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Living Safely 2017



DOB and FDNY teamed up again this year for our annual Living Safely campaign, a citywide effort to warn New Yorkers about the dangers of illegally-converted living spaces, such as basement apartments, that lack proper exits if a fire breaks out. For three weeks, the Departments distributed thousands of flyers reminding both tenants and property owners of the potentially deadly consequences of illegal residential conversions. DOB's Community Affairs Unit and FDNY's Fire Safety Education Unit distributed these flyers in 10 different languages at major transportation hubs in areas across the city where DOB has identified high numbers of illegal conversions. This year, we expanded our outreach, sending teams to more locations throughout the boroughs. Flyers distributed in the Living Safely campaign include tips such as the need for at least two exits, working smoke alarms and carbon monoxide detectors, and the dangers of using an extension cord as a main source of electricity. The flyers are available on DOB's website under [Tenant Resources](#).

2018 Electrical Code Revision Committee Call for Applications



https://www.nyc.gov/assets/buildings/newsletters/DOB_BN_122917.html

Service Updates

Local Law 159 of 2017

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Local Law 155 of 2017

[Work Without a Permit List on Department Website](#)

Local Law 154 of 2017

[Updates to Tenant Protection Plans](#)

Local Law 149 of 2017

[Professionally Certified Filings Prohibited for Buildings where Owners have been Found Guilty of Tenant Harassment](#)

Construction Site Incidents

[Reporting Requirements For Property Owners And Other Responsible Parties](#)

Safety Registrant Recipients and Applicants

[Department to Review Non-Paid Civil Penalties Imposed by OATH/ECB](#)

Site Safety Plans

[Mandatory on All Work Scopes Requiring a Registered Construction Superintendent](#)

General Contractors

[Appointments Required for Original Applicant](#)

Insurance Certificates

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Registered Filing Representatives

[Authorized Activity and Responsibilities](#)

Cranes & Derricks

[2018 Holiday Weekend Inspection Schedule](#)

Elevators

[New Installation and Alteration Fees](#)

Elevator Permits

[Asbestos Requirements](#)

Elevators and Escalators

[Safety Code](#)

DOB NOW: *Build*

[Information Sessions for Electrical Job Filings](#)

DOB NOW: *Build*

[Sidewalk Shed, Supported Scaffold, Fence, and Sign Job Filings to Launch on October 16, 2017](#)

2014 Construction Code Updates

Are you a member of NYC's construction, real estate, labor, architectural, or engineering communities? Do you have ideas to improve the city's Electrical Code? Here's your opportunity to get involved and have your voice heard! DOB is currently accepting applications for the 2018 Electrical Code Revision Committee. Committee participants should be experts in their respective fields, and will be responsible for helping to develop and review amendments to the 2011 NYC Electrical Code as part of the Code revision process. Applications are due January 25, 2018. Click [here](#) for more information and a link to the application.

Expanded Safety Training Requirements for 2018



Local Law 196 of 2017 requires that, as of March 1, 2018, most workers at various types of construction sites have a minimum of 10 hours of site safety training. In order to facilitate contractor compliance, the Department will host periodic information sessions to provide guidance regarding the requirements of the legislation before it takes effect. The next session will be held January 5, 2018 from 2-3:30 p.m. at our offices at 280 Broadway. The workshop is free, but space is limited and an RSVP is required. Tickets are available via [Eventbrite](#).

Safe Construction Bill of Rights

Effective December 28, 2018, Local Law 158 of 2017 will require owners of multiple dwellings to provide a Safe Construction Bill of Rights for all jobs on existing buildings that require permits, including emergency work, or before a new building can obtain a Temporary Certificate of Occupancy. The Bill of Rights is required to include a description of the work, hours of construction, a projected timeline, a list of any and all building-service disruptions that may result, contact information for both non-emergency and emergency concerns, and contact info for relevant City and State agencies. Owners will be required to distribute the Bill to each occupied apartment, and post a copy in the lobby and additional locations throughout the building for the duration of the work. For more information and full requirements, see the [Service Update](#) provided on DOB's website.

Is Your Site Winter Ready?

The New York City Administrative Code requires that properties be kept safe at all times. Winter poses additional challenges, and DOB has provided [tips](#) for site-safety during adverse weather relating to temporary heat, pipe safety, scaffolds and sheds, housekeeping, cranes and derricks, and hoists. In addition, DOB also issues Weather Advisories to alert those in the building trades of high-wind conditions. The Department's Weather Advisories are strictly a courtesy to remind property owners to prepare their properties for inclement weather and should not be read to suggest that the Department, rather than the property owner, is responsible for maintaining his

[Update Page # 34](#) reflects changes made by [Local Law 224 of 2017](#) (effective 12.1.17), in relation to requiring the department of buildings to report on site safety managers and coordinators.

[Update Page # 35](#) reflects changes made by [Local Law 250 of 2017](#) (effective 12.17.2017), in relation to technical corrections to local law 116 for the year 2017.

[Update Page # 36](#) reflects changes made by [Local Law 149 of 2017](#) (effective 12.28.2017), in relation to professionally certified applications for construction document approval and final inspections of permitted work.

[Update Page # 37](#) reflects changes made by [Local Law 150 of 2017](#) (effective 12.28.2017), in relation to vacate orders.

[Update Page # 38](#) reflects changes made by [Local Law 153 of 2017](#) (effective 12.28.2017), in relation to building violations adjudicated before the office of administrative trials and hearings.

[Update Page # 39](#) reflects changes made by [Local Law 154 of 2017](#) (effective 12.28.2017), in relation to tenant protection plans and in relation to special requirements for work in occupied multiple dwellings.

[Update Page # 40](#) reflects changes made by [Local Law 155 of 2017](#) (effective 12.28.2017), in relation to requiring increased oversight of construction contractors who have engaged in work without a required permit.

[Update Page # 41](#) reflects changes made by [Local Law 156 of 2017](#) (effective 12.28.2017), in relation to increasing the penalties for work without a permit.

[Update Page # 42](#) reflects changes made by [Local Law 157 of 2017](#) (effective 12.28.2017), in relation to increasing the penalties for a violation of a stop work order.

[Update Page # 43](#) reflects changes made by [Local Law 160 of 2017](#) (effective 12.28.2017), in relation to the denial of certain building permits where outstanding charges are owed to the city.

Update pages are printable inserts to keep your hard copy Construction Codes up to date.

All [update pages](#) for the 2014 NYC Construction Codes.

Local Laws

Technical Corrections to Local Law 116

[Local Law 250 of 2017](#) (effective 12.17.17) A Local Law to amend the New York city charter, in relation to technical corrections to local law 116 for the year 2017.

or her property. Subscribe to DOB Weather Advisories by sending an email to WeatherAdvisory@buildings.nyc.gov.

Disciplinary Cases

DOB's Administrative Enforcement Unit recently levied \$86,000 in fines against nine contractors for safety violations resulting in worker injuries and failures to safeguard the site or the public. In one case a contractor received a \$25,000 fine for failure to safeguard a worker on a supported scaffold, which resulted in a worker fall. In addition, DOB issued 17 Class 1 violations for failure to safeguard, resulting in \$170,000 in fines.

DOB's Special Enforcement Team (SET) continues to hold design professionals accountable for the jobs they sign off on. This month, they found a Registered Architect had performed several Directive 14 sign-off inspections for problem buildings in Bushwick, Brooklyn. Upon further investigation, SET found that the architect submitted Directive 14 sign-offs for five buildings where the applicant certified that they conformed to the approved plans, but at the time of the inspection, every building had conditions that were contrary to the approved plans. A false filing petition seeking full revocation of filing privileges was issued, and a settlement conference is scheduled for January.

DOB Issued 24 Class 1 violations to nine different property owners for illegal alterations made to existing buildings. As a result, the property owners were issued a combined \$179,400 in penalties.

Our Borough Enforcement Units are working every day to increase safety for tenants and reduce the number of illegal and unsafe dwellings in the city – this time bringing enforcement actions against two landlords in Brooklyn and Queens who were found to have illegally converted their respective buildings. Both buildings were found to be reoccupied in violation of vacate orders and the owners are now subject to criminal actions.

[Additional Disciplinary Actions & Voluntary Surrenders](#)

[Industry Code of Conduct for Construction Professionals](#)

Hearings + Rules

Rating for Class B Hoisting Machine Operators

[1 RCNY 104-09](#) (effective 1.5.18) The Department of Buildings (DOB) is amending section 104-09 of Title 1 of the Rules of the City of New York relating to Class B hoisting machine operators.

Hoisting Machine Operator Learners and Supervision of Learners

[1 RCNY 104-23](#) (effective 1.5.18) The rule establishes criteria governing the training of individuals learning to become hoisting machine operators.

Hoisting Machine Operator Learners and Supervision of Learners (Cranes & Derricks Amendment)

[1 RCNY 3319-01](#) (effective 1.5.18) The Department of Buildings (DOB) is amending section 3319-01 of Chapter 3300 of Title 1 of the Rules of the City of New York, regarding the training of individuals learning to become hoisting machine operators.

Amendment of Buildings Penalty Schedule

[1 RCNY 102-01](#) (effective 1.5.18) The Department of Buildings (DOB) is proposing to update the Buildings Penalty Schedule to reflect the current construction environment, and to better ensure public safety.

Public hearing: 1/16/18 @ 10am - 125 Worth Street, 2nd Floor Auditorium

Phase-in of new Standards for Electrical Work (Repeal)

[1 RCNY 34-01](#) The Department of Buildings (DOB) is proposing to amend its Electrical Code rules to delete references to the electrical advisory board and to repeal sections

Office of Alternative Energy

[Local Law 233 of 2017](#) (effective 12.1.18) amends the Administrative Code of The City of New York, in relation to creating an office of alternative energy.

Reporting on Site Safety Managers and Coordinators

[Local Law 224 of 2017](#) (effective 12.1.17) amends the Administrative Code of The City of New York, in relation to requiring the Department of Buildings to report on site safety managers and coordinators.

Buildings Inspectors

[Local Law 219 of 2017](#) (effective 12/1/17) amends the New York city Charter, in relation to Department of Buildings inspectors.

Tenant Harassment Penalties

[Local Law 165 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to penalties for tenant harassment.

Repeated Acts of Tenant Harassment

[Local Law 164 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to repeated acts of harassment.

Amended Definition of Tenant Harassment

[Local Law 163 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to amending the definition of harassment to include repeatedly contacting or visiting a tenant under certain circumstances.

Rebuttable Presumption for Tenant Harassment

[Local Law 162 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to creating a rebuttable presumption regarding harassment.

Office of The Tenant Advocate

[Local Law 161 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to the creation of an office of the tenant advocate within the Department of Buildings.

Outstanding Charges Owed to City

[Local Law 160 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to the denial of certain building permits where outstanding charges are owed to the city.

Safe Construction Bill of Rights

that are no longer applicable.

Public hearing: 1/25/18 @ 10am - Spector Hall, 22 Reade Street, 1st Floor

Review of Applications for Electrical Permits and Certificates of Electrical Inspection during the Phase-in Period (Repeal)

[1 RCNY 34-02](#) The Department of Buildings (DOB) is proposing to amend its Electrical Code rules to delete references to the electrical advisory board and to repeal sections that are no longer applicable.

Public hearing: 1/25/18 @ 10am - Spector Hall, 22 Reade Street, 1st Floor

Temporary Certification to Perform Low Voltage Electrical Work (Repeal)

[1 RCNY 34-03](#) The Department of Buildings (DOB) is proposing to amend its Electrical Code rules to delete references to the electrical advisory board and to repeal sections that are no longer applicable.

Public hearing: 1/25/18 @ 10am - Spector Hall, 22 Reade Street, 1st Floor

Amendment of Rules Governing Electrical Work (Electrical Advisory Board Amendment)

[1 RCNY 34-05](#) The Department of Buildings (DOB) is proposing to amend its electrical code rules to delete references to the electrical advisory board and to repeal sections that are no longer applicable.

Public hearing: 1/25/18 @ 10am - Spector Hall, 22 Reade Street, 1st Floor

Amendment of Rules Governing Electrical Work (OTCR and the Use of Material in Construction Activities Amendment)

[1 RCNY 101-12](#) The Department of Buildings (DOB) is proposing to amend its Electrical Code rules to delete references to the electrical advisory board and to repeal sections that are no longer applicable.

Public hearing: 1/25/18 @ 10am - Spector Hall, 22 Reade Street, 1st Floor

[All Department Rules](#)

Website Updates

[Electrical Advisory Board Meeting Schedule](#)

[Revised Buildings Bulletin 2017-015](#)

[DOB NOW: *Build* Elevators and Electrical](#)

[DOB NOW: *Build* Elevator Filings Tutorial \(YouTube\)](#)

[Data & Reporting: Construction Dashboard](#)

[Data & Reporting: November 2018 Construction Related Incidents](#)

[Cranes & Derricks 2018 Holiday and Weekend Schedule](#)

[Resolving Violations/Summons: OATH/ECB](#)

[Updated Tenant Protection Plan Requirements and Form](#)

[LL 196 of 2017 New Safety Training Requirements for 2018](#)

[NYC Energy Conservation Code How-To Guides](#)

[Top Elevator Offenders](#)

[DOB Course Provider Page](#)

Licensing

[Local Law 159 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to creating a safe construction bill of rights.

Violation of a Stop Work Order

[Local Law 157 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to increasing the penalties for a violation of a stop work order.

Violation For Work Without a Permit

[Local Law 156 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to increasing the penalties for work without a permit.

Oversight of Construction Contractors

[Local Law 155 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to requiring increased oversight of construction contractors who have engaged in work without a required permit.

Tenant Protection Plans

[Local Law 154 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York and the New York city Building Code, in relation to tenant protection plans, and to repeal section 1704.20.10 of the building code of the city of New York, in relation to special requirements for work in occupied multiple dwellings.

Building Violations Adjudicated at OATH

[Local Law 153 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to building violations adjudicated before the Office of Administrative Trials and Hearings.

Construction in Occupied Multiple Dwellings Task Force

[Local Law 151 of 2017](#) (effective 12.28.17) in relation to creating a task force on construction work in occupied multiple dwellings.

Vacate Orders

[Local Law 150 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to vacate orders.

Professionally Certified Applications

[Local Law 149 of 2017](#) (effective 12.28.17) amends the Administrative Code of The City of New York, in relation to professionally certified applications for construction document approval and final inspections of permitted work.

Buildings Bulletins

[Obtain a: Class A Hoisting Machine Operator License](#)

[Obtain a: Class A or B Oil Burner Equipment Installer License](#)

[Obtain a: Master Sign Hanger License](#)

[Obtain a: Special Sign Hanger License](#)

[Changes to Welder License](#)

[License Renewal: Welder](#)

[Changes to Site Safety Certificate](#)

[Updated LIC50 Form: Authorization For Service of Process by Agent](#)

[Updated Plan Exam Notification System \(PENS\) PIN Form](#)

Job Postings

Sign up for Weather Advisories

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Rick D. Chandler, P.E., Commissioner

[comments + suggestions](#)
[unsubscribe](#)

2017-016 This Bulletin establishes rescinds 10 Operational Policy and Procedure Notices (OPPNs) that are no longer applicable under any code.

2017-015 This Bulletin establishes criteria for acceptance of the fabric-reinforced cementitious matrix strengthening system (FRCM) used for structural repair and strengthening of concrete and masonry elements as an alternative material in the NYC Construction Codes.

[All Buildings Bulletins](#)

Did You Know

The NYC Landmarks Preservation Commission (LPC) is the latest City agency to undergo a digital makeover, with the release of their new and enhanced interactive map of NYC's landmarked buildings and historic districts. Check out LPC's [press release](#) for more info and a link to the map!

build safe | live safe

