



BUILDING NEW YORK

A STRATEGY TO IMPROVE NEW YORK CITY CONSTRUCTION AND DEVELOPMENT



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A STRATEGY TO IMPROVE NEW YORK CITY CONSTRUCTION AND DEVELOPMENT

Construction is an integral part of New York City's economy, fueling the creation of new homes, new offices and new jobs for millions of New Yorkers. Historically, many competing interests have made significant industry change difficult to implement. Since 2008, the City's Department of Buildings has been a catalyst for change.

By conceiving and implementing new safety laws, forming new inspection units and incorporating state-of-the-art technology, the Department has taken major steps to increase the oversight of construction operations, while at the same time has been focused on streamlining the approval process so builders can break ground faster than ever.

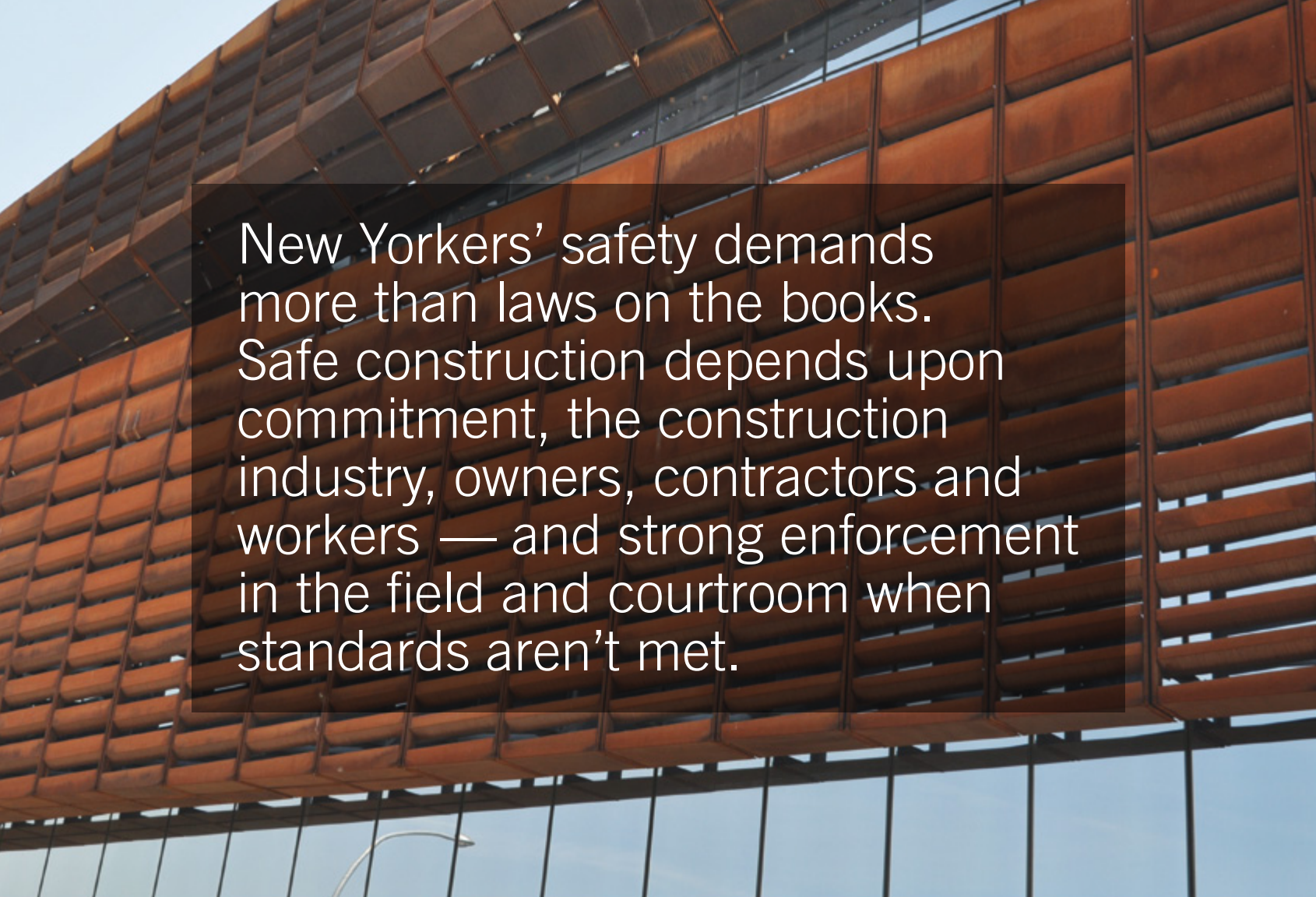
Led by Buildings Commissioner Robert LiMandri, the agency has become a worldwide leader in construction safety, working closely with industry members to develop new methods such as cocoon-netting systems and the use of Building Information Modeling (BIM) for three-dimensional site safety plans. In addition, providing a collaborative platform to shorten the approval process, the Department created the NYC Development Hub. At this center, our architects collaborate with licensed professionals on how to meet the NYC Building Code; through these more efficient, virtual reviews, crucial time and money are saved in construction projects.

And in New York City's dense, urban environment, Commissioner LiMandri has led the push for builders to become better neighbors and beautify their construction sites — from creating an international competition for a new sidewalk shed design to requiring a new information panel that consolidates all construction permits.

The far-reaching importance of the codes and rules we enforce can easily go unnoticed, even as they improve our safety and quality of life. Our fire-suppression, electrical wiring, egress and ventilation standards have contributed to the City's historic low number of fire-related fatalities and have raised housing quality. And, with the implementation of the Greener, Greater Buildings Plan, we're better protecting our environment with heightened energy efficiency standards.

As our City's landscape evolves — and as builders seek to push the boundaries of height and density — this demands a stronger Department of Buildings, an agency that can enact and encourage meaningful change to facilitate safe development.

In the pages that follow, you will read about the foundation for a stronger Department — and a better, faster construction process than ever before.



New Yorkers' safety demands more than laws on the books. Safe construction depends upon commitment, the construction industry, owners, contractors and workers — and strong enforcement in the field and courtroom when standards aren't met.

ENFORCEMENT

TODAY

25+ NEW SAFETY LAWS

New York City's construction regulations are among the strictest of any jurisdiction in the world. Since 2008, we've made them even tougher, targeting specific safety concerns. Development is critical to the future of the five boroughs, but work has inherent risks and it is necessary to implement high standards to better ensure New Yorkers' safety.

Since 2008, the Department has implemented more than 25 safety laws (and related rules) designed to increase oversight of the construction industry. For example, five local laws improve standpipe safety, three new laws strengthen crane safety and four local laws address asbestos abatement. The result: Construction operations are safer today than at any other point in our City's history.

TOMORROW

THE 2014 LEGISLATIVE AGENDA + RULEMAKING

The Department's General Counsel's Office and Office of Technical Affairs and Code Development continuously work to keep our laws, codes and rules fresh — making sure they evolve with construction practices and quality-of-life concerns.

Our experts are now working with the City Council to revise our Building, Administrative, Plumbing, Mechanical and Fuel Gas Codes. Tailored to meet the unique demands of construction in our City, once passed these amendments will make our laws current with the 2009 International Construction Codes. We have also submitted proposed legislation to amend the State Multiple Dwelling Law to authorize the Buildings Commissioner to vary the MDL in cases where strict compliance would cause practical difficulties or unnecessary hardship — allowing us to better serve the unique housing and construction needs of New Yorkers.



ENFORCEMENT

TODAY

MORE THOROUGH INSPECTIONS

We have changed our inspection structure to improve efficiency: Inspectors are now segmented for safety, emergency response and investigations — and the others are assigned to perform compliance inspections to help development proceed. Plus, we vastly improved upon the checklists that our inspectors use while in the field. These operational enhancements mean that our teams are performing more thorough site visits — while launching risk-specific safety sweeps when data suggest so and issues, such as aging balconies or illegal conversions, come to the forefront.

Because construction work can require specialized training, it often demands specialized enforcement, so we have dedicated many of our inspectors, architects, engineers and attorneys to specific safety concerns. For example, engineers with our Forensic Engineering Unit are currently monitoring 90 buildings within the Second Avenue subway construction zone — which contains 800 buildings that may be affected by the project. Simultaneously, our Concrete Unit performed more than 1,400 inspections in 2012, while the Cranes and Derricks Unit performed more than 4,030 inspections and Special Operations performed more than 25,300 inspections. This focused enforcement better enables us to identify areas that deserve heightened attention.

TOMORROW

HIRE MORE QUALIFIED CONSTRUCTION EXPERTS

With nearly 1 million buildings and properties across New York City, the key to proper enforcement is hiring qualified, experienced professionals. Since 2008, the Department has hired 132 inspectors with various backgrounds and expertise and 59 New York State-registered architects and State-licensed, professional engineers. These new hires represent more than half of our inspectors and design professionals — and are part of our Department's ongoing evolution, making a difference for all New Yorkers.

In the years ahead, the Department is moving to expand our team by hiring an additional 25 design professionals to support our day-to-day needs, as well as to work within our specialized units, including the areas of cranes, elevators and boilers. Identifying and hiring more qualified construction experts ensures industry members take the proper steps for public safety.



ENFORCEMENT

TODAY

MAJOR PROJECTS INITIATIVE

Maintaining a safe construction site is often set in motion long before work begins — and this is particularly true in large, complex projects that necessitate detailed coordination of simultaneous activities. Modifying our typical regulation structure, we created our Major Projects Initiative for these challenging projects.

We dedicate skilled inspectors and managers to work closely with developments in densely built areas, projects that include high-risk operations and/or those under regulation by multiple City, State or federal agencies. We work with developers, contractors and construction managers in preconstruction planning and biweekly meetings, and we coordinate joint inspections with multiple agencies.

This enhanced approach enables us to better communicate and enforce expectations, proactively address noncompliance — and help keep sites safer for everyone.

TOMORROW

STRENGTHENED LICENSING REQUIREMENTS + TESTING

Currently, the Department issues 25 types of licenses and registrations — with more than 25,000 licensees and registrants — and across those trades, we're identifying opportunities for additional training requirements with new, minimum education standards to further improve construction safety citywide.

After requiring Hoist Machine Operators to pass a National Crane Certification test, we are expanding our heightened requirements to 12 more license types. This includes modernizing 10 exams — such as those for master plumbers, special riggers and electricians — and substituting City tests for national certifications, when appropriate.

30,000+
LICENSEES, REGISTRANTS
AND INSURANCE
TRACKING NUMBERS



ENFORCEMENT

TODAY

CONSTRUCTION FATALITIES DOWN SINCE 2008

Since 2008, we have launched numerous initiatives to minimize the inherent risk in the vast array of construction processes. From implementing our High-Risk Construction Oversight Study that outlined more than 60 recommendations to improve construction safety to enhancing Construction Safety Week with a full day of accident-prevention seminars to launching our Experience Is Not Enough worker education campaign explaining how to use safety equipment — we have been focused on advancing construction safety in ways never before done at the Department.

Our focus is yielding results. While any construction-related death is a tragic loss, fatalities now remain low — with two this year. This represents a 68% decrease in fatalities since 2009, and this trend is particularly encouraging because the Department continues to issue more overall permits.

TOMORROW

UPDATING NEW YORK CITY'S CRANE INVENTORY

Modern tower cranes are sophisticated machines with sensitive equipment, requiring users and operators to have training, skill and experience. This engineered machinery is erected and disassembled at site after site and can perform heavy-duty hoisting for decades — if maintained and used according to the manufacturers' recommendations. However, just as earlier model airplanes are retired because of increasing maintenance needs, older cranes face similar challenges. For this reason, we have focused on removing aging cranes from the inventory being used in New York City. To date, we have removed two models with cease-use orders — and we've streamlined the process of prototyping new cranes, which will encourage crane owners to update their stock.

Encouraging manufacturers to make new cranes available in New York City is crucial. Worldwide, almost all new cranes are electric; they need less maintenance, have improved controls and advanced safety features, and are better for our environment. To support this new machinery, we are working with Consolidated Edison to ensure that sites have sufficient power early enough in the development process in order to keep construction moving forward.



ENFORCEMENT

TODAY

SENIOR-LEVEL ENFORCEMENT EXPERTS

As part of our long-term strategy to raise industry standards and better hold scofflaws accountable, Commissioner LiMandri has appointed seasoned law enforcement experts to our leadership team. This marks the first time that the agency has had former law enforcement officials serve as senior management.

Former Deputy US Marshal for the Eastern District of New York Timothy E. Hogan was appointed as our Deputy Commissioner of Enforcement, overseeing our Enforcement Bureau. Former Queens Assistant District Attorney and former New York State Assistant Attorney General Susan J. Pogoda was appointed Deputy Commissioner of Legal Affairs. Robert Fodera, Esq., has been named the Assistant Commissioner of Administrative Policy and Enforcement, joining us from the New York Police Department. And, most recently, Commissioner LiMandri tapped Denis McGowan — former Region Director for the US Department of Homeland Security's Federal Protective Service's Region 2 — as Executive Director of our Internal Audits and Discipline, which investigates employee misconduct, conducts background investigations of licensed contractors and Department employees and works closely with the City's Department of Investigation to root out corruption across the construction industry.

TOMORROW

STRONGER RELATIONSHIP WITH LAW ENFORCEMENT — TIPS LED TO 80+ ARRESTS

Under the leadership of Mayor Bloomberg, we have formalized our work with the Department of Investigation to support our internal enforcement and investigations. Through this partnership, our employees are reporting bribe attempts to DOI — and their tips have led to more than 80 arrests since 2002. Employees who find themselves in a difficult situation now become part of the solution, with some courageously joining sting operations to build criminal cases.

Building upon this foundation, we're working closer than ever with the City's district attorneys. For example, this year — as we worked with the Department of Investigation to halt a Queens property owner from illegally renting dangerous apartments — we joined our efforts with the Queens County District Attorney Richard A. Brown and the New York City Police Department, which were conducting a simultaneous probe of the same property owner. This landlord was arrested and faces multiple criminal charges.



ENFORCEMENT

TODAY

LEGAL ACTIONS AGAINST PROFESSIONALS + LICENSEES

Our teams of attorneys keep unskilled and unlicensed people from performing work that must be done by a licensee and putting New Yorkers at risk. In 2012, our investigators and attorneys took 127 civil and criminal actions against unlicensed individuals and property owners who hire them — including 84 criminal court summonses and Environmental Control Board violations. We also disciplined 53 licensed or registered construction industry members who flouted the law. To pressure dishonest landlords, we obtained 150 access warrants to enable our inspectors to inspect possible illegal living conditions — nearly twice as many warrants as in 2010.

Thanks to some of our many litigation successes, NYS licensed architects and engineers who falsely file with the Department can be barred from filing with us in the future (*Robert Scarano v. City*, App Div., 1st Dept., 7/14/11), property owners can be liable for their tenants' illegal conversion work (*Kurtin v. City* — App. Div., 1st Dep't, 11/16/10), and we can revoke Department-issued licenses for misconduct after a hearing (*Inglese, Louis v. LiMandri*, NYS App. Div. 1st Dept., 11/22/11; *Duffy v. DOB*, App. Div., 1st Dept., 3/1/12). These are in addition to the surrender of professional filing privileges we secured by 98 NYS registered architects and professional engineers since 2008.

TOMORROW

FIRST BUILDING MARSHAL APPOINTED

To enhance our investigative and enforcement initiatives — such as our Living Safely campaign to protect New Yorkers from the dangers of illegal living spaces — we are creating the Office of the Building Marshal.

The Department's first Building Marshal will coordinate our investigations of major cases against unlicensed contractors performing illegal work and negligent property owners renting illegal apartments — and will liaise between the Department and the FDNY, NYPD, Department of Housing Preservation and Development and the Department of Investigation.



Since 2008, modernizing our operations has been a key element in facilitating safe and compliant development. We are conducting more and more virtual plan reviews, and by going digital and paperless, more than 90% of all construction documents can now be filed online. This transformation is making it easier to build in New York City than ever before.

DEVELOPMENT

TODAY

SUCCESS OF THE NYC DEVELOPMENT HUB

We're now able to approve projects up to three times faster, thanks to our paperless construction process at the NYC Development Hub. The Hub has transformed the way buildings are designed and constructed in New York City. With videoconferencing at our state-of-the-art center in Lower Manhattan, our Hub plan examiners approved 339 new buildings and major construction projects in its first year. Since then, the Hub has approved more than 1,200 new buildings and major alterations — which will generate more than \$5 billion in potential economic activity.

APPROVED
1,200
NEW BUILDING AND MAJOR
ALTERATIONS BY THE HUB
SINCE ITS 2011 LAUNCH

TOMORROW

EXPAND HUB TO ACCEPT OTHER CITY AGENCY PROCESS APPROVALS

Because construction projects must typically satisfy safety and quality-of-life requirements of multiple City agencies, when launching the Hub we helped our sister agencies create mini-hubs at their own offices. This simplified the review process by making it easier for multiple agencies to coordinate reviews, cross-check concerns and identify resolutions to outstanding issues.

The next step will be to require other City agencies to process all approvals electronically. This would allow for a one-stop service structure for development at the Hub. To further tighten the development process, we plan to accept the forms and documents required by other City agencies into our system — and work directly with our sister agencies to identify potential approval synergies — saving property owners and their design professionals the time to file with multiple City departments and commissioners.



DEVELOPMENT

TODAY

HUB *SELF-SERVICE*

In October 2012, we continued to go digital — expanding upon our online success, with filings first offered in 2005 — launching Hub *Self-Service*. Extending the Hub's convenience to smaller projects, we now issue these permits online, typically within one business day. This means that licensed design professionals who are working on office improvements to façade repairs to home renovations are submitting professionally certified plans, paying necessary fees and obtaining permits — without leaving their offices. This modernized process will save the building industry up to \$50 million annually in labor costs. To assist registered architects and professional engineers in using Hub *Self-Service*, we created seven online tutorials, showing users how to enroll, file, use forms, opt in, pay fees, upload documents and validate submissions. Watch them at nyc.gov/buildings.

7,400+
ALT-2 AND ALT-3 WORK PERMIT
APPLICATIONS APPROVED
THROUGH SELF-SERVICE

TOMORROW

HUB *FULL-SERVICE*

Because smaller construction projects — kitchen modernizations, façade work, office renovations, and the like — comprise the majority of work being performed in New York City, we're now offering virtual plan examinations for minor alterations, otherwise known as Alteration Type-2 and -3 projects. Hub *Full-Service* is for design professionals who prefer to have their minor work plans reviewed by the Department before proceeding with permits and construction.

Launching in October this year, filing representatives are able to use the Department's website to upload the required forms and plans to prepare a job for a virtual plan examination — and then obtain construction permits without visiting a Department office. To overcome any outstanding issues, applicants-of-record, as well as filing representatives with a higher classification level, will attend plan examination meetings via video conferencing — and approved plans will be returned to applicants electronically.

With the Department performing 28,000 plan reviews of minor alteration applications each year, document uploads and virtual meetings can save the construction industry up to \$28 million in labor costs annually.



DEVELOPMENT

TODAY

HUB INSPECTION SERVICES

In his 2011 State of the City address, Mayor Bloomberg announced that the Department would reduce inspection wait times to jumpstart development across the City. He set an ambitious goal for our inspectors — every electrical, plumbing and construction inspection would be performed within 10 days of an appointment request. We met that goal — and exceeded it. To achieve this, we cut red tape — not corners. We created a new unit called Hub Inspection Services, an expansion of the NYC Development Hub that centralizes construction, electrical and plumbing inspections so buildings can be occupied faster. Now, electrical inspections are performed on average within six days — from a citywide average of 38 days. Construction and plumbing inspections are now performed within an average of five days.

TOMORROW

THE SKYSCRAPER PROJECT

To keep safe development progressing as seamlessly as possible, we're developing new software to coordinate all development inspections — construction, plumbing, electrical, boilers and elevators. The Skyscraper Project will offer a single, online portal to project managers and contractors at high-rise buildings to more easily track needed and pending inspections. Available inspection appointments will be offered online, in real-time, and self-certification will be an option to remedy some inspection objections. Plus, inspectors will be equipped with state-of-the-art mobile devices — allowing them to upload results moments after the inspection is performed.

The Skyscraper Project will include a critical, value-added service: management by dedicated Project Directors, who will coordinate development inspections to minimize delay — and maximize a safe and compliant site's productivity. Working closely with industry professionals — as well as with our own technical staff and senior managers — Project Directors will be the consistent point of communication. These experts will coordinate virtual and in-person meetings, track unresolved issues and address any challenges with the appropriate stakeholders to ensure the inspection process continues smoothly — ultimately enabling faster occupancy of completed buildings.

We have already launched this project, preliminarily, to provide industry members a period of time to evaluate the inspection checklists, the opportunity to collaborate with their own subcontractors and this Department, and the ability to access and review the status of a project at a glance.



DEVELOPMENT

TODAY

COLLABORATIVE PLAN REVIEWS

Success in improving a long-standing process can depend upon a larger culture change — and this was true when we began performing digital plan reviews at the NYC Development Hub: We cut bureaucratic red tape to create a more collaborative process. When Department plan examiners and project design professionals work together to identify and resolve safety issues, it is faster and easier to bring construction plans into compliance — and projects can break ground faster. Since 2011, our orientation has been one of collaboration — and this has been incorporated into our ongoing training for new and current plan examiners.

TOMORROW

CODE CONSULTANTS

Our shift to online filing and electronic permitting has raised our standards — both for ourselves and the construction industry. With our once decades-old, in-person filing process now modernized, filing representatives are performing more sophisticated steps in the construction review and approval process.

Recognizing that these representatives can play an important role, we have restructured their registrations into two classifications: Class 1 Filing Representatives and Class 2 Code and Zoning Representatives. The higher classification has training, education and experience requirements to deliver a more efficient planning process for the industry.



Modernizing our technology simultaneously strengthens our services and can help us identify safety threats — often before people are at risk. To date, our improvements are allowing us to approve projects faster, perform virtual site walk-throughs, streamline inspection scheduling and improve emergency response.

TECHNOLOGY

TODAY

3D SITE SAFETY PLANS

In 2012, the Department became one of the first regulators to use Building Information Modeling (BIM) to enhance construction site safety. Whether following pipes and ductwork or reviewing crane pick zones, three-dimensional site safety plans make it significantly easier for our plan examiners and inspectors to spot potential dangers and noncompliance. Plus, as our inspectors begin to use mobile devices — tablets — in the field, we can easily access the most up-to-date site safety plans to be sure the work complies with the approved plans. Since beginning our program to accept BIM site safety plans, we have reviewed 260 models, which include 22 new building projects and 13 façades.

TOMORROW

HUB INSPECTION READY

We are now simplifying our online systems — in both function and appearance — making it easier to use our website and schedule inspections.

For the public and construction industry, Hub *Inspection Ready* will offer more precise inspection scheduling and improve inspection tracking and notifications. For our inspection teams, this new technology will automate routing. The software will further standardize electronic checklists for improved, agency-wide consistency and allow industry representatives to submit certificates of correction, eliminating costly re-inspections.

Already into development, Hub *Inspection Ready* will go live in the first quarter of 2014 — with additional online services to be launched in the future as we continue implementation.



TECHNOLOGY

TODAY

MANHATTAN PLAN EXAM RENOVATION

Expanded and modernized, the Manhattan Borough Office's Plan Examination now has more space for appointments and better fosters collaboration with design professionals.

The new design is more than just visually appealing; new workspaces are configured to allow our examiners, filing representatives and project design professionals to simultaneously pore over architectural plans or engineered drawings. Plus, we have more meeting areas for appointments — and improved access to our code and zoning experts.

When we designed the new examination offices, we kept our eye toward the future: Ultimately, we'll incorporate new technology into this borough office review process by offering virtual meetings to our service.

TOMORROW

MANHATTAN VIRTUAL PLAN EXAM

As we move the development community toward a virtual plan review process, we are positioning all of our offices to provide this modernized service. In anticipation of this advancement, we have already wired our Manhattan Plan Examination office, provided it with large, digital screens and furnished the space with easily movable furniture for a more collaborative environment. This transformation will best position us to provide enhanced service when the industry is ready for a fully online review and approval process.



TECHNOLOGY

TODAY

MOBILE APP

We developed a new smartphone app that gives New Yorkers easy access to the construction history — and current project information — of nearly 1 million properties throughout the City. Plus, users can receive alerts about our new services and active construction site managers can receive inclement weather warnings.

The app is free and available for the iPhone and BlackBerry and Android smartphones.

10,000+
APP DOWNLOADS

TOMORROW

TABLETS FOR FIELD INSPECTIONS

In early 2014, we'll be deploying our inspectors with new, ruggedized tablets — industry-leading technology for field workforces. With touch-screen technology, this equipment will make it much easier for our inspectors to access critical inspection data — increasing our efficiency and efficacy. These tablets will connect our field teams to the New York City Wireless Network (NYCWIn). With this connectivity, our inspectors will be able to spend more time in the field and less time in the office preparing for field inspections.



TECHNOLOGY

TODAY

QR CODES

We've made our online property information even easier to access by adding Quick Response codes to our construction permits, After-Hours Variances and Place of Assembly certificates. By downloading a free application on a smartphone, New Yorkers can scan the QR code of any construction permit and instantly learn details about the ongoing project — including the approved scope of work, identities of the property owner and job applicant, other approved projects associated with the permit and the location's complaints and violations. Plus, by just clicking a link, users can contact 311 to make a complaint.

TOMORROW

ONLINE PLAN EXAMINATION APPOINTMENT SCHEDULING

By utilizing new technology that the City's 311 system is implementing, we'll enable architects, engineers and filing representatives to schedule their own plan examination appointments online, without even having to make a phone call. Paired with our other programs, such as Hub *Full-Service*, which enables virtual plan examinations for smaller alteration projects, online plan exam appointment scheduling is another step toward a completely paperless project approval process.

To keep our workforce's knowledge base fresh, our Buildings University provides intensive training for our inspectors, technical experts, licensed professionals, support staff, administrators and management. By cultivating professional employees, we are evolving with the industry as it modernizes its practices and remaining up-to-date as our City's construction regulations are strengthened.

TODAY

INSPECTOR TRAINING ACADEMY

In 2012, we fundamentally improved our training for inspectors joining our ranks by implementing a new Inspector Training Academy — the first in our Department's history. We created a 440-hour, 11-week intensive education program for new inspectors to begin their service with the Department. This classroom and field training spans 35 topics — from computer skills to construction accident prevention to law and code enforcement.

Last year, 50 new inspectors successfully completed the Inspector Training Academy.

TOMORROW

EXPANDED INSPECTOR TRAINING

Launching our Inspector Training Academy reinforced consistency across the Department's inspectorial units — and better fostered collaboration among employees. Building upon that success, we have expanded the duration of this program and added training hours. Our future inspector trainees will be required to successfully complete 480 hours of field and classroom work, including 41 courses and spanning 12 weeks of classroom studies and on-the-job training.



TRAINING

TODAY

NEW CLASSES OF INSPECTORS

Creating a new Inspector Training Program was a key part of restructuring how the Department hires, trains and deploys new inspectors. Since early 2012, we have recruited inspectors in clusters — leading to five distinct classes of graduates. Together, these 90 new inspectors have completed more than 39,000 hours of our specialized education. By changing our hiring and training structure, we are fostering collaboration among these employees from the very beginning at the Department, which ultimately means better service for New Yorkers.

TOMORROW

TRAINING FACILITY

We are working to ensure the success of our new inspectors by building a new training facility. With additional classrooms dedicated to their needs, plus new tools — including videoconferencing and large-scale, interactive computer monitors — this off-site location will help our incoming inspection teams better focus on course materials. In addition, this new training center will allow us to make high-quality recordings, which will enable us to create additional training programs that can be easily shared with other employees and members of the construction industry.



TRAINING

TODAY

GET IT DONE. TOGETHER.

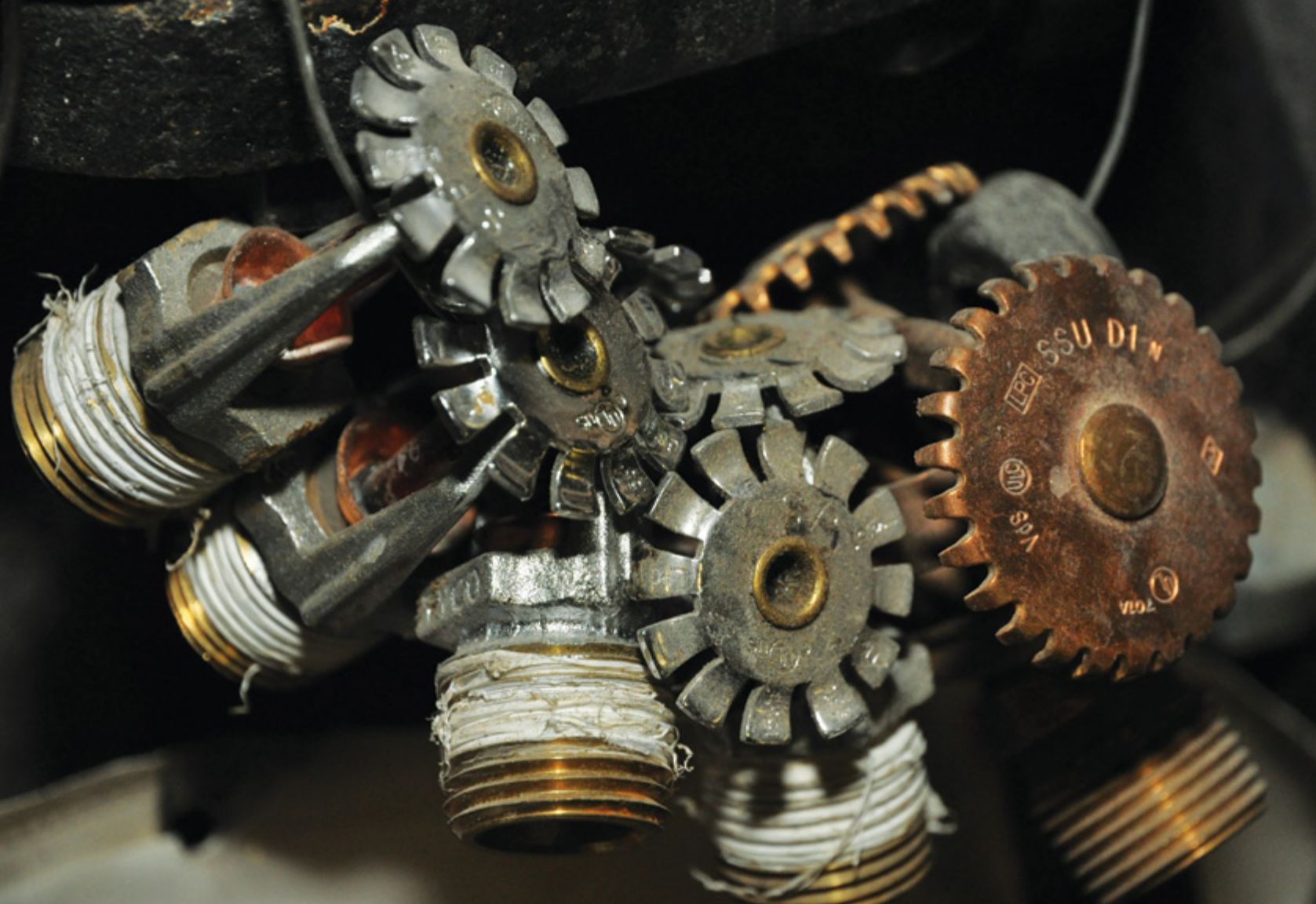
Our Get It Done. Together. pilot program proved to be such a success in 2011 that it became the genesis of our NYC Development Hub. In the pilot program — which included customer service training on collaboration and timeliness — we explored how team reviews and better interagency coordination could improve our approval process. It was overwhelmingly successful: We approved more projects per hour — as much as 52% more — than during normal operations, and 1,400 new projects were able to break ground that summer. Those new jobs will potentially generate more than \$1 billion in economic activity across New York City. Later, we also expanded that pilot program to approve Solar PV Projects faster.

TOMORROW

CODE NOTES

What began as a limited set of guidelines to maintain a consistent knowledge base for our plan examiners across our borough offices has now evolved into a 15-topic compendium on compliant construction in New York City.

To be released in the coming weeks as a resource for architects and engineers, these thorough guides will outline the necessary filings, list the applicable codes and zoning, cite relevant bulletins, directives and memos, and highlight approvals required by other New York City agencies. These will be made available — free of charge — on our website and will become go-to reference materials for our plan examiners and the construction industry.



TRAINING

TODAY

AWARDS CEREMONY + FORMAL UNIFORMS

In 2010, we began a new, annual Department tradition to honor our most dedicated employees for their commitment to serving New Yorkers: the Commissioner's Awards for Excellence. Our employees nominate their colleagues and themselves through a transparent, online process. Commissioner LiMandri and his Awards Committee select the honorees after reviewing the nominations and meeting with the semifinalists.

In 2013, as with past years, we held our ceremony at The Copper Union in Manhattan, where we bestowed 93 awards upon our exemplary public servants. This year's event incorporated a noteworthy change, with our inspectoral units wearing new dress blue uniforms. We issued these to our inspectors for meetings and events when dress attire — more formal than their day-to-day inspection uniforms — would be most appropriate.

TOMORROW

MEDALS

To reinforce the professionalism reflected in our inspectors' daily and dress uniforms, we are now creating a new merit-based medal system. Each day — in the field and in their offices — our inspectors and technical experts focus on construction safety to protect New Yorkers. In some cases, they risk their own safety to ensure that of others.

To honor exemplary performances of bravery and dedication, we are creating new medals to be worn with the Department's dress uniforms. Pinned to their formal blazers, these medals will reflect excellence in emergency response, investigation, community service and special projects, as well as major milestones of service with the Department of Buildings. These will be conferred on our employees during a recurring Promotional Ceremony, where new inspectors will receive their badges and promoted employees will be recognized for their new positions.



Our **build safe | live safe** motto reflects our ongoing commitment to advancing New Yorkers' safety and quality of life. Adding these initiatives to our day-to-day development, safety and enforcement duties, we're focused on minimizing the impact that construction can have on pedestrians — and supporting our neighborhoods' quality of life.

QUALITY OF LIFE

TODAY

CONSTRUCTION INFORMATION PANEL

This summer, Mayor Bloomberg signed Local Law 47 of 2013, codifying our Construction Information Panel Pilot Program. Now, citywide, standardized signage is making construction project information more accessible. By combining permit postings, contractor information and a project rendering into one simplified, easy-to-read, large panel, regulators have easier access to important information for enforcement — and neighbors have a quick and easy way to understand the changes underway in their neighborhoods.

TOMORROW

BEST CONSTRUCTION SITE MANAGEMENT PROGRAMS

The new Construction Information Panel law has created a new opportunity for organizations that are making quality-of-life and community relations a priority at their construction sites.

After a rule is promulgated, organizations may apply to become an accepted Best Construction Site Management Program by providing an outline of the standards to which they will commit — criteria not otherwise required by law, which will benefit the local community. If accepted by the Commissioner, a site may promote that their project is part of the Best Construction Site Management Program.



QUALITY OF LIFE

TODAY

SIGN ENFORCEMENT

To prevent outdoor advertising signs from overwhelming our cityscape, they are regulated by the NYC Zoning Resolution. Additionally, installation of such signs and structures must comply with the NYC Construction Codes. Because billboards' and building façades' enormous visibility can generate a high income for outdoor advertising companies and landlords — at the expense of New Yorkers' safety and quality of life — the Department aggressively takes on illegal advertising signage, in the field and before administrative law judges. Department attorneys vigorously defend the Department's position if challenged at the Board of Standard and Appeals.

2,800+
ILLEGAL OUTDOOR SIGNS
REMOVED SINCE 2008.

Since 2008, our teams issued more than 11,000 violations to property owners, outdoor advertising companies and sign hangers. Together, these violations potentially carry more than \$38 million in penalties. In addition, more property owners are taking down their illegal signs — and fewer are putting them up — thanks to our focused enforcement and strong defense of our position when challenged.

TOMORROW

URBANCANVAS PROGRAM

Site by site, we're adding artwork to beautify New York City's construction projects. Our urbancanvas Design Competition challenged professional artists and designers to create works that could be reproduced on a grand scale — such as on the mesh screens that shroud tall pipe scaffolds and across fences that enclose construction sites. New Yorkers selected the winners by voting for their favorites, and now, four new works of art are gracing construction fences, sidewalk sheds and scaffoldings.

To further encourage the industry to legally use their temporary structures as works of art, we've expanded the urbancanvas Program to allow approved, single-use, unique artwork to be installed, and we anticipate more owners will embrace this new opportunity to beautify their sites.



QUALITY OF LIFE

TODAY

ZONING DIAGRAMS + DEVELOPMENT CHALLENGE PROCESS

While compliant development ensures our City's growth and revitalization, New Yorkers are justifiably concerned when they suspect new construction in their neighborhoods doesn't conform to the NYC Zoning Resolution, which regulates our neighborhoods' density and building use. No one wins when zoning issues halt construction that is already underway — since dormant sites can be a blight on neighborhoods and workers can lose jobs — so we created the Development Challenge Process and began requiring zoning diagrams.

Now, before the first shovel hits the ground, the public can review drawn-to-scale diagrams of any new building or building enlargement project. New York was the first city in the nation to put these images online, giving easy public access to this in-depth information. Now, New Yorkers can raise concerns while developments are still just lines on paper, not half-built buildings. This also helps the industry: With issues now addressed earlier in the process, developers have greater certainty when their projects move forward.

TOMORROW

URBANSLED

Thanks to our urbanSHED International Design Competition, we unveiled the next generation of pedestrian protection — the Urban Umbrella. First installed at 100 Broadway in Lower Manhattan, its parasol-like design will make it easier to navigate sidewalks during construction, improve storefront visibility and ease building access.

The sleek design is safer because it will better resist falling debris, vehicular impact and strong winds. The concept was developed by Young-Hwan Choi, who created the initial design, and Andrés Cortés, RA, and Sarrah Khan, PE, from the New York-based design firm Agencie Group, who oversaw the creation and installation of the structure. Already installed in Canada, this winning design was selected from 164 designs submitted by architects, engineers, designers and students from 28 countries around the world.



QUALITY OF LIFE

TODAY

NYC °COOLROOFS

Because traditional black roofs absorb the sun's energy — warming ambient air temperatures in densely built cities — we launched NYC °CoolRoofs to help cool down our town. The program organizes volunteers to coat black and silver rooftops with a white coating, and it supports owners who choose to cool their own roofs.

Since the program's initial pilot launch in 2009, more than 5.7 million square feet of rooftop — on 618 buildings across the five boroughs — are now cooler! This is thanks to the hard work of the 5,390 volunteers we coordinated and the property owners who we assisted. So far, this has reduced the City's carbon footprint by 2,293 tons of carbon dioxide, helping protect our environment.

Thanks to Con Edison — lead sponsor of NYC °CoolRoofs — and our partner, NYC Service, we are helping New York City reach the Mayor's goal of cutting our greenhouse gas emissions 30% by 2030.

TOMORROW

GREEN BUILDING

As part of Mayor Bloomberg's Greener, Greater Buildings Plan, he signed Local Law 87 of 2009, requiring Energy Audits for buildings that meet certain size and use requirements. These surveys and analyses reveal a building's energy efficiency – and can be used to identify opportunities for improvement. Because buildings generate 75% of the City's greenhouse gas emissions, LL 87/09 also carries a retrofitting requirement to better protect our environment.

To assist building owners in meeting these new requirements — and submitting the proper documentation — we have provided Energy Efficiency Reporting Tools. These templates are online to assist building owners in complying with these new requirements, as they implement the retro-fits that will make their properties more environmentally friendly.



A STRATEGY TO IMPROVE NEW YORK CITY CONSTRUCTION AND DEVELOPMENT

As our world continually becomes more complex — and construction operations become more sophisticated — our City's Construction Codes and Zoning Resolution are updated to reflect evolving risks and demands. An effective Buildings Department simultaneously identifies ways to allow and encourage innovation. For this reason, we are focused on balancing strong new safety laws with redefining our construction approval process, all with an eye toward New York City's future.

We are at the cusp of major new advancements in efficient and environmentally friendly design. Modular construction has matured, and developers and purchasers are beginning to embrace its value. Geothermal systems — which use the earth's temperature to help heat and cool homes and offices — may prove to be crucial in energy conservation. And, new advancements in battery storage could be key in making this sustainable technology profitable, while improving the resiliency of our electrical grid. Our Department is committed to ushering in new, safe innovations that will benefit New Yorkers' safety and quality of life.

And, by continuing our work to identify people who are putting New Yorkers at risk — and by holding licensees and property owners accountable through civil and criminal proceedings — we will continue to drive down construction fatalities while keeping construction practices sound.

Since 2008, we have established a stronger, more responsive Department of Buildings — one that benefits all New Yorkers by facilitating the construction that generates new jobs, schools, offices and homes. This is the key to any great city, and we are proud to make ours a better place to live, work and build.

Robert D. LiMandri
Commissioner

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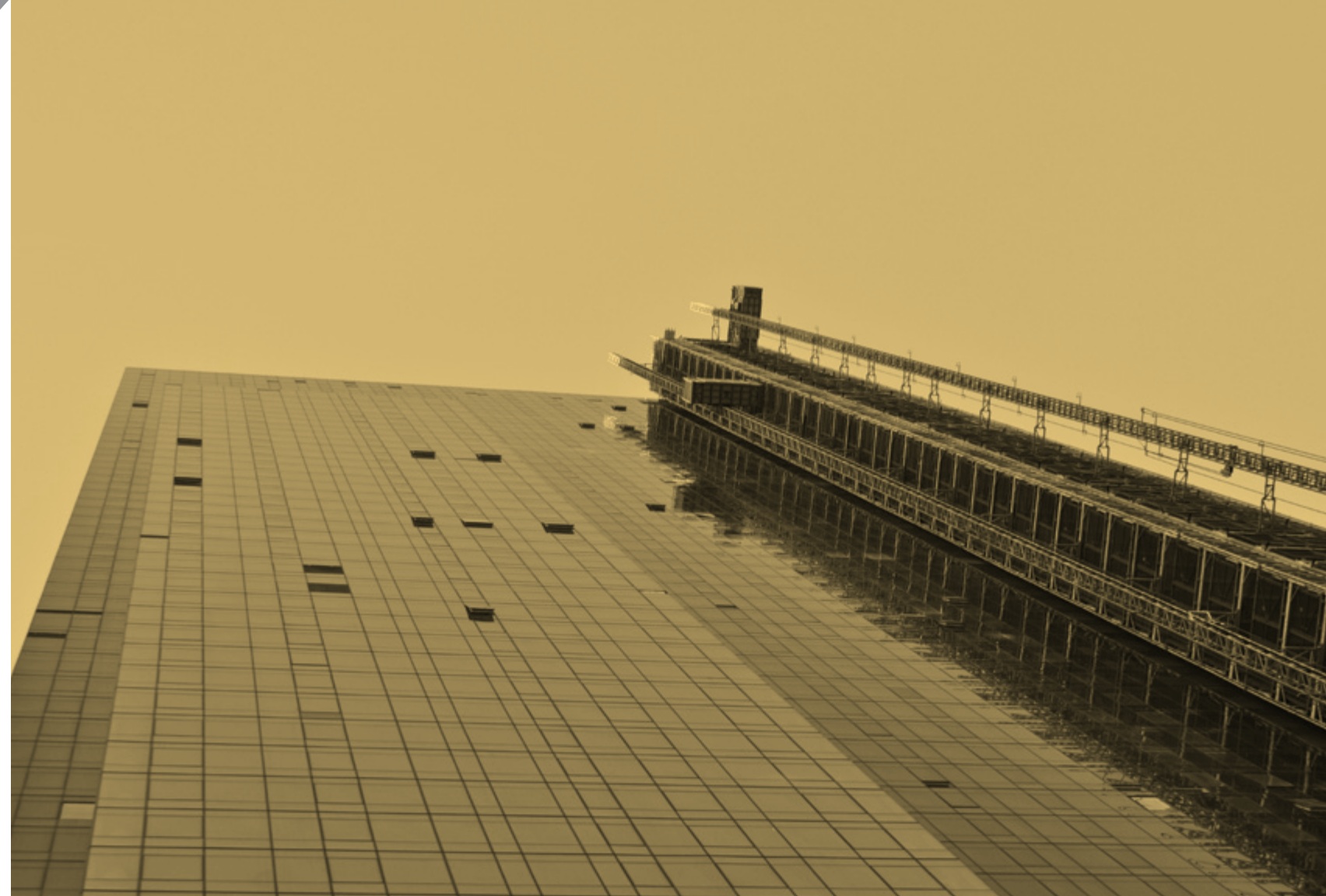
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