



## **429A: Fiction vs Fact**

*429-A is not a new mandate. It represents a joint effort between the Plumbing Industry and City Council to **REDUCE** the cost of Code compliance for owners while maintaining the highest level of public safety.*

<p><b>FICTION:</b> 429A creates a new requirement to force the public to hire licensed plumbers to replace gas appliances.</p>	<p><b>FACT:</b> For safety reasons the NYC Code has required Plumbing Work (including gas stoves) to be performed only by a Licensed Master Plumber (LMP) <b>for over 60 years</b>.</p>
<p><b>FICTION:</b> Replacing a stove is a “simple” connection. Janitors and truck drivers have been replacing gas appliances for years. It’s not a big deal. It’s ridiculous to say only licensed people should do this work.</p>	<p><b>FACT:</b> Licensed Plumbers must have years of training and experience and must pass rigorous testing <u>because</u> improper plumbing work causes:</p> <p><b>Natural Gas:</b> Explosions/ Fires/ Injuries</p> <p><b>Water:</b> Toxic Contamination/Scalding/Legionella</p> <p><b>Waste:</b> Spread of Contagious Diseases</p> <p><b>NOTE:</b> The <b>preventable</b> 2015 East Village explosion that killed two people and destroyed three buildings was caused by the failure to make a “simple” connection. NYC’s dense living conditions greatly amplify any accidents and involve fellow tenants and neighbors. Plumbing and Gas work is only safe when done legally by a Licensed Master Plumber.</p>
<p><b>FICTION:</b> 429A makes changes that apply to all appliances including dishwashers.</p>	<p><b>FACT:</b> 429A's <b>only change</b> is to remove the permit and inspection requirements for <b>residential gas appliances</b>. The Licensed Master Plumber now simply files a report with the DOB. A money saving improvement. (There is nothing in 429A about dishwashers.)</p>
<p><b>FICTION:</b> There will not be enough plumbers to do this work, resulting in delays in installations.</p>	<p><b>FACT:</b> NYC has over 1,100 active LMP's and thousands of qualified employees to perform this work. They are already performing these installations and qualified plumber is available 24/7 to perform any work.</p>
<p><b>FICTION:</b> Increases costs for owners with no benefit.</p>	<p><b>FACT:</b> 429A eliminates permit fees and inspections for residential gas appliances. This streamlines the work process, <b>REDUCES</b> costs for owners and removes incentives to break the law. Additionally, Licensed Master Plumbers are accountable for their employees’ actions and have <u>appropriate</u> insurance. Unlicensed janitors and truck drivers doing <u>illegal</u> work will NOT be covered by insurance if something goes wrong. Who protects the tenants?</p>
<p><b>FICTION:</b> 429A restricts emergency repairs.</p>	<p><b>FACT:</b> 429-A <b>CLARIFIES</b> emergency repair authority <b>ENSURING</b> your emergency is not over until the water or gas is back on.</p>