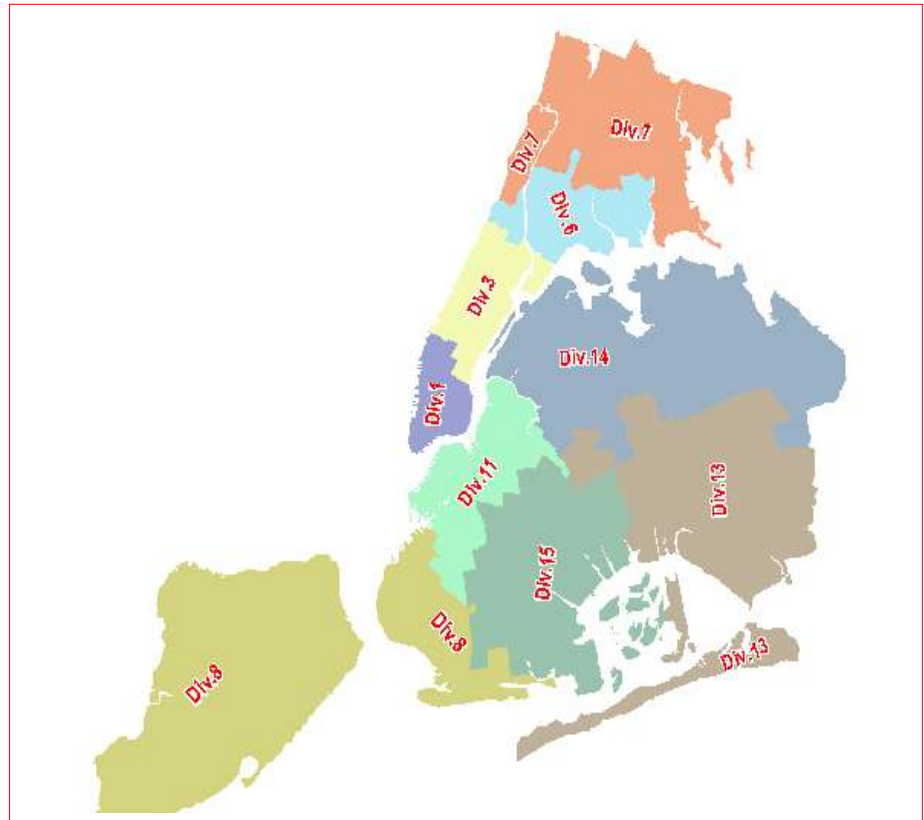


# FDNY

*ANNUAL REPORT TO THE DISTRICT ATTORNEY OF NEW YORK COUNTY*



## CDA Inspections CY-2012



**Salvatore J. Cassano**  
Fire Commissioner

# FDNY 2012 ANNUAL REPORT ON CDA INSPECTIONS

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# FDNY 2012 ANNUAL REPORT ON CDA INSPECTIONS

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This report describes the New York City Fire Department's continuing efforts to improve its construction, demolition and asbestos abatement (CDA) inspection program and provides data on the results of those efforts. The Department remains in compliance with its agreement with the Manhattan District Attorney's Office following that Office's investigation into the tragic August 2007 fire at 130 Liberty Street.

Throughout 2012, the Department continued to devote resources to CDA inspections to ensure CDA buildings comply with the City's Fire Code. Among other accomplishments in 2012, the Department:

- Completed more than 28,890 inspections at CDA sites.
- Audited 3,670 of those CDA inspections.
- Began transitioning from schedule based inspections to risk based inspections with the launch of the Risk Based Inspection System (RBIS).
- Finalized requirements to incorporate the CDA business processes into RBIS, which will fully automate CDA inspections.
- Continued to work closely with the Mayor's Office of Operations and other City agencies to expand Data Share, and reconcile unique building identifiers. Data Share's primary goal of CDA data integration is intended to improve information sharing among the City agencies having some involvement with CDA buildings, Department of Buildings, Department of Environmental Protection and Environmental Control Board.

## Results of Inspections

The Fire Department reports on compliance for the entire CDA building workload, which includes buildings inspected by both the Fire Prevention CDA Unit and the Fire Operations field units. The Fire Prevention CDA Unit primarily inspects buildings 75 feet and taller that are legally required to have standpipes. Fire Operations field units are responsible for inspecting CDA buildings that are less than 75 feet in height.

As of December 31, 2012, the CDA workload consisted of 2,282 buildings. Since July 2009, 6,503 CDA buildings have returned to the regular cyclical building inspection program after construction, major alteration or abatement work was completed, and an additional 1,471 buildings have been demolished.

Between January 1, 2012 and December 31, 2012:

- The FDNY conducted 28,890 CDA inspections:
  - Fire Operations field units conducted 23,910 CDA inspections

- Fire Prevention's CDA Unit conducted 4,980 CDA inspections
- CDA inspections resulted in 4,558 enforcement actions:
  - 3,957 Violation Orders
  - 340 Notices of Violation
  - 261 Summonses
- Fire Operations field units conducted 1,067 familiarization drills on CDA buildings in the Fire Prevention CDA Unit's workload

### Current Status

As of December 31, 2012, the on-time CDA inspection compliance rate for both the Fire Prevention CDA Unit and the Fire Operations field units was 92.20% (2,104 of 2,282 buildings in the program were being inspected within the required time frame).

Separately, the compliance rates are:

- 91.42% for Fire Operations field units with 1,821 of the 1,992 buildings in the Operations workload inspected timely; and
- 97.59% for the Fire Prevention CDA Unit with 283 of the 290 buildings in the CDA Unit workload inspected timely.

### Staffing

The Fire Prevention CDA Unit has 16 Fire Prevention Inspectors and four Supervising Inspectors; the Compliance Unit CDA Audit Group has four Fire Prevention Inspectors and one Supervising Inspector; and Fire Prevention Suppression Unit has two Fire Prevention Inspectors also conducting CDA audits.

### CDA Inspection Audits

CDA Audit units from the Bureau of Fire Prevention Suppression Unit and the Department's Compliance Unit CDA Audit Group perform inspection audits on randomly selected buildings, trace standpipes, issue enforcement actions, conduct follow up on Violation Orders and work closely with Fire Operations and the Fire Prevention CDA Units to identify training issues and improve inspection procedures.

Between January 1, 2012 and December 31, 2012, the efforts of the Fire Prevention Suppression Unit and the CDA Compliance Unit yielded the following results:

- 3,670 Quality Assurance (QA) audits and follow-up inspections:
  - 858 Fire Prevention Suppression Unit audits and inspections completed
  - 2,812 CDA Compliance Unit audits and inspections completed
- 4,298 Standpipes traced:
  - 559 by the Fire Prevention Suppression Unit
  - 2,975 by the Fire Prevention CDA Unit

- 764 by the CDA Compliance Unit
- 476 enforcement actions resulting from CDA audits and inspections:
  - 434 Violation Orders
  - 2 Notices of Violation
  - 40 Summonses
- 2,447 random QA audits conducted by the Compliance Unit
  - 1,504 QA audits of Fire Operation's field unit inspection sites
  - 943 QA audits of Fire Prevention's CDA Unit inspection sites

### Enhanced Computer Tracking

The Department continues to develop a Coordinated Building Inspection and Data Analysis System (CBIDAS) and is working closely with various City agencies, including the DOB and the DEP to resolve data-integration issues. The Department has created a risk-based inspection application and a building data warehouse providing access to computerized building information for Fire Operations field personnel.

During 2012, the FDNY focused on the transition from a schedule-based inspection program to an inspection program based on risk. This has resulted in the development of RBIS that will replace the existing legacy scheduling application in early 2013. RBIS is designed to schedule building inspections based on risk and fully automates CDA tracking, scheduling, and inspection details. The Department is currently training all fire officers to use the application and maintains an inspection hot-line to answer questions from the field.

### Conclusion

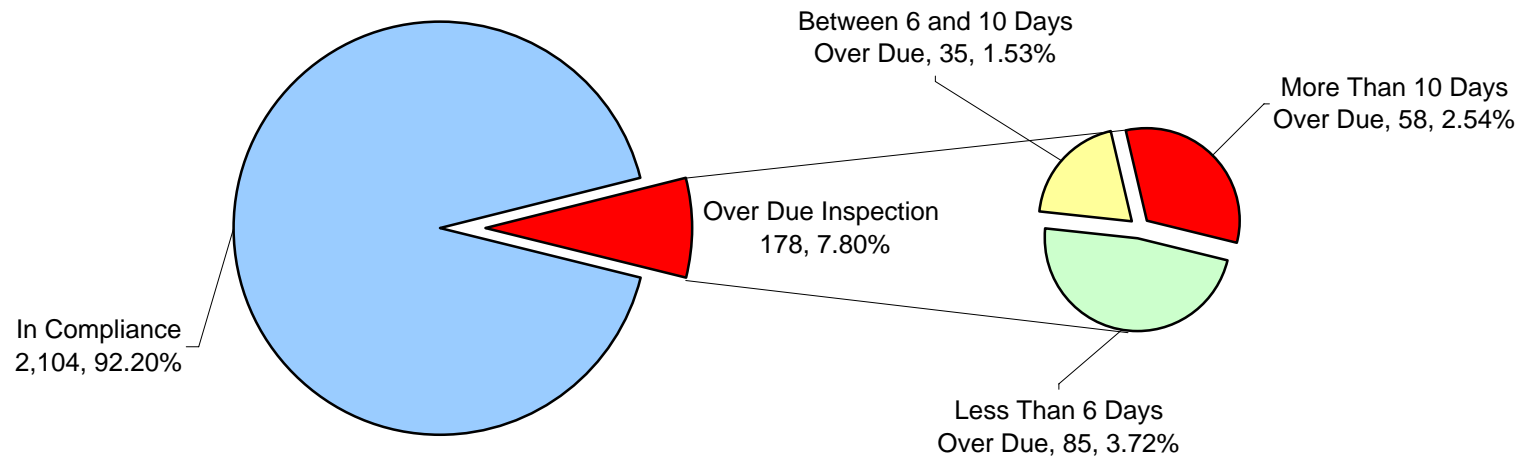
The FDNY CDA inspection and auditing efforts continue to achieve excellent results leading to enhanced safety of both the public and FDNY's first responders.

### CITYWIDE

#### Combined CDA Special Inspection Tracking Report

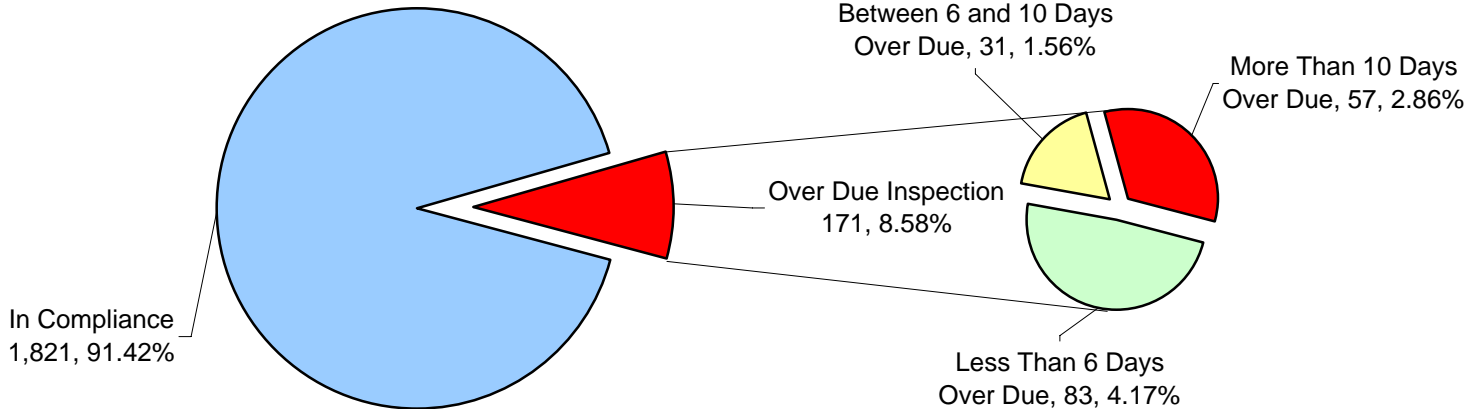
December 31, 2012 6:00 AM

92.20% or 2,104 of the 2,282 Buildings Currently In the Program Are In Compliance



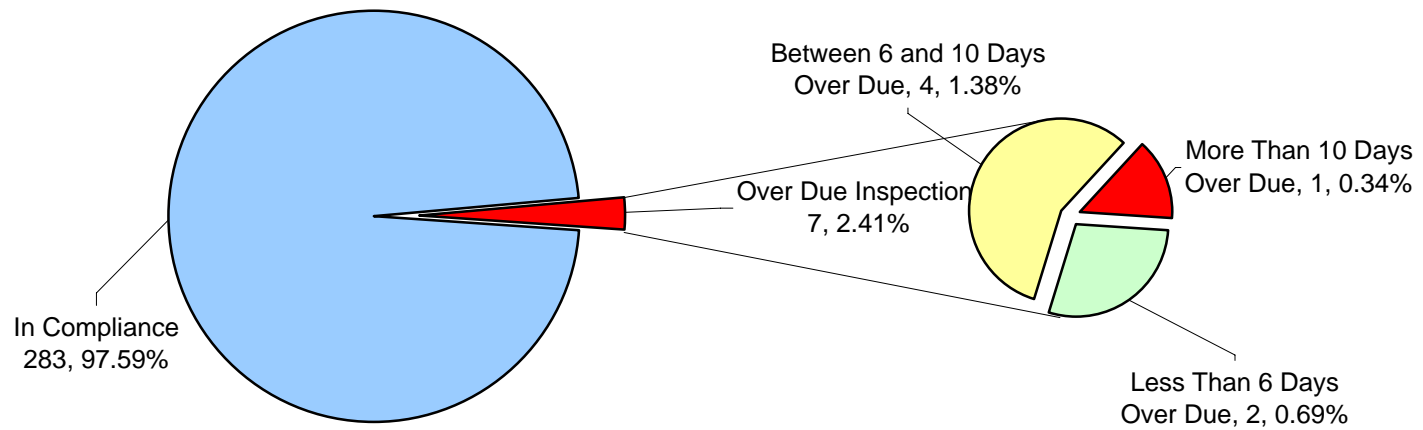
**FIRE OPERATIONS FIELD UNITS**  
CDA Special Inspection Tracking Report  
December 31, 2012 6:00 AM

91.42% or 1,821 of the 1,992 Buildings Currently In the Operations Program Are In Compliance



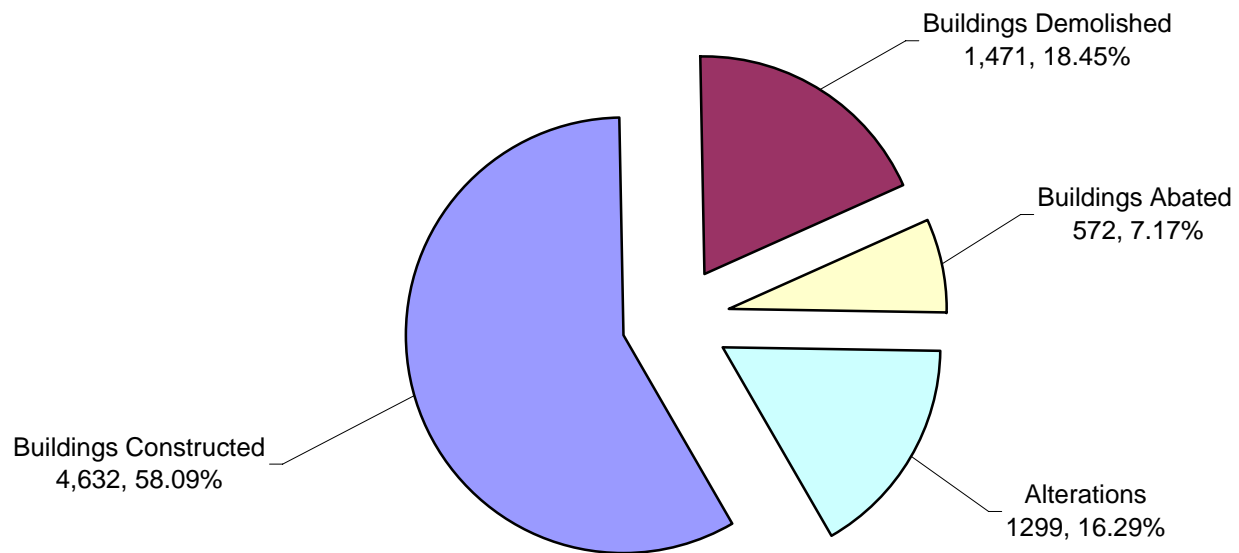
**FIRE PREVENTION CDA UNIT**  
CDA Special Inspection Tracking Report  
December 31, 2012 6:00 AM

97.59% or 283 of the 290 Buildings Currently In the CDA Unit Program Are In Compliance





CDA BUILDINGS COMPLETED SINCE JULY 2009  
No Further Special Inspections Needed  
As of December 31, 2012 6:00 AM





**CDA**  
**All Buildings**  
 as of Report Date: 31-Dec-2012

Stat: ACTIVE

Div	HT																								Total		
	Freq. 1						7						15						30								
	Type Altera		Abate		Abatement		Alteration		Alteration		Construction		Demolition		Demolition		Abatement		Alteration		Alteration/At		Construction			Demo/Abate	
<=75	>75	<=75	>75	<=75	>75	<=75	>75	<=75	>75	<=75	>75	<=75	>75	<=75	>75	<=75	>75	<=75	>75	<=75	>75	<=75	>75	<=75	>75	<=75	>75
	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet	feet
01			17	1	8	2		1			3	1	7	2	47	18	1	5	10	49					8	2	182
03			11		8	1		1	1		4		8	1	65	29			18	47	1	1	19	1			216
06			3		1			8	2		1		2		9	3		1	37	5			5				77
07			5		3			15	3				1		7	1			35	9			2				81
08					4			18		1	1		2		21	3			77	5			3				135
11	1		7		13			17	4		1		2		111	8	1		220	21			8	1			415
13		1	6					4							11	1			45	4			3				75
14			5		5			8	3		1		2		23	2			118	28			4				199
15			1		6			15	1				1		33	3			66	5			6				137
SO			5	1	2		1		1						11	1	1		10	2			8				43
<b>Total</b>	<b>1</b>	<b>1</b>	<b>60</b>	<b>2</b>	<b>50</b>	<b>3</b>	<b>1</b>	<b>87</b>	<b>15</b>	<b>1</b>	<b>11</b>	<b>1</b>	<b>25</b>	<b>3</b>	<b>338</b>	<b>69</b>	<b>3</b>	<b>6</b>	<b>636</b>	<b>175</b>	<b>1</b>	<b>1</b>	<b>66</b>	<b>4</b>	<b>1560</b>		



**CDA**  
**All Buildings**  
 as of Report Date: 31-Dec-2012

Stat: HOLD

Div	HT	Freq.															Total		
		15					30												
		Type			Alteration/Ak		Construction		Demc		Demolition		Alteration		Construction			Demc	
<=75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	
01		2	19	5	1		8	21		11	2	2	1	2	3	1			78
03		2	11			1	12	20		6		1		1	1	1			56
06			5				16	6		2	1			2	1				33
07		4	2				40	10		2				4					62
08		2	15				50	6				1		4	1				79
11			30	3			134	11		7				9	1		1		196
13		2	2				20	1	1					1	1				28
14		5	14				75	12		3		1		8	1			1	120
15		1	8	1			39	5		2			1	3	1	1			62
SO			2				1	1		2		1			1				8
<b>Total</b>		<b>18</b>	<b>108</b>	<b>9</b>	<b>1</b>	<b>1</b>	<b>395</b>	<b>93</b>	<b>1</b>	<b>35</b>	<b>3</b>	<b>6</b>	<b>2</b>	<b>34</b>	<b>11</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>722</b>



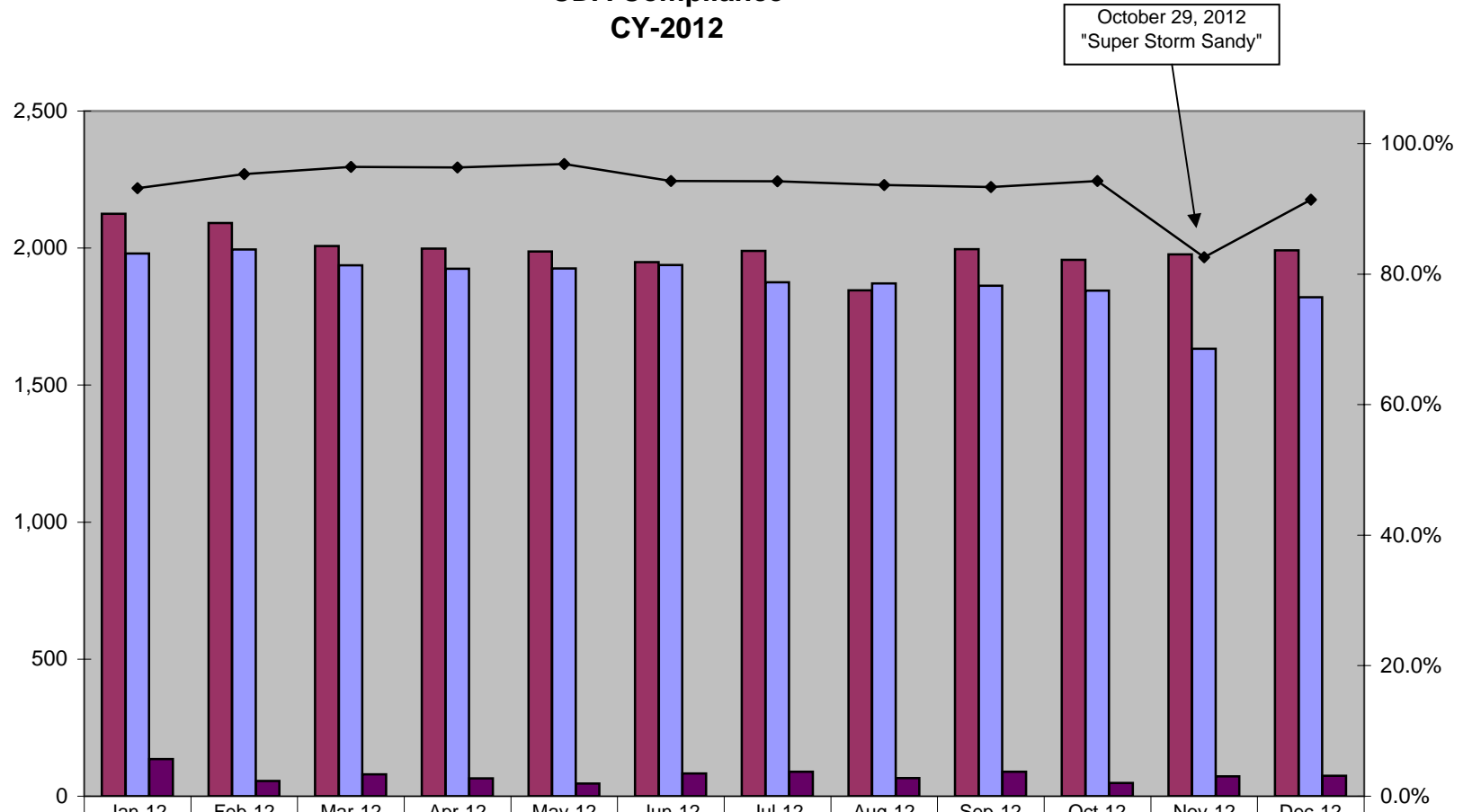


## OPERATION'S FIELD UNIT FAMILIARIZATION DRILLS CY-2012

Run Date: 12/31/2012

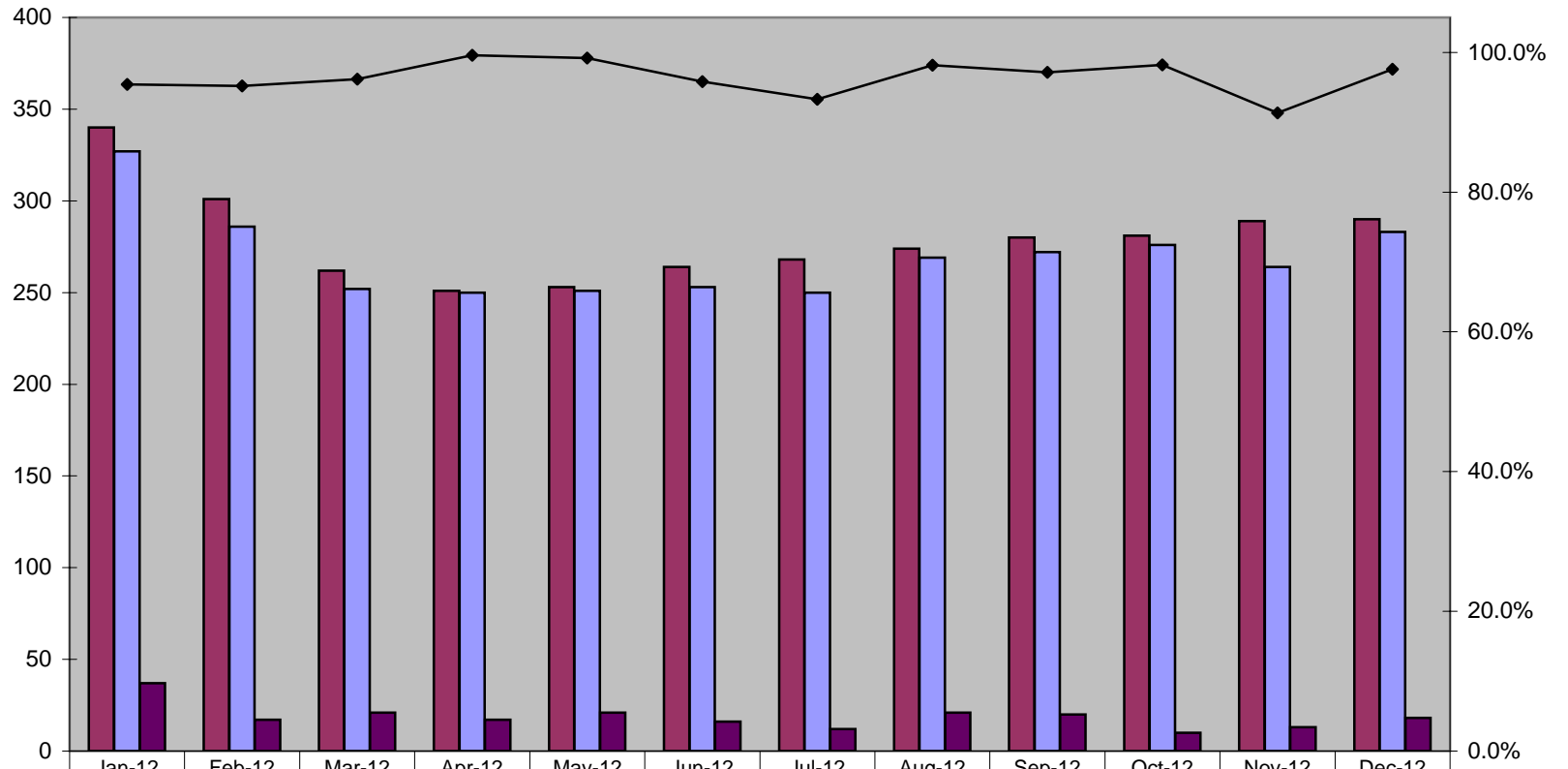
	Drill Count
Borou	
BK	248
BX	56
MN	617
QN	140
SI	6
Sum	1067

### Fire Operation's Field Units CDA Compliance CY-2012



	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12
Building Count	2,125	2,092	2,008	1,998	1,988	1,949	1,990	1,846	1,996	1,957	1,977	1,992
In Compliance	1,980	1,995	1,937	1,925	1,926	1,938	1,875	1,871	1,863	1,845	1,633	1,821
Buildings Added	135	56	80	65	46	83	89	66	89	48	72	75
% Compliance	93.2%	95.4%	96.5%	96.4%	96.9%	94.3%	94.2%	93.7%	93.3%	94.3%	82.6%	91.4%

**Fire Prevention CDA Unit  
CDA Compliance  
CY-2012**



■ Building Count	340	301	262	251	253	264	268	274	280	281	289	290
■ In Compliance	327	286	252	250	251	253	250	269	272	276	264	283
■ Buildings Added	37	17	21	17	21	16	12	21	20	10	13	18
◆ % Compliance	95.4%	95.2%	96.2%	99.6%	99.2%	95.8%	93.3%	98.2%	97.1%	98.2%	91.4%	97.6%





**Summary of CDA Compliance Unit Field Work and Enforcement Reconciliation  
1/1/2012 - 12/31/2012**

Month	CDA AUDITS						OPS AUDITS						VO STATUS												TOTAL INSPECT	
	# Inspection	VO Issued	NOV	# Inspectors	Hrs	Min	# Inspection	VO Issued	NOV	# Inspectors	Hrs	Min	VO CURED			VO ACTIVE			SUMMONS				NOVS			
													CDA	OPS	TOT	CDA	OPS	TOT	CDA	OPS	SMKG	TOT	CDA	OPS		TOT
Jan-12	58	6	0	58	74	50	129	27	0	129	111	45	6	25	31	0	0	0	0	2	0	2	0	0	0	25
Feb-12	75	7	1	75	99	32	124	42	1	124	111	5	7	42	49	0	0	0	2	1	0	3	1	1	2	47
Mar-12	100	5	0	100	129	10	153	20	0	153	139	30	4	17	21	0	0	0	1	2	0	3	0	0	0	38
Apr-12	74	5	0	74	98	10	151	11	0	151	122	35	4	11	15	0	0	0	2	0	0	2	0	0	0	25
May-12	86	7	0	86	113	50	146	28	0	146	142	40	7	26	33	0	0	0	0	2	0	2	0	0	0	29
Jun-12	75	10	0	75	108	50	117	21	0	117	130	25	7	18	25	0	0	0	2	4	0	6	0	0	0	37
Jul-12	82	10	0	82	111	55	150	33	0	150	143	55	10	31	41	0	0	0	0	2	0	2	0	0	0	45
Aug-12	80	7	0	80	113	17	131	19	0	131	129	10	7	18	25	0	0	0	1	2	0	3	0	0	0	35
Sep-12	88	4	0	88	109	5	111	16	0	111	101	35	3	16	19	0	0	0	0	0	0	0	0	0	0	14
Oct-12	76	7	0	76	110	10	103	17	0	103	99	52	7	16	23	0	0	0	1	1	0	2	0	0	0	21
Nov-12	77	5	0	77	111	15	93	17	0	93	98	15	4	17	21	0	0	0	4	0	0	4	0	0	0	25
Dec-12	72	11	0	72	103	55	96	12	0	96	97	50	7	9	16	1	1	2	3	0	0	3	0	0	0	24
<b>TOTAL</b>	<b>943</b>	<b>84</b>	<b>1</b>	<b>943</b>	<b>958</b>	<b>39</b>	<b>1504</b>	<b>263</b>	<b>1</b>	<b>1504</b>	<b>1138</b>	<b>37</b>	<b>73</b>	<b>246</b>	<b>319</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>32</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>365</b>

**Calendar Year-To-Date Summary of all Inspections by Compliance / CDA**

Total Audits (OPS+CDA)	2447
Total Inspections	365
Total Violation Orders (VO) Issued	347
VOs Cured	321
VOs Still Active	2
Number of Summons (VOs Overridden and Non VO Affiliated)	32
Number of NOVs	2

**CDA Compliance Unit Summary of Critical Elements  
1/1/2012 - 12/31/2012**

**Number of Fire OPS VOs Entered by CDA Compliance = 263**

<b>Critical Elements</b>	<b>Description</b>	<b># Occurrences</b>	<b>Percentage (%)</b>
1	Examine Signage	102	24%
2	Open Fire and Smoking	1	0%
3	Storage of Flammable / Compressed Gases	109	25%
4	Heating Devices for Curing and Drying Products	6	1%
5	Unobstructed Egress	80	19%
6	Site Safety Manager Obligations	35	8%
7	Required Fire Guards	32	7%
8	Portable Fire Extinguishers	66	15%
9	Elevator in Readiness	2	1%
<b>Total</b>		<b>433</b>	<b>100%</b>

**Number of FPCDA VOs Entered by CDA Compliance = 84**

<b>Critical Elements</b>	<b>Description</b>	<b># Occurrences</b>	<b>Percentage (%)</b>
1	Examine Signage	17	13%
2	Open Fire and Smoking	0	0%
3	Storage of Flammable / Compressed Gases	26	20%
4	Heating Devices for Curing and Drying Products	0	0%
5	Unobstructed Egress	23	17%
6	Site Safety Manager Obligations	22	16%
7	Required Fire Guards	5	4%
8	Portable Fire Extinguishers	5	4%
9	Elevator in Readiness	2	1%
10	Tracing Stand-pipe System	33	25%
<b>Total</b>		<b>133</b>	<b>100%</b>

**Total Number of VOs Issued by Compliance CDA Inspectors as of 12/31/2012 = 347**