

Buildingsnews

December 2019

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Department of Buildings 2019 Year in Review



2019 was a momentous year for the Department. We welcomed Commissioner Melanie E. La Rocca to the Buildings family, rolled out our unprecedented site safety training outreach campaign, and oversaw a historic decline in construction-related accidents. We steadily improved processing times for job applications and inspection requests, even as the building boom shows no signs of slowing.

The Department has also been instrumental in furthering Mayor de Blasio's vision for an equitable and sustainable New York by implemented new, groundbreaking legislation to combat construction-related tenant harassment and address the crisis of climate change by improving the energy efficiency of our city's buildings.

Read more about these milestones in the links below, and stay tuned. Big things are coming in the new year, as we continue our work to ensure the safety of all who live, work, and build in NYC!

[Site-Safety Enforcement Sweep Press Release](#)
[Site Safety Day of Action Press Release](#)
[Construction Accident Decline Press Release](#)
[Site Safety Training](#)
[Office of the Tenant Advocate](#)
[NYC Green New Deal](#)
[Local Law 92/94 Buildings News Bulletin](#)
[Climate Advisory Board](#)

New Gas Inspection and Qualification Requirements

Service Updates

Interim Guidelines for Structural Work Type Filing in DOB NOW: Build

2014 Construction Code Updates

Update Page # 85 reflects changes made by **Local Law 114 of 2019** (effective 12/05/2019), amends the Administrative Code of the City of New York, in relation to denying permits for occupied buildings.

Update Page # 84 reflects changes made by **Local Law 110 of 2019** (effective 12/05/2019), amends the Administrative Code of the City of New York, in relation to providing residents with copies of notices of violations.

Update Page # 83 reflects changes made by **Local Law 107 of 2019** (effective 12/05/2019), amends the Administrative Code of the City of New York, in relation to identifying unlawful statements in submissions to the Department of Buildings.

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

All **update pages** for the 2014 NYC Construction Codes.

Hearings + Rules

1 RCNY 105-03 Construction Site Safety Training Rules (Department-Approved Courses Amendment) *Promulgated Effective Date 01/19/2020*

1 RCNY 3321-01 Construction Site Safety Training Rules *Promulgated Effective Date 01/19/2020*

All Department Rules

Buildings Bulletins

2019-011: This bulletin highlights cold-formed steel light-frame construction requirements for special inspectors, construction superintendents, design professionals, and permit holders.

All Buildings Bulletins

Local Laws

Local Law 219 of 2019 (Int. No. 720-C) A Local Law to amend the Administrative Code of the City of New York and the New York City Building Code, in relation to clarifying the requirements for site safety training providers and persons required to obtain site safety training.



Attention plumbers and property owners: Two new mandates regarding gas plumbing work are in effect as of January 1st, 2020. Anyone performing gas work must now possess a Department-issued Master Plumber License or Qualification for Gas Work. And in addition, periodic gas piping systems are now required for all buildings, with the exception of buildings with R-3 occupancy, including single-and two-family homes.

Local Law 152 of 2016: Periodic Inspection of Gas Piping Systems Required

New Gas Work Qualification Requirement

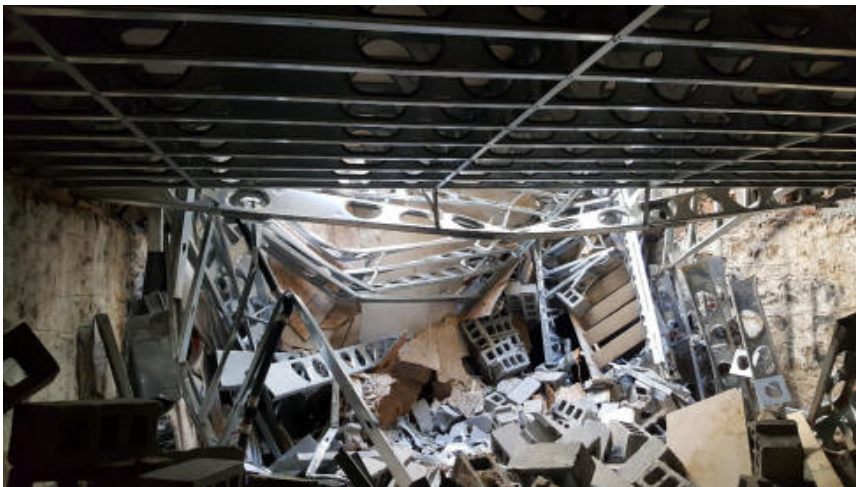
Follow-up #1: New Gas Work Qualification Requirement

Elevator Door Monitoring System Requirement Now in Effect

Effective January 1, 2020 all automatic passenger and freight elevators must be in compliance with the retroactive requirements to install elevator door monitoring systems. To assist property owners and the industry in expediting these jobs, the Department has allowed inspections of Door Lock Monitoring (DLM) work to be performed by approved elevator agencies in the presence of a witnessing agency.

Service Notice

Notice Regarding The Use of Cold-Formed Steel



Following the tragic worker fatality earlier this year due to a building collapse caused by overloading of cold-formed steel, the Department is reminding contractors that overloading and improper installation of cold-formed steel including joists, rafters, trusses, and structural wall studs, etc., can result in injury and property damage.

Service Notice

Website Updates

[Living Safely](#)

[Construction Safety & Compliance](#)

[DOB NOW: Build FAQ](#)

[HPD CONH Pilot Program Service Notice Follow Up #1](#)

[HPD CONH Pilot Program Service Notice Follow Up #2](#)

Licensing

[Department Approved Course Providers](#)

[Department Approved Course Provider Application](#)

Did You Know?

[DOB's YouTube channel](#) has surpassed 1,000 subscribers and 100,000 views! Our channel offers PSAs, DOB NOW tutorials, and more. And stay tuned... we'll be adding more new content in 2020!

Attention Building Owners: Notifying Tenants of Violations

Effective December 5, 2019, building owners must post copies of any violations issued for the property in the lobby of the building where the violation was issued. Owners are also required to distribute copies of violations, along with DOB's Tenant Information Flyer, to the tenants of the occupied dwelling unit, and any adjacent occupied dwelling units, where the violating condition occurred.

Tenant Information Flyer

Service Notice

Major Disciplinary Cases

- \$25,000 in penalties issued to Safety Registrant All-Rite Construction Co. for failure to safeguard their construction site at 1473 Fulton Street, Brooklyn. DOB inspectors observed that a twenty square foot section of the building façade had collapsed on to the sidewalk below.
- \$20,625 in total penalties issued to General Contractor Ambrosino Construction Corp. after DOB inspectors observed their construction site at 146 West 92nd Street, Manhattan, had multiple safety violations including inadequate overhead protection, and unsafe storage of combustible materials.
- \$19,875 in total penalties issued to Safety Registrant NY Skyline Gen Const. Corp. for multiple violations related to improper use of a suspended scaffold system at 725 West 175th Street, Manhattan. DOB inspectors observed that the scaffold system stirrups were placed incorrectly, the lifelines were not properly protected, there were no bearing blocks used for the C-hooks, improper installation of tiebacks, and missing designs and inspection letters for the system.
- \$25,000 in penalties issued to General Contractor Wing Jay Construction Inc. for failure to safeguard a construction site located at 134-19 Blossom Avenue, Queens, after they removed the building facade, causing insulating material and construction debris to fall onto a neighboring property.
- Following an audit of sixteen professionally certified applications submitted by Registered Architect Jeffrey Geary, the Department found multiple code non-compliances including inadequate egress, inadequate handicap accessibility, inadequate fire ratings, proposing work under Alteration Type 2 applications that require an Alteration Type 1 application for a new or amended Certificate of Occupancy, infractions of the Zoning Resolution relating to side yards and parking, as well as inadequate light and ventilation in habitable rooms. Geary agreed to a voluntary surrender of his Professional Certification and Directive 14 privileges, effective November 1, 2019.

DOB publishes monthly bulletins detailing the agency's efforts to sanction and deter bad actors in the construction industry. You can find this information posted on the [Enforcement Action Bulletin](#) page of our website.

Additional Disciplinary Actions & Voluntary Surrenders

Industry Code of Conduct for Construction Professionals

Sign up for Weather Advisories

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Melanie E. La Rocca Commissioner

[comments + suggestions](#)
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