Manhattan 10002 · BIN 1003897 · 7 fl. · built 1900	SAFE 18 Dec 2024 · late (22 mo)	Post & Lintel 22 buildings in cycle 9 · switched 8→9	M.y. Realty Inc. —	A filed 22 months after the cycle 9 deadline; switched firm between cycle 8 and 9
240 Central Park South Manhattan 10019 · BIN 1024922 · 28 fl. · built 1940	SAFE 31 Oct 2020	Douglas J. Lister, Architect 6 buildings in cycle 9	Central Park South Associates Central Park South Associates, LLC	B small prior firm (6 buildings in cycle 9); paid a late-filing fee in cycle 9; prior firm has no cycle 10 filing yet
175 West 79 Street Manhattan 10024 · BIN 1031752 · 16 fl. · built 1927	SWARMP 11 Nov 2022	Geiger Engineer, PC 159 buildings in cycle 9	Seeken 79 Realty LLC Seeken 79 Realty LLC	B SWARMP in cycle 9 (repairs pending); paid a late-filing fee in cycle 9; prior firm has no cycle 10 filing yet
525 West End Avenue Manhattan 10024 · BIN 1033916 · 13 fl. · built 1913	SAFE 15 Nov 2022	Midtown Preservation 72 buildings in cycle 9 · switched 8→9	525 le LLC Siren Management Corp.	B switched firm between cycle 8 and 9
232 East 12 Street Manhattan 10003 · BIN 1006835 · 10 fl. · built 1929	SAFE 27 Jan 2023	Structural Engineering Buro 199 buildings in cycle 9 · switched 8→9	Capri Apartments —	B switched firm between cycle 8 and 9; paid a late-filing fee in cycle 9
210 East 118 Street Manhattan 10035 · BIN 1052634 · 7 fl. · built 2003	SAFE 6 Feb 2023	Joseph K. Blum Co. LLP 139 buildings in cycle 9 · switched 8→9	33-09 Farrington Street LLC Briarwood Properties Inc.	B switched firm between cycle 8 and 9

Building	Cycle 9 result	Prior QEWI firm (Cycle 9)	Owner / managing agent	Priority
590 Fort Washington Avenue Manhattan 10033 · BIN 1064397 · 6 fl. · built 1920	SWARMP 8 Feb 2023	Edward Madocks, Architect 22 buildings in cycle 9 · switched 8→9	Classic Equities LLC Ek Realty LLC	B switched firm between cycle 8 and 9; SWARMP in cycle 9 (repairs pending); paid a late-filing fee in cycle 9
60 West 37 Street Manhattan · BIN 1090374 ·	SAFE 9 Dec 2022	Socotec Inc. 287 buildings in cycle 9	6037 Property LLC Bridge Hospitality Group	C no switch signal; prior firm Socotec Inc. (287 buildings)

Priority A = prior firm had 4 or fewer buildings in Cycle 9, or the building filed late or was UNSAFE in Cycle 9; B = small prior firm, firm switch 8→9, SWARMP or prior firm inactive in Cycle 10 so far; C = no switch signal. Owner = DOF owner of record (companies only; private individuals are not shown). Managing agent from the HPD multiple-dwelling registration where one exists.

Who inspected these buildings in Cycle 9 (Manhattan, Sub-Cycle 10B)

QEWI firm	10B buildings in Manhattan, Cycle 9	of which still open in Cycle 10
RAND Engineering & Architecture DPC	115	96
Howard L. Zimmerman Architects, PC	96	87
Superstructures Eng + Arch	74	69
PVE Engineering	64	60
Lawless & Mangione, LLP	62	58
Socotec Inc.	68	55
Koenigsberg Engineering, PC	62	54
Thornton Tomasetti	46	42
Stone Engineering & Architecture DP	53	41
JMA Consultants, Inc.	48	40

The full Sub-Cycle 10B list covers all 4,643 open 10B buildings citywide (2,441 in Manhattan) plus the 636 already filed, with BIN/BBL, address and ZIP, Cycle 9 result and filing date, late-filing history and fees, prior QEWI firm and its size, firm switch 8→9, owner company, managing agent, floors, year built, units, wall materials, map coordinates, priority and a weekly change monitor (who filed with whom). \$390 founding price until 30 June 2027 (regular \$490), access until 31 Mar 2028. fispradar.com/buy.php?p=cycle10b

Source: NYC Department of Buildings - DOB NOW: Safety Facades Compliance Filings and Façade Filing Status (NYC Open Data), HPD Registration Contacts, PLUTO; modified. Informational only - verify every deadline and status in DOB NOW: Safety before relying on it. Company-level information only; no personal data. Not affiliated with the NYC Department of Buildings. Owners may ask for removal from public samples at hello@fispradar.com. FISP Radar · fispradar.com