

Buildingsnews

October 2019

[service notices](#)[forms](#)[bis](#)[codes](#)[jobs](#)

Local Law 196: Only 30 Days Until the Deadline!



KEEP SAFE. KEEP TRAINING. KEEP CERTIFIED.

Haven't received the required safety training? Time is running out! There are only 30 days left before Local Law 196 site safety training requirements for workers and supervisors go into effect on December 1, 2019.

[Press Release](#)

[Local Law 196 Safety Training Information Sign Requirements](#)

[Site Safety Training](#)

[Course Provider Map](#)

[Site Safety Construction Map](#)

DOB and FDNY Partner to Raise Awareness About the Dangers of Illegal Conversions

Service Updates

[Changes in Staten Island Records Management Office](#)

[Installation or Use of Stand-off Brackets Attached to C-hooks on Suspended Scaffolds Prohibited](#)

[Local Law 92 of 2019 and Local Law 94 of 2019: Green and Solar Roof Requirements for New Buildings and Complete Roof Replacements](#)

2014 Construction Code Updates

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

[Local Law 147 of 2019](#) (Int. No. 1619) A Local Law to amend the New York City Charter and the Administrative Code of the City of New York in relation to greenhouse gas emissions.

Hearings + Rules

[1 RCNY 103-06](#) Amendment of Annual Reporting Requirements for Energy and Water Use
Hearing date: 11/25/19 at 10:00 AM @ 280 Broadway, 3rd Floor Conference Room

[1 RCNY 104-12](#) Qualifications for Performing Gas Work
Hearing date: 02/14/19 at 10:00 AM @ Spector Hall, 22 Reade Street, 1st Floor

[1 RCNY 908-01](#) Amendment of Rules Relating to Carbon Monoxide Detectors
Promulgated Effective Date 11/09/19

[All Department Rules](#)

Buildings Bulletins

[2019-008](#): This bulletin clarifies zoning and construction code requirements for escape room establishments in buildings or portions thereof.

[2019-009](#): This bulletin clarifies the applicability of zoning floor areas to mechanical equipment floor spaces and other unused or inaccessible spaces in buildings.

[2019-010](#): This bulletin clarifies the green roof and solar requirements for new and existing buildings



Earlier this month, in conjunction with National Fire Prevention Week, DOB and FDNY teamed up for a week-long community outreach campaign to warn residents in the Lower East Side of Manhattan about the dangers of illegally-converted living spaces.

[Press Release](#)

[Tenant Resources](#)

Coming Soon: Email Project Status Updates

Beginning November 15th, 2019, customers can sign up for free email notifications on the status of construction projects filed with the Department. Stay tuned for updates and details on how to sign up.

[Service Notice](#)

[Buildings Information System](#)

DOB Outreach to Small Business Owners

under Local Laws 92 and 94 of 2019 (LL 92/2019, LL 94/2019).

[All Buildings Bulletins](#)

Website Updates

[Outdoor Advertising Registration](#)

[After Hours Variances \(AHV\)](#)

[Training Modules & Technical Assistance](#)

[Scheduling an Appointment](#)

[Project Advocate Program](#)

[SST Background, Requirements, & Reports](#)

[DOB Now Feedback Sessions](#)

[Resolving Violations: DOB](#)

[General Local Law 87 Questions](#)

[Online Energy Audit Template Tool Questions](#)

[Energy Code Forms](#)

[Building Systems Installation & Modifications: Electrical Systems](#)

Licensing

[Department Approved Course Providers](#)

[Department Approved Course Provider Application](#)

[Appointments Required for Licensing Applications](#)

[Approved Agencies to Qualify Pipe Welders](#)

[Registration Renewal: Construction Superintendent](#)

[Obtain a: Site Safety Coordinator Certification](#)

Did You Know?

The Mayor's Office of Sustainability (MOS) and NYC HPD, will be hosting **Multifamily Workshop: Options for Low Carbon Heat** on November 14th to provide information to developers and contractors unable to obtain firm gas connections in Brooklyn and Queens. The event will focus on solutions for new multifamily construction in Brooklyn and Queens (both subsidized and market rate). [Check out the invitation for more information and to RSVP.](#)



Staff from DOB's Community Engagement Team have been hitting the streets to educate NYC small businesses about new rules regarding signage indicating all-gender access to single-occupancy bathrooms.

Local Law 190 of 2018

Buildings Bulletin 2019-004

Major Disciplinary Cases

- DOB issued a Commissioner's Order revoking the license of Master Electrician Robert Covello following a trial at the Office of Administrative Trials and Hearings (OATH), where it was shown that that respondent performed electrical work prior to obtaining DOB permits, allowed individuals not on payroll to perform electrical work, failed to have proper Code-required signage at the business location, and made material false statements on forms filed with the Department.
- \$40,000 in total penalties issued to Safety Registrant Triton Structural Concrete for violations at two locations in Queens, 4-50 47th Road and 4-44 47th Road. During DOB inspections of both locations, it was determined that there were no construction superintendent logs, nor any designated competent person, present on site at the time.
- \$52,500 in total fines issued to Rosemarie Lumley, the owner of 1704 Pitman Avenue, Bronx, for converting a legal two-family home into an illegal four-family residential building by creating additional dwelling units on the first floor and in the cellar without proper permits. It was also determined that the garage had been illegally converted into a laundry.
- \$25,000 in penalties issued to Tracking Number Holder R.P. Brennan General Contracting for failure to safeguard a construction site at 300 Cadman Plaza West, Brooklyn. DOB inspectors determined that a baker's scaffold was being used by workers at the site, when one of the workers fell off the unsecured scaffold and had to be taken to the hospital for their injuries.
- \$12,500 in penalties issued to Lizeth A. Padilla, the owner of 34 Roe Street, Staten Island, for illegal construction work performed at the location without a permit. Following a fire that occurred in the basement of the building, DOB inspectors found that an illegal kitchen had been created in the basement without proper DOB permits.

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](#)

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