



BUILDINGS 2025-005 BULLETIN OPERATIONAL

ISSUANCE DATE
June 3, 2025

SUPERSEDES
BB 2016-010, OPPN #1/04



ISSUER: Constadino (Gus) Sirakis, PE, M.ASCE
Deputy Commissioner
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PURPOSE: This Bulletin revises the established operational procedures for the Professional Certification Program, which allows a Professional Engineer (PE) or Registered Architect (RA), as an applicant, to certify the job is in compliance with the New York City Construction Codes, Zoning Resolution and all applicable laws and rules on related application(s).

SUBJECT(S): Professional Certification Program

RELATED CODE SECTIONS & RESOURCES

AC 28-104.2.1	AC 28-104.7	1 RCNY 21-02	MC 106	PC 106
AC 28-104.2.2	AC 28-104.8	BC 107	FGC 106	FC 105

I. BACKGROUND

The NYC Department of Buildings (Department) instituted a Professional Certification Program in 1995, under which construction and other submittal documents are accepted with *less than full examination* according to AC 28-104.2.1 based on the professional certification of an applicant who is a Registered Design Professional (RDP), i.e., a New York State licensed Professional Engineer or Registered Architect (PE/RA). Participation in the program calls for the display of appropriate standards of professional competence and integrity by the licensed professional who must have both knowledge and experience with the New York City Construction Codes, the New York City Zoning Resolution, the Department's rules, and any other applicable laws and rules.

II. PROFESSIONAL CERTIFICATION PROGRAM & LIMITATIONS

By participating in the program, the applicant acknowledges his or her obligation to comply with the construction documents and submission requirements set forth in s AC 28-104.7 and 28-104.8; Building Code Section 107; Mechanical Code Section 106; Fuel Gas Code Section 106; Plumbing Code Section 106; and Fire Code Section 105.

All professionally certified applications or submissions of construction documents for architectural, mechanical, structural, excavation and earthwork, and plumbing work must be complete, coordinated, and in accordance with Code, zoning and all other applicable laws and rules. [Refer to the Plan Examination Guidelines for Minimum Requirements for Review of Design Drawings.](#)

The Department's acceptance of a submission under the professional certification program and in accordance with Sections AC 28-104.2.1 and 28-104.2.2, shall have the same force and effect as the approval of construction documents after full examination by the Department. The Department will rely on the truth and accuracy of statements contained in the professionally certified application of the (RDP), and any amendments submitted in connection therewith, as verification of compliance with the provisions of the Zoning Resolution, the New York City Construction Codes, and all other applicable laws and rules.

A. Excluded Work:

The following work applications cannot be professionally certified:

1. Subdivisions
2. Full demolitions and applications containing demolition work that includes the use of mechanical equipment, other than handheld equipment, per BC Section 3306.5
3. Applications for work on projects that require, or are related to projects that require any approval, permit, or another type of determination from the Board of Standards and Appeals (BSA).

Additionally, effective July 1, 2025, the following applications cannot be professionally certified:

4. Support of Excavation (SOE) and Underpinning applications.
5. Loft Board compliance applications.
6. Authorization for Temporary Residence per AC28-507 enacted by Local Law 126 of 2024: Legalization of eligible basement and cellar residences filed under the pilot program enacted by Local Law 126 of 2024.
7. Buildings with Residential Occupancy involving Demolition ((partial or full (DM)) applications regardless of work types, or work involving GC or ST work types related to ALT, ALTCO, or ALTCO-NB applications in the following Anti-Harassment Districts of the Zoning Resolution:
 - a. Greenpoint-Williamsburg anti-harassment area (ZR 27-20)
 - b. Subareas D4 or D5 in the Hell's Kitchen Subdistrict D (ZR 93-91)
 - c. Special Clinton District Preservation Area (ZR 96-107)
 - d. Special Clinton District Perimeter Area (ZR 96-20)
 - e. Special West Chelsea District (ZR 98-70)
 - f. Subdistrict A-2 of the Special Garment Center District (ZR 121-60)

B. Project Responsibility and Withdrawal

The applicant, an RDP who is participating in the program, shall be responsible for the Code compliant design of the project until a letter of completion or certificate of occupancy is issued, except as provided below:

1. **Withdrawal:** If an applicant withdraws responsibility from a professionally certified project, the Department must be notified immediately. All work shall stop and no permit renewal, letter of completion or certificate of occupancy shall be allowed until a successor RDP is designated as the applicant of record; **or**
2. **Revocation:** When the Department revokes an applicant's professional certification privileges, the applicant may continue responsibility only for applications that were permitted prior to the revocation, and provided a PAA is not filed after the revocation. See Section V of this Bulletin.

C. Zoning Audit of New Building, Alteration Type-1 and Enlargements:

Professionally certified New Building, Alteration Type 1 and other enlargement applications are subject to a zoning audit by the Department, prior to acceptance, as outlined in Section IV of this Bulletin.

III. OPERATIONAL GUIDELINES**A. Application Submission for Acceptance**

In addition to an application complying with all the applicable requirements and guidelines in effect at the time of its submission, a professionally certified application of construction documents and other submittals must also include the following:

1. Professional and Owner Certification: Certification from the RDP and statement and signature of the owner to submit a professionally certified application

2. Required Items Checklist for Professional Certification
3. Approvals, permits and/or certifications from other governmental agencies submitted prior to acceptance of the professionally certified application
4. If applicable, any written determinations, easements and declarations, and zoning lot exhibits.

B. Permits

Once the professionally certified application is accepted and all applicable fees are paid, a permit will be issued.

C. Post Approval Amendments

Any Post Approval Amendments (PAAs) must be professionally certified. Such PAA submissions shall include all changes and amendments to the construction documents of the previously accepted application. Such PAAs are limited to the following:

1. Changes required in the previously accepted application's work due to unforeseen field conditions
2. Deliberate modifications, of a limited nature, to the project's initial scope of work
3. Changes needed to comply with audit comments, as outlined in Section IV.C of this Bulletin.

IV. AUDIT OF PROFESSIONALLY CERTIFIED APPLICATIONS**A. Audit Process**

All professionally certified applications and PAAs are subject to audit. An audit of a professionally certified application may be conducted at any time based on the following audit process.

A selection of professionally certified applications, including PAAs, will be audited according to the following types:

1. **Zoning Audits:** Prior to acceptance, all professionally certified New Building, Alteration Type 1, enlargement alteration applications and zoning-related PAAs, are subject to a zoning audit.
2. **Program Audits:** A representative sample of professionally certified applications, including PAAs, will be selected for audit upon issuance of permit(s).
3. **Targeted Audits:** In addition to the above, the Department may perform a targeted audit of professionally certified applications based upon receipt of a complaint, evidence of non-compliance, or at the discretion of the Commissioner.

If the auditor finds no objection to the application, the audit of the selected application will be recorded as *Accepted* and no further action will be taken. Applicant may schedule meeting with auditor to review audit objections.

B. Failed Audits

If an auditor fails the application or conditionally accepts it with minor objections, an objection sheet is sent to the applicant, owner and filing representative. For failed audits, the Department may send a 15-day *Notice - Intent to Revoke* and in addition, a stop-work order may also be issued at the discretion of the Commissioner.

C. Resolving Objections

The applicant must resolve comments/objections with the auditor. The applicant may be required to file a PAA with the latest revision of the Additional Information (AI) form that clearly explains how the construction documents, forms, reports, certifications, etc., were added or modified to address all the auditor's comments/objections.

D. Failure to Resolve Objections/Revocation of Permit

If the comments/objections are not resolved to the satisfaction of the auditor following the scheduled meeting, the Commissioner will revoke the permit(s), approval, and/or acceptance of the application and construction

documents. If permit(s) have been issued, a stop-work order shall be issued at the discretion of the Borough Commissioner.

If the applicant fails to respond to the auditor, neglects to schedule a meeting to address any comments/objections, or if the applicant cannot resolve the issues in a timely manner, the Department may determine that any permit and/or acceptance of the construction documents was in error, and the Commissioner may issue a Notice of Revocation letter and a stop work order, revoking the permit, approval and/or acceptance of the application and construction documents.

E. Reinstatement:

After an application is revoked, if the owner hires a new applicant to continue the project, a revised design drawing is required. If the owner wishes to continue the project with the same applicant, a revised design drawing may be required to address the audit objections. The applicant and owner must obtain approval by the Commissioner to reinstate such an application and pay the applicable reinstatement fee.

V. DISCIPLINE/EXCLUSION FROM THE PROFESSIONAL CERTIFICATION PROGRAM

The Department may, after a hearing at the Office of Administrative Trials & Hearings, suspend, exclude or otherwise condition the professional certification privileges of an RDP as outlined in Section AC 28- 104.2.1.3.2 and 1 RCNY § 21-02. The Department will refer evidence of wrongdoing to the New York City Department of Investigation for criminal prosecution as warranted and to the New York State Office of Professional Discipline for their disciplinary action.

RESOURCES

- Plan Examination Guidelines for Minimum Requirements for Review of Design Drawings:
http://www1.nyc.gov/assets/buildings/pdf/plan_exam_user_guide.pdf
- Professional Certification page from DOB website:
<https://www.nyc.gov/site/buildings/industry/professional-certification.page>