

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from October 2023 to Deter Bad Actors and Keep New Yorkers Safe

New York, NY – Today, the New York City Department of Buildings released its enforcement bulletin for October 2023, which provides highlights of the agency’s actions to sanction and deter bad actors in the construction industry through the enforcement of safety laws and codes of conduct. Today’s bulletin includes summaries of DOB-imposed disciplinary actions, including penalties, license suspensions and revocations.

The actions below represent a portion of DOB’s overall work to enforce the City’s building codes and safety laws, in addition to the thousands of inspections conducted and violations issued by the agency each month for illegal building and construction conditions.

DOB completed a number of major enforcement actions in October, including:

- 18 violations and \$210,000 in penalties issued for failure to safeguard construction sites on 18 separate occasions.
- 11 violations and \$178,750 in penalties, including daily penalties, issued for illegal building alterations at 2 locations.
- 3 violations and \$30,000 in penalties issued to 3 individuals for failure to carry out the duties of a construction superintendent.

Below are individual enforcement highlights for October 2023:

Bronx

- \$10,000 in penalties issued to Skanska RJ Industries for violations recorded at 221 Miranda Street. DOB inspectors issued violations for failure to safeguard after an excavator hit overhead powerline, breaking two electric poles and damaging Con Ed powerlines.
- \$2,500 in penalties issued to Quad Stars LLC for violations at 387 Fordham Road. DOB inspectors found the respondent had failed to register a sign into the sign inventory for their Outdoor Advertising Company.



Brooklyn

- \$124,000 in total penalties issued to Abul Khair for violations recorded at 183 Minna Street. DOB inspectors issued violations for illegal alterations about finding 3 additional dwellings added, including 4 SROs in the cellar.
- \$54,250 in total penalties issued to Mohammed J Akhanji for violations recorded at 15 Kossuth Place. DOB inspectors issued violations for illegal alteration after finding 3 additional dwellings with key locks added on third floor.
- \$32,500 in total penalties issued to Gilbane Building Company for violations recorded at 141 Willoughby St. DOB inspectors issued violations after worker using extension ladder without being tied-off or with three-point stability. fell and injured hip. Inspectors found no record of pre-shift meeting, or refresher for site safety orientation.
- \$16,000 in total penalties issued to Urban Atelier Group LLC for violations recorded at 30 Front St. and 60 Front St. DOB inspectors observed no pedestrian protection available where materials and equipment were being stored, as well as loose wires throughout, and workers not wearing hard hats.
- \$12,500 in total penalties issued to Urban Atelier Group for violations recorded at 267 Bond Street. DOB inspectors issued violations for failure to safeguard after a worker performing stripping operations without guardrails fell 7 feet from foundation. Additionally, inspectors found insufficient pedestrian protection as walked was 2 feet wide, not the required width of 5 feet.
- \$10,000 in penalties issued to Oliwa Construction for violations recorded at 94 2nd Street. DOB inspectors issued violations after observing 3 workers at a 9-ft-deep excavation without support or protection, including water seeping in that was causing foundation to sink.

- \$2,500 in penalties issued to Hamoud Construction Corp for violations recorded at 2129 East 74th Street. DOB inspectors issued violations for work performed on a Saturday without a required after-hours permit.
- \$2,500 in penalties issued to BK Acquisition Three LLC for violations recorded at 180 Remsen Street. DOB inspectors issued violations for failure to maintain building after observing front section of building's finished masonry measuring 4'x4'x2" had detached over a public sidewalk.
- \$2,500 in penalties issued to 200-204 Calyer Street LLC for violations recorded at 200 Calyer Street. DOB inspectors issued violations for failure to maintain building after finding all fire-stopping removed from ceiling and walls on first floor of the occupied being, as well as loose electrical wires and open electrical box.

Manhattan

- \$35,000 in total penalties issued to Turner Construction Company for violations recorded at 2 Pen Plaza. DOB inspectors observed workers improperly using grinder, causing sparks to fly, and worker not using PPE. Additionally, no guardrails or toe boards were present on scaffold at the location.
- \$25,000 in penalties issued to CM and Associates Construction for violations recorded at 14 5th Avenue. DOB inspectors issued violations for failure to safeguard after inground construction operations caused cracks in an adjacent building, leading to apartments being vacated.
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Queens

- \$12,500 in total penalties issued to Hunter Roberts Construction for violations recorded at 26-58 Jackson Ave. DOB inspectors issued violations for failure to institute safety measures after a pile driver being used on muddy ground and with a defective hoist wire fell on a worker's leg during operations.
- \$7,500 in total penalties issued to 2022 ANJ Construction for violations recorded at 19-12 149th street. DOB inspectors issued violations for demolition without a permit and failure to maintain housekeeping.
- \$5,000 in total penalties issued to Gavriel Badalov for violations recorded at 147-07 72nd Drive. DOB inspectors issued violations for work without a permit and illegal occupancy for electrical work, plumbing, partitions, and a deck at the second floor.
- DOB inspectors

Staten Island

- \$25,000 in penalties issued to Kel-tech Construction Inc for violations recorded at 445 Castleton Ave. DOB inspectors issued violations for failure to safeguard after a worker fell off a scaffold that was improperly constructed and material fell on

top of him. Inspectors observed that scaffold had cross braces unsecured, and levels not fully planked and were missing guardrails.

Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited 8 professionally certified applications submitted by Professional Engineer Solomon Rosenzweig and found major code non-compliances, including filing Alteration - No CO applications despite proposing changes in use, egress, and/or occupancy, which require Alteration - CO applications for a new or amended Certificate of Occupancy; proposing plans that do not properly indicate partial demolition; proposing plans that show the number of units contrary to the I-card in effect; proposing plans that do not provide two exits nor stairs equipped with automatic sprinkler protection; failure to provide complete structural plans; and various other violations of code and rules, including the Zoning Resolution, Building Code, and Administrative Code. Based on the audits, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges, which the Respondent signed.
- DOB's Special Enforcement Team (SET) audited 8 professionally certified applications submitted by Registered Architect Dezhang Fang and found major code non-compliances including filing Alteration - No CO applications despite proposing changes in use, egress, and/or occupancy, which require Alteration - CO applications for a new or amended Certificate of Occupancy; proposing plans that fail to provide two exits from the cellar and fail to show that the cellar stair is enclosed; proposing plans that improperly include obstructions in the court of a residential building located in the R7A district; failure to provide a complete Tenant Protection Plan; and various other violations of code and rules, including the Zoning Resolution, Building Code, and Administrative Code. Based on the audits, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges, which the Respondent signed.
- DOB's Special Enforcement Team (SET) audited 8 professionally certified applications submitted by Professional Engineer Sunil Saigal and found major code non-compliances, including filing Alteration - No CO applications despite proposing changes in use, egress, and/or occupancy, which require Alteration - CO applications for a new or amended Certificate of Occupancy; proposing plans that are incomplete; proposing a cellar staircase that is not entirely enclosed; failure to correctly identify the required special inspections; and various other violations of code and rules, including the Zoning Resolution, Building Code, and Administrative Code. Based on the audits, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges, which the Respondent signed.
- General Contractor Sasikanth Simhadri was issued a warning letter reminding him that all workers working at sites for which he holds city contracts must be paid prevailing wages. The warning letter was emailed to Simhadri's attorney.