

# Buildingsnews

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September 2017



## Deadline Approaching For Gas Work Amnesty Program



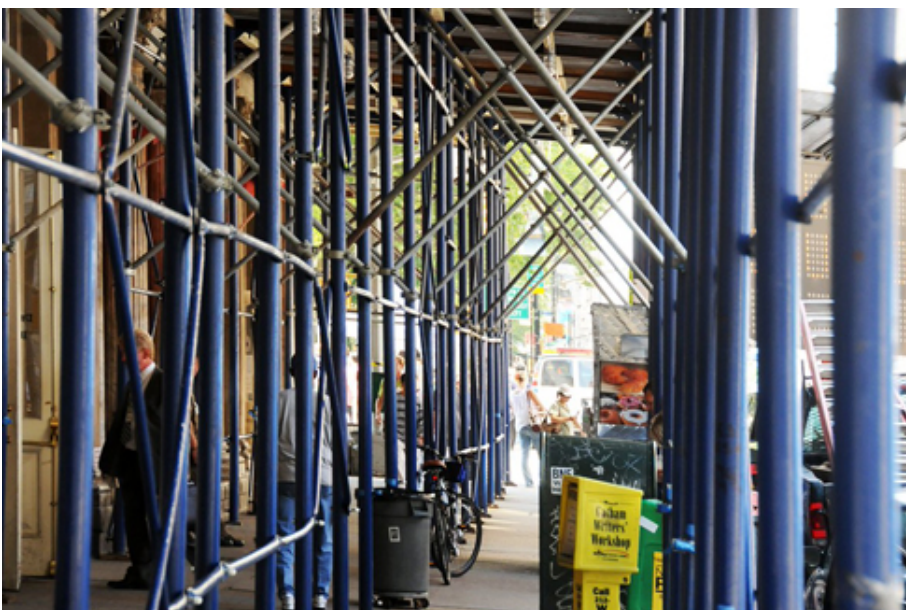
There is still time to sign up for DOB's gas piping work civil penalty amnesty program. Running until Thursday, October 5, 2017, the program allows property owners to have penalties waived for illegal gas work - in return, you'll need to get permits and make repairs if needed. In most cases, DOB can authorize work the same day you make the request.

For more information on the gas piping work civil penalty amnesty program, please contact the Limited Alteration Application (LAA) Unit by email at [LAA-Amnesty@buildings.nyc.gov](mailto:LAA-Amnesty@buildings.nyc.gov).

[Amnesty Program Service Update](#)

[Limited Alteration Applications](#)

## Upcoming Launch - New Job Types in DOB NOW: *Build*



The DOB NOW roll out continues, with DOB NOW: *Build* for sidewalk sheds, fences, supported scaffolding, and signs officially launching on October 16,

## Service Updates

### **DOB NOW: Safety**

[Webinar Sessions for Boiler Compliance Filings](#)

### **DOB NOW: Inspections**

[DPL-1 Form](#)

### **Development Inspections**

[Units Relocate](#)

### **Administrative Enforcement Unit**

[Information Session For Certificate of Correction Process](#)

### **Administrative Enforcement Unit**

[Available Services and Service Level Agreements](#)

### **Work Without a Permit**

[Requesting an Override, Reduction or Waiver of Civil Penalties](#)

### **Local Law 87/09**

[Process to Comply for New Buildings and Buildings Undergoing Alterations](#)

### **Interactive Voice Response (IVR) Phone System**

[Building Enforcement Safety Team Added](#)

### **New Department Form**

[Borough Intake Form and Electronic Denial Notification](#)

### **Elevators**

[Construction Code Determinations](#)

## Hearings + Rules

### **Requirements for Cableways used in Construction or Demolition**

[1 RCNY 3320-01](#) The Department of Buildings (DOB) is proposing a rule establishing requirements for cableways that are utilized in conjunction with the construction or demolition of a building or structure.

Public hearing: 10/2/17 @ 10am - 280 Broadway, 3rd Floor Conference Room

### **Use of Ballast and Aggregate in Solar Electric Generating Systems**

[1 RCNY 105-02](#) (effective 10.6.17) The Department of Buildings (DOB) is amending section 105-02 of Title 1 of

2017. As we continue to add new job types to DOB NOW, you will have the ability to do more of your business with DOB online, without needing to come down to our borough offices to file for these jobs. Get information about the newest changes by signing up for one of our in-person info sessions or online webinars. If you have any questions, please feel free to submit an inquiry to [DOB NOW Online Help](#).

[Launch Date Service Notice](#)

[Information Sessions](#)

[Webinar Information Sessions](#)

[DOB NOW: Build](#)

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## DOB to Help Disaster Recovery Efforts in Puerto Rico

DOB team members were dispatched to Puerto Rico as part of New York City's response effort to assist disaster recovery following the devastation left in the wake of Hurricane Maria. The DOB inspectors and engineers in Puerto Rico will use their expertise in building construction to conduct structural stability inspections and safety assessments across the island.

[Press Release](#)

[Metro New York Story](#)

[How You Can Help](#)

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## Illegal Conversions in The Spotlight

DOB spoke with reporters from PIX 11 News and NBC New York earlier this month about the dangers of illegal conversions and unpermitted construction in our City. Illegal conversions are when property owners turn spaces that are not meant for people to live in, such as cellars or attics, into apartments. Illegally converted properties often lack proper exits in the case of a fire -- posing serious safety risks to residents, neighbors, and first responders.

[PIX 11 News Story](#)

[NBC New York Story](#)

[Information on Illegal Conversions](#)

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## Settlement Reached in Tenant Harassment Case

The Tenant Harassment Prevention Task Force reached a settlement with ICON Realty Management this month ending the illegal harassment of hundreds of tenants in NYC. This first-of-its-kind settlement requires ICON to completely cease all harassment of its tenants, fix all outstanding safety violations, adopt policies to prevent ones and pay \$500,000 in penalties.

DOB is proud of our work on the task force to help reach this historic settlement. Landlords who put their tenants' lives at risk through construction-related harassment will never be tolerated in our city.

[Press Release](#)

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## Disciplinary Cases

A criminal court summons was issued to the owner of a building in Harlem for failing to maintain the property's deteriorating facade and long-standing sidewalk shed which has been up for over 10 years.

the Rules of the City of New York relating to tax abatements for solar electric generating systems. These amendments modify the prohibition of ballast for grade-level installations and clarify requirements of the New York City Building Code which apply to ballast systems.

### Exemptions of Operators of Mobile Cranes of a Limited Size and Capacity from Licensing Requirements

[1 RCNY 3319-01](#) (effective 10.6.17)  
The Department of Buildings (DOB) is amending section 3319-01 to exempt operators of certain cranes of a limited size and capacity from licensing requirements.

### Amendment of Rules Implementing Energy Code

[1 RCNY 5000-01](#) (effective 10.20.17)  
This amends the rule implementing the City Energy Code, 1 RCNY 5000-01, to conform to the changes to the City Energy Code in Local Laws 91 and 125. The rule also reflects changes in the State Energy Code regarding specific tests, inspections and code references.

### Individual Private On-Site Sewage Disposal Systems

[1 RCNY 8001-01](#) (effective 10.18.17)  
This rule regulates the design, construction, installation, alteration, maintenance and operation of individual private on-site sewage disposal systems when a permit is also issued for the construction or alteration of a building and repeals Reference Standard RS-16, Plumbing and Gas Piping.

[All Department Rules](#)

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## 2014 Construction Code Updates

[Update Page # 28](#) reflects changes made by [Local Law 68 of 2017](#) (effective 09.07.17), in relation to the OSHA notification act.

[Update Page # 29](#) reflects changes made by [Local Law 80 of 2017](#) (effective 09/07/2017), in relation to licensing for operators of certain complex cranes.

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

Two construction sites were recently issued violations for material and debris falls. The general contractors for both projects were given \$25,000 fines for this failure to safeguard the sites.

\$148,500 in penalties were recently issued to 5 separate properties in Manhattan for the illegal transient use of the buildings and related safety issues.

7 different individuals were recently issued \$10,000 fines for failing to carry out their duties as registered construction superintendents.

[Additional Disciplinary Actions & Voluntary Surrenders](#)

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

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## Local Laws

### 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

[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.

### Construction Work Permits

[Local Law 158 of 2017](#) (effective 08.30.18) amends the Administrative Code of The City of New York, in relation to construction work permits.

### 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

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

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## Website Updates

[Department of Buildings Guide to Facades](#)

[Erecting Tower Cranes: Required Protocol for Third-party Certifications](#)

[Boiler Violation Civil Penalty Reference Chart](#)

[PER11 Form - Appointment and Drop Off Request Form](#)

[Industry Notice: Best Appointment Requirements](#)

[DOB NOW Registration Information](#)

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## Licensing

[Obtain a General Contractor Registration](#)

[Changes to Sign Hangers License](#)

[Business Address Verification](#)

[Department Approved Course Providers](#)

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

[LIC51: Voluntary Authorization for Service of Process by Email](#)

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## Buildings Bulletins

[2017-009](#): Clarifies requirements for standpipe and sprinkler systems in existing buildings undergoing alterations, including compartmentation requirements and FDNY notifications.

[All Buildings Bulletins](#)

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## Did You Know

In order to protect vulnerable wetlands and certain erosion-prone coastal areas, DOB requires additional documentation and approvals from the New York State Department of Environmental Conservation for projects in these special zones.

Links to these NYS DEC maps and FEMA flood insurance rate maps can all be found on the DOB website.

[NYS DEC Wetlands & Flood Insurance Rate Maps](#)

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.

### **Distressed Buildings Subject to Foreclosure**

[Local Law 152 of 2017](#) (effective 5.1.19) amends the Administrative Code of The City of New York, in relation to distressed buildings subject to foreclosure by action in rem.

### **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.

### **Remedies For Tenant Harassment**

[Local Law 148 of 2017](#) (effective 11.28.17) amends the Administrative Code of The City of New York, in relation to remedies for the breach of the duty of an owner to refrain from harassment of tenants.

### **Reporting And Publication of Info on Privately Owned Public Spaces**

[Local Law 116 of 2017](#) (effective 10.20.17) amends the Administrative Code of The City of New York, in relation to reporting and publication of information about privately owned public spaces.

### **Preservation of Certain Hotels**

[Local Law 109 of 2017](#) (effective 6.2.19) amends Local Law 50 for the year 2015, relating to the preservation of certain hotels, a moratorium and report relating to such preservation, and the expiration and repeal of such amendments, in relation to extending the effective period of the provisions of such local law and requiring a supplemental report relating to such preservation.

### **Water Pollution Control**

[Local Law 97 of 2017](#) (effective contingent upon the promulgation of rules by DEP) amends the New York City Charter, the Administrative Code of The City of New York, the New York City Plumbing Code and the New York City Building Code, in relation to water pollution control, including provisions



relating to stormwater management and control of discharges into storm sewers.

### **Illegal Conversions**

[Local Law 94 of 2017](#) (effective 9.27.17) amends the Administrative Code of The City of New York, in relation to illegal conversions.

### **Illegal Conversions For Other Than Permanent Residence Purposes**

[Local Law 87 of 2017](#) (effective 5.30.17) amends the Administrative Code of The City of New York, in relation to reporting on illegal conversions of dwelling units for other than permanent residence purposes.

### **Minimum Temperatures Required For Dwellings**

[Local Law 86 of 2017](#) (effective 10.1.17) amends the Administrative Code of The City of New York, in relation to illegal conversions.

### **Construction Superintendents Requirements at Certain Sites**

[Local Law 81 of 2017](#) (effective 11.16.17) amends the Administrative Code of The City of New York, in relation to requiring construction superintendents at certain construction sites.

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## **Job Postings**

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## **Sign up for Weather Alerts**

**Rick D. Chandler, P.E.**, Commissioner

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