



**NYC**<sup>TM</sup>  
Buildings

NEW YORK CITY  
**CONSTRUCTION  
SAFETY  
REPORT**

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# MESSAGE FROM THE COMMISSIONER

In bustling New York City, the construction industry remains an ever-present reminder of the strong economic growth throughout the five boroughs. Orange safety netting and hunter green construction fences are a visual cue in our built environment that this City is in fact still rising, our economy is strong, and the “project” of New York City is far from complete.

Each day the Department of Buildings receives hundreds of applications for new development projects and needed building repair campaigns. These projects provide our City with hundreds of thousands of good paying middle-class jobs, add to our City’s housing stock, and make sure that existing buildings remain in good structural condition. Construction activity is undoubtedly a net positive for our city, and I am pleased to say that despite economic headwinds in recent years, the construction industry remains robust.

But all this construction activity comes with a price. It is noisy, it is disruptive to our lives, and it comes with potential dangers if the proper safeguards are not implemented by contractors. Inherent risks have always been a part and parcel of construction work. Working at heights, using heavy machinery, and performing complicated tasks with heavy materials will by definition be potentially hazards to not just the workers on the site, but neighboring members of the public as well. With over 40,000 construction sites dotted around our city in every neighborhood in the five boroughs, promoting safe work practices on these work sites is paramount to promoting the safety of all New Yorkers.

Each year, this Department collects a mountain of data about our built environment and the active construction projects that surround us. In keeping with our longstanding commitment to public transparency, we make this data available on our website and produce these annual construction safety reports all to better inform the public about their own city. For years we have used this data internally to refine our internal enforcement procedures with a goal towards improving public safety. By drawing back the curtain on construction safety incidents, we are providing industry members with this same critical information that can help them improve their own site safety protocols as well.

In 2023, NYC saw that overall construction activity citywide largely remained steady when compared to the previous year, increasing in some areas and decreasing in others. While the amount of activity has remained relatively

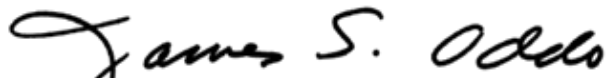
constant, we have seen a welcome drop in building construction-related fatalities, from 11 in 2022 down to 7 in 2023. This is a remarkable year-over-year drop and marks the lowest number of fatalities in our industry in nine years. That trend is encouraging to say the least, as we continue to use every tool at our disposal to push that number closer and closer to zero. Reductions in fatal incidents in this industry is welcome news, but even one death in our industry is unacceptable.

It's not all good news, as this report does show a significant 25% increase in the number of reported worker injuries on building construction work sites. The 692 reported worker injuries in 2023 range from a non-emergency trip to a walk-in urgent care facility for a small cut, to significant life-altering injuries resulting in prolonged hospitalization. Our team at DOB has been taking a close look at these injuries, to get a better understanding of where they are occurring, and why they are happening. This dichotomy between less fatalities and more injuries underscore the complexity of the task before us to help foster a culture of safety in the industry we regulate.

There are 1,600 men and women at the Department of Buildings, who work diligently every day to promote compliant development and improve safety for all New Yorkers. Ultimately, our resources are not without limit, and City inspectors cannot monitor every construction project in the City at all times. That is why it is incumbent upon contractors, site safety professionals, and construction workers to be responsible for adhering to both City and federal OSHA regulations. By analyzing the data we collect every year, and making it public, we hope that we can only further help these industry professionals understand the dangers associated with lax work site safety, and work collaboratively to help prevent construction-related incidents citywide.

Finally, I would like to acknowledge all the staff who work with me at the Department of Buildings. This agency is filled with diligent and dedicated professionals. I am honored to be leading and supporting them.

Regards,



Commissioner

**New York City Department of Buildings**

# CONSTRUCTION ACTIVITY



**162,220**  
TOTAL PERMITS

**99,787**  
INITIAL PERMITS

**4,819**  
NEW BUILDING

**3,774**  
FINAL C/O

**92,947**  
PROPOSED  
DWELLINGS

**54,577,137**  
NEW FLOOR AREA

## CONSTRUCTION ACTIVITY OVERVIEW

In calendar year 2023, our permit data shows mixed indicators on the state of the construction industry here in New York City. Overall activity levels are generally commensurate with construction activity both before and after the pandemic-fueled lows seen in 2020. The large total numbers of applications received and permits issued show that construction activity continues to play a major role in the City's economy.

In signs of growth, the number of permits specifically issued for new building projects saw a major 28% increase, driven primarily by the increase in proposed smaller 1- and 2-family homes. We saw a similar 28% increase in the total amount of new construction floor area permitted in 2023, as many of the proposed projects initially filed in 2022 prior to the effective date of the 2022 NYC Construction Codes and the deadline for state affordable housing tax incentives (Nov. 7, 2022), finally obtained permits and started construction work.

At the same time, the total number of all permits issued in 2023, including renewals, decreased by over 3% compared to the previous year, with the decrease in issued permits being spread across all five boroughs. In addition, we also saw a 2.5% decrease in the number of final certificates of occupancy issued in 2023, compared to the previous year, indicating less building construction projects crossing the finish line in that year. In addition, New York City saw a 7.5% decrease in total full demolition permits issued, which has long been seen as an indicator of future redevelopment projects.

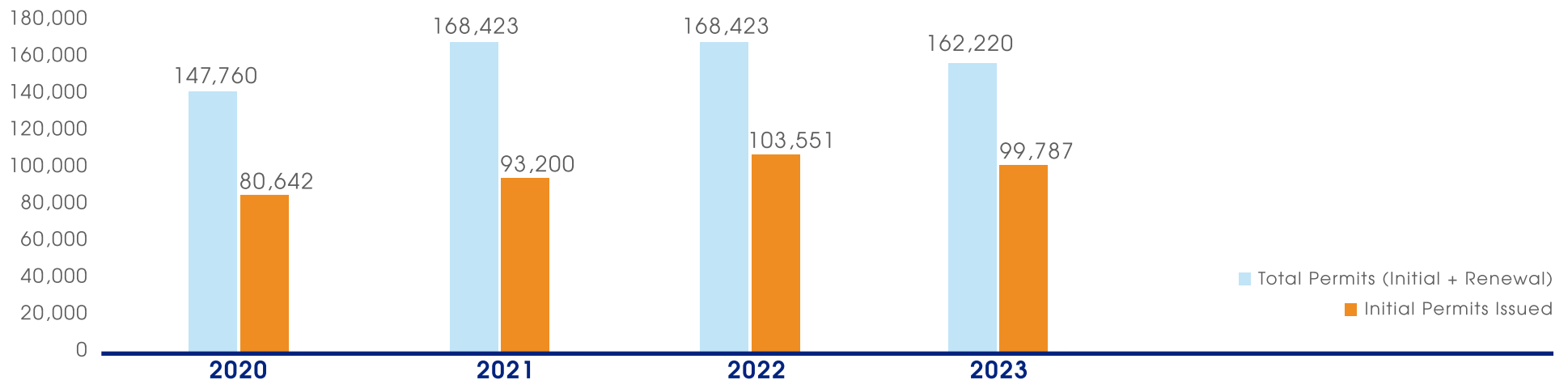
## Construction Activity Overview

Year	Total Permits Issued (Initial + Renewal)	Initial Permits Issued	Initial New Building Permits Issued	Final Certificates of Occupancy Issued	Proposed Dwelling Units	New Construction Floor Area
2020	147,760	80,642	1,318	3,745	24,817	32,939,642
2021	168,423	93,200	1,683	3,542	25,581	42,925,470
2022	168,359	103,551	3,746	3,873	63,890	42,652,283
2023	162,220	99,787	4,819	3,774	92,947	54,577,137

## Total Permits Issued (Initial + Renewal) by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	57,970	13,526	40,072	28,995	7,197
2021	63,320	16,141	45,849	34,196	8,917
2022	61,827	17,195	46,289	34,121	8,927
2023	59,118	17,056	44,477	32,962	8,607

## Construction Permits Issued



## New Construction Floor Area Square Footage by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	6,130,949	5,970,034	10,343,220	8,241,962	2,253,477
2021	9,974,870	10,072,123	10,914,039	9,866,354	2,098,084
2022	7,080,403	8,118,528	15,768,476	10,157,555	1,527,321
2023	8,276,009	8,730,992	22,498,843	13,624,150	1,447,143

## New Buildings Permits by Borough

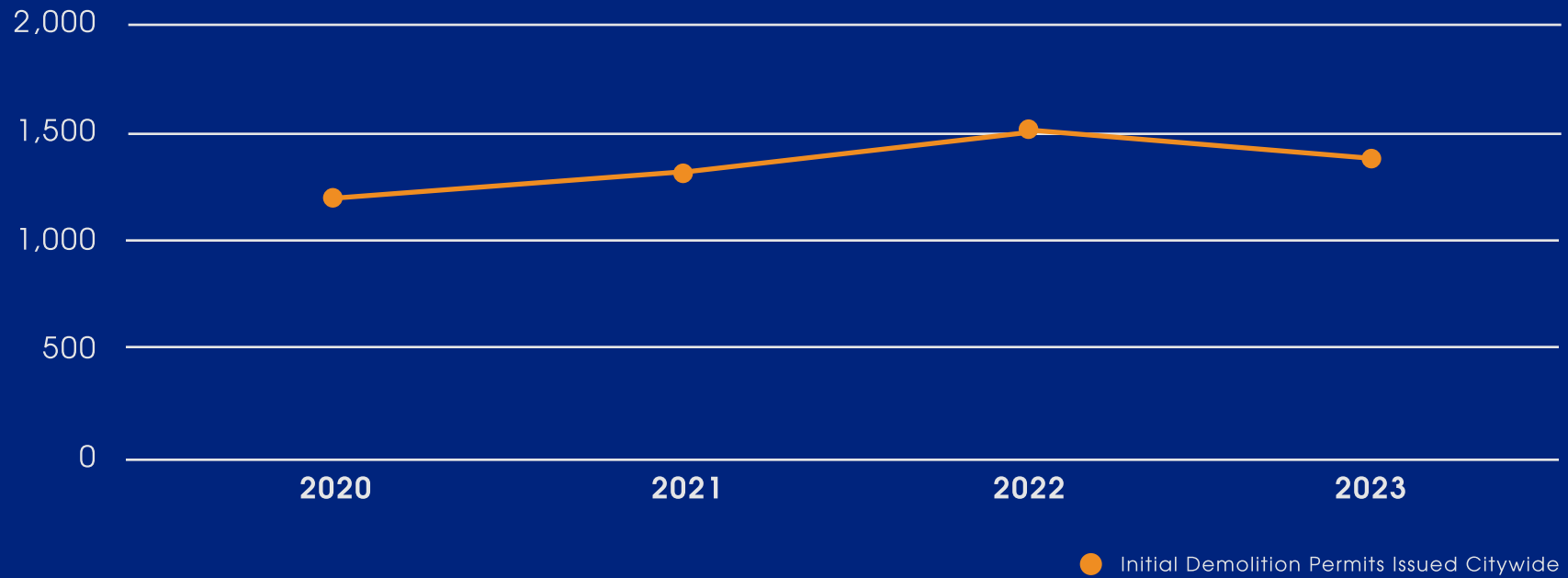
Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	53	147	334	442	342
2021	57	181	351	573	521
2022	234	502	1,176	880	954
2023	252	690	1,477	1,324	1,076

## Initial Demolition Permits Issued Citywide

Year	Permits
2020	1,205
2021	1,335
2022	1,538
2023	1,419



## New York City Demolition 2020 - 2023



## Final Certificates of Occupancy Issued by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	326	318	1,119	1,368	614
2021	237	272	1,260	1,174	599
2022	381	253	1,295	1,393	551
2023	329	392	1,194	1,272	587

# CONSTRUCTION INCIDENTS

With the overall levels of construction activity throughout the city remaining high, so does the potential for construction-related incidents that result in injuries and fatalities. Despite that potential for hazardous conditions, we have seen a significant decrease in fatalities in the industry. In calendar year 2023, DOB saw a 36% decline in fatal incidents that came as the result of building construction-related activities under the purview of the agency. The seven workers who tragically died as a result of a building construction-related incident in 2023 marks a nine-year low.

While fatalities fortunately decreased from the previous year, 2023 still saw significant increases in both incidents reported to the Department and injuries on building construction sites. DOB counts an injury as any time a worker receives off-site medical attention as a result of an incident, regardless of the severity of the injury. The data shows that in recent years injuries on building construction work sites were lowest in 2020, due in no small part to the slowdown of construction activity related to the COVID-19 pandemic, and a statewide pause on all non-essential construction activity in Spring 2020. Since 2020, as construction activity ramped back up injuries reported to DOB have increased every year and are now up 38% over those three years.

This increase in injuries is of particular concern to the Department, which has been actively combing through the data to get a better understanding of why more workers are getting hurt on the job. Notably, the data shows a large increase in ladder falls, stair falls and tripping incidents. The City has seen an over 17% increase in these types of incidents that are investigated by the Department but did not result in any enforcement actions because no unsafe or illegal conditions were found by our inspectors. Since all required safeguards are found to be in place at the time of the injury, the incident is deemed to be an error on behalf of the worker. This is a troubling trend that the Department is investigating further to determine why these types of incidents are on the rise, and what can be done to address the situation.

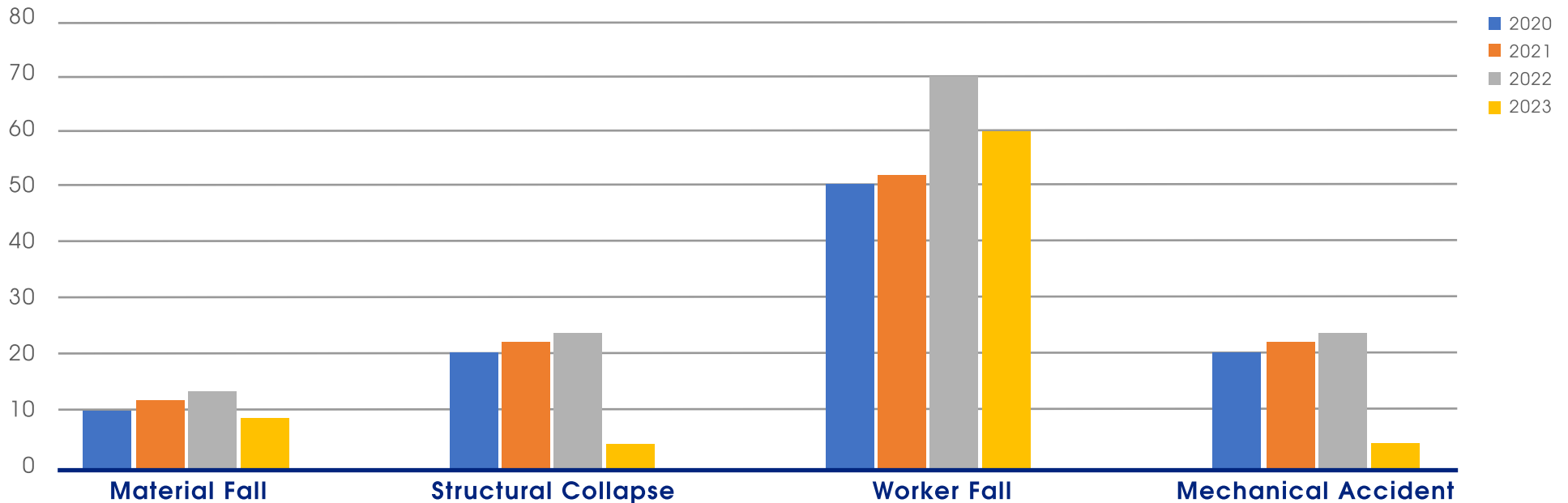
Despite the uptick in construction related incidents and injuries construction generally remains a safer profession today than in years past. 2018 remains the high-water mark for building construction-related injuries at 759. The 692 injuries on building construction work sites that occurred in 2023 is an 8% decrease from this high-water mark five years ago. In context, even the relatively high number of injuries seen in 2018 represents less than one percent of the City's construction industry, which includes hundreds of thousands of construction workers.

Once again, this year worker falls continued to be the leading cause of fatalities and serious injuries on construction sites. Falls from an elevation have long been the most common reason for injuries and fatalities in New York City, as well as across the state and the country. Contractors and safety supervisors must take steps to drastically reduce the risk of worker falls by adhering to DOB and OSHA safety regulations for guardrails, controlled access zones near leading edges, and enforce the use of appropriate fall arrest systems and harnesses.

## Construction-Related Incidents, Injuries & Fatalities

Year	Incidents	Injuries	Fatalities
2015	1,011	472	12
2016	1,162	603	12
2017	1,212	671	12
2018	1,193	759	13
2019	960	594	14
2020	796	502	8
2021	712	505	9
2022	752	554	11
2023	841	692	7

## Leading Cause of Construction-Related Injuries



## Construction-Related Incidents by Borough

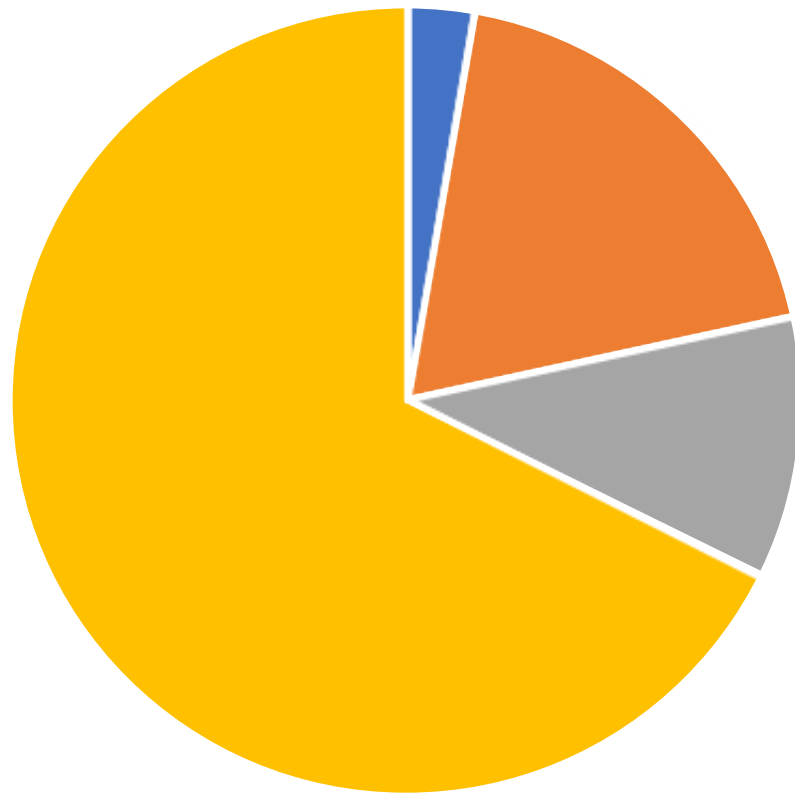
Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	435	63	187	100	11
2021	395	66	166	73	12
2022	333	87	213	110	9
2023	308	108	278	136	11

## Construction-Related Injuries by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	289	43	107	61	2
2021	300	48	105	45	7
2022	255	71	143	79	6
2023	264	91	222	106	9

## Construction-Related Fatalities by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	2	0	5	1	0
2021	3	1	3	1	1
2022	2	1	6	2	0
2023	3	1	2	1	0



### Leading Cause of Building Construction-Related Fatalities

- Other
- Mechanical Equipment
- Material Fall
- Worker Fall

### Construction Incidents Where DOB Found No Unsafe or Non-Code Compliant Conditions

Year	Total Incidents with Injury or Fatality	Incidents with No Enforcement Action Necessary	Percentage of Incidents with Injury or Fatality with No Action Necessary
2021	502	45	9.0%
2022	540	85	15.7%
2023	649	167	25.7%

A construction worker wearing a hard hat, safety vest, and orange shirt is working on a rooftop. The worker is using a tool on a blue metal structure. In the background, a city skyline with several skyscrapers is visible under a blue sky with light clouds.

# FATAL CONSTRUCTION INCIDENTS

In 2023, seven workers tragically lost their lives in building construction-related incidents under the jurisdiction of the NYC Department of Buildings. Four of the seven fatal incidents were the result of worker falls, which continues to be the number one danger construction workers face on the work site. Worker falls can happen on sites of any size, and even a relatively short fall can lead to serious injury or death. Implementing proper fall prevention and work site safeguards must be a top priority for every contractor and site safety professional working in New York City. Below is a review of the fatal building construction incidents that occurred in 2023.



- *Permit Holder at the Time of Incident: **RJB Contracting Carting C***
- *Project Type: **Full Demolition***
- *Category: **Other Construction-Related Incident***

### **Worker Crushed by Collapsing Wall in SoHo**

*126 Lafayette Street, Manhattan*

**Tuesday, March 7 at approximately 12:55 pm**, DOB was called to respond to reports that an exterior wall at an active and permitted building demolition site had collapsed and fallen on several workers. At the scene, DOB personnel determined that while workers were conducting permitted demolition operations on the three-story building, a section of the building collapsed onto four workers, burying them in debris. One worker died of the injuries sustained in the incident. DOB's investigation revealed that prior to the collapse, floor joists had been removed from the top of a wall, creating an unsupported free-standing wall which became overloaded with debris, collapsing onto the second-story floor and the workers below. This incident remains under active investigation, and DOB enforcement actions against the responsible parties are still pending.



- *Permit Holder at the Time of Incident: **Tishman Construction Corp.***
- *Project Type: **New Building***
- *Category: **Worker Fall***

### **Worker Falls 20 Feet in Midtown East**

*270 Park Avenue, Manhattan*

**Friday, March 24 at approximately 7:30 am**, DOB personnel were called to the new 57-story tower project after receiving reports that a worker had fallen. At the scene, DOB personnel determined that guardrails had been removed around a shaft on the 12th floor to install studs as part of the ongoing construction project. A worker employed by a sub-contractor, was on top of a baker scaffold near this open shaft at the site which was missing required outriggers and guardrails. The baker's scaffold wheels were also not locked in place. The worker lost their footing and fatally fell approximately 20 feet through the unprotected shaft opening onto the 11th floor mezzanine below. DOB's investigation found that the contractor had failed to properly safeguard the site and failed to provide adequate safety information to workers during the pre-shift safety meeting. As a result, DOB issued a Full Stop Work Order for the project and 11 OATH/ECB summonses to the contractor.



- *Permit Holder at the Time of Incident: **A. Malek Contracting LLC***
- *Project Type: **Façade Repair***
- *Category: **Worker Fall***

### ***Unreported Worker Fall in Bed-Stuy***

*853 Marcy Avenue, Brooklyn*

**Wednesday, April 12**, workers were on scene at a two-family residential building installing a supported scaffold around the structure for a minor façade repair job. Two workers climbed atop a nearby stair rail near the building’s entrance stairway, in order to place wood planks on the scaffold above. While this operation was ongoing, one of the workers slipped off the stair rail and fell three feet, hitting their head on the concrete steps below. The worker was transported to a local area hospital in critical condition, and later died of their injuries while still hospitalized on May 14. DOB was not immediately notified of this incident by the contractor, as is legally required of the property owners and the contractor, and only became aware of the incident the following day after receiving a complaint from the public. As a result, DOB issued multiple violations to the contractor for failure to safeguard the work site, and for failure to notify DOB of the incident.



- *Permit Holder at the Time of Incident: **NY Proconstruction***
- *Project Type: **Major Alteration***
- *Category: **Other Construction-Related Incident***

### ***Worker is Cut by Circular Saw in Queensboro Hills***

*142-34 56th Road, Queens*

**Thursday, July 6, at approximately 11 am**, DOB was called to respond to reports of a worker injury at a permitted major alteration and enlargement of an existing single-family home. Investigators found a worker in the garage area of the building with a fatal cut to the neck, and a gas-powered rotary saw next to him. The other workers at the scene informed DOB that they did not witness what happened. It was determined that the worker was using the rotary saw to cut joists in the building, when incorrect use of the tool caused it to kick back, causing the fatal injury. As a result, DOB issued a Full Stop Work Order at the scene, and violations to the contractor for their failure to institute proper safety measures resulting in the fatal injury.





## **Worker Falls Through Hole in Roof in Boerum Hill**

*275 Atlantic Avenue, Brooklyn*

**Wednesday, September 13, at approximately 7 am**, DOB personnel were alerted that a worker had fallen from an 11-story building where active demolition work was ongoing. The location is the Brooklyn Detention Center. At the scene, DOB inspectors determined that a worker was on the roof carrying materials for the installation of plastic weatherproofing protection that was to be installed on the roof, when they began walking backwards. While moving backwards they inadvertently kicked away planking that was covering a hole opening on the roof, lost their footing, and fell approximately eighteen feet to the floor below. The worker was taken to a local hospital with broken ribs and a head injury that resulted from the fall. The worker died at the hospital from their injuries several days later on September 16. Further investigation revealed that the planking covering the hole on the roof was not properly secured in place, and

and that there were no other safeguards around the hole, such as guardrails or markings. Furthermore, the required pre-shift safety meeting for workers held the morning of the incident did not properly address the scope of the day's work. As a result, DOB issued a Stop Work Order at the site and multiple violations to the contractor.

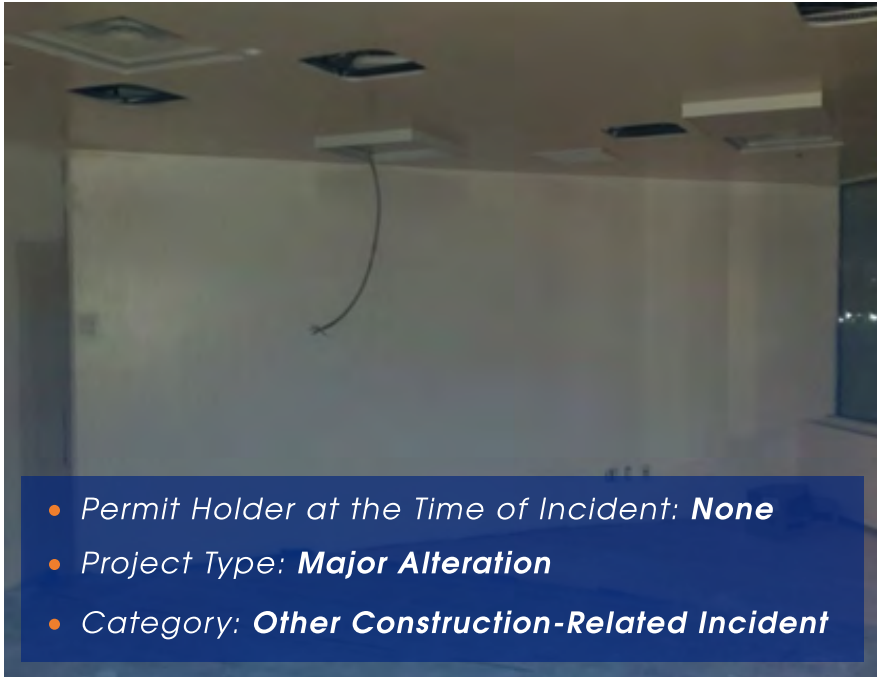


## **Worker Fall in Belmont Heights**

*16 Wade Square, Bronx*

**Saturday, November 11 at approximately 9 am**, workers were conducting construction operations on fifth floor working deck of an eight-story new building development project, when one of the workers fell. DOB's investigation revealed that the worker was adjusting an exterior curtain wall panel on the fifth floor, when they lost their footing and fell to a setback at the first floor. It was determined that the worker was not wearing a harness and was not otherwise tied off to a fall prevention system, despite working close to a leading edge. It was also determined that there were no guardrails at site where required, the approved site safety plan was not kept on site, and there was no record to indicate that the

workers had participated in a pre-shift safety meeting before they began work that day, all requirements for work sites of this size. As a result, DOB issued a Full Stop Work Order at the site, and multiple violations to the contractor pre-shift safety meeting for workers held the morning of the incident did not properly address the scope of the day's work. As a result, DOB issued a Stop Work Order at the site and multiple violations to the contractor.



### ***Worker Dies by Electrocution in the Financial District*** *175 Water Street, Manhattan*

**Tuesday, November 21, at approximately 10:10 am**, an electrician was found unconscious on the 23rd floor of the building, face down on the ground near a ladder with burn marks on his hands. The electrician, who worked for the company MC Electrical, was brought to a local area hospital in cardiac arrest and was unable to be revived. The preliminary medical examiners findings from the scene indicated that the electrician died of an electrical shock. DOB electrical inspectors on scene the day of the incident found a significant amount of electrical work had been performed without permits, including new wiring, new ceiling lighting, new electrical boxes. As a result, DOB issued a Stop Work Order at the site, and violations for the illegal unpermitted work and for failure to institute safety measures at the work site.



# NEAR MISSES & MAJOR NON-FATAL INCIDENTS 2023

The Department investigated hundreds of other construction-related incidents in 2023 that could have also easily ended in a life-threatening injury, but thankfully did not, despite having all the makings of a potentially fatal incident. Reviewing these incidents shows that even non-fatal incidents on construction sites can have serious consequences, resulting in severe injuries, work stoppages and costly repairs. Below is a review of several notable potentially fatal near misses of 2023.



- Permit Holder at the Time of Incident: **Monadnock Construction**
- Project Type: **New Building**
- Category: **Mechanical Construction Equipment**

## **Tower Crane Collapse in Midtown West**

*550 10th Avenue, Manhattan*

**Wednesday, July 26, at approximately 7:45 am**, construction crews were lifting a load of concrete to the 36th floor of a new building construction project with assistance of the tower crane, when a fire broke out on the machine deck at the top of the crane. After the fire broke out, construction contractors at the scene took immediate action to clear the street below, blocking off vehicular and pedestrian traffic. There was a fire in the cab of the tower crane and the 180-foot-long boom struck the top floors of the neighboring tower at 555 10th Avenue, before falling to the street. This catastrophic failure caused major damage to both the construction site and the neighboring tower, sending thousands of pieces debris all across 10th Avenue. Miraculously, the 11 people that were hurt in this collapse only suffered minor injuries. DOB's investigation into what led to the fire and collapse is still ongoing.



- Permit Holder at the Time of Incident: **MOD Consultants LLC**
- Project Type: **New Building**
- Category: **Other Incident**

## **Excavation Work Causes Partial Building Collapse in Bushwick**

*1580 DeKalb Avenue, Brooklyn*

**Thursday, February 23, at approximately 1 pm**, DOB was alerted that while workers were conducting excavation work on a new building project, an approximately 40-foot by 15-foot section of a wall collapsed from a neighboring building directly adjacent to the site. Fortunately, no injuries were reported from this incident, however the significant amount of debris from the incident could have easily severely injured a worker had they been working in the excavation site. In the interest of public safety and due to the severe extent of the damage, the Department issued a Full Stop Work Order on the excavation work and a Full Vacate Order on the affected property.



- *Permit Holder at the Time of Incident: **A&M Warshaw PLBG & HTG***
- *Project Type: **Boiler Repairs***
- *Category: **Other Incident***

### ***Carbon Monoxide Poisoning on Work Site in the Upper East Side***

*593 Park Avenue, Manhattan*

**Wednesday, March 1, at approximately 2:50 pm**, inspectors from DOB's Boiler Unit were called to a work site in the Upper East Side where two workers became unconscious after it was determined that they inhaled dangerous levels of carbon monoxide. The workers in question were conducting work on a boiler and using a pneumatic drill with an oxygen compressor inside of the building's cellar without proper ventilation, causing the enclosed space to quickly fill with the toxic gas which reached dangerous levels. The workers were transported to an area hospital for treatment while the Department issued a Stop Work Order until the dangerous conditions could be remediated. DOB personnel also issued violations for the contractor's failure to institute proper safety measures on the site.



- *Permit Holder at the Time of Incident: **MDG Design & Construction LLC***
- *Project Type: **Façade Repairs***
- *Category: **Worker Fall***

### ***Safety Harness Saves a Life in Chelsea***

*640 Riverside Drive, Manhattan*

**Thursday, April 13, at approximately 10:25 am**, construction workers were performing façade and fire escape repairs at the 12-story apartment building. One of the workers on the 3rd floor of the fire escape slipped and fell off the side. Fortunately, the worker was wearing a fall protection harness and was securely tied off, so he did not fall to the ground below. Other construction workers were able to pull the fallen worker by his lifeline and bring him back up onto the fire escape. A full inspection of the work site found that all required safety measures and fall prevention systems were in place, and that all of the workers had proper site safety training cards and a pre-shift safety meeting had been conducted. Thanks to these safety measures, this worker was able to avoid a potentially life-altering fall. This incident underscores the life-saving potential of a properly used safety harness.



- Permit Holder at the Time of Incident: **Pavarini McGovern**
- Project Type: **New Building**
- Category: **Worker Fall**

### **Worker Falls Through Hole in Windsor Terrace**

*11 Ocean Parkway, Brooklyn*

**Friday, July 7, at approximately 7:30 am**, a worker fell through an approximately 4-foot by 2-foot hole on the building's 13th floor and fell approximately 10 feet to the floor below. The hole had previously been covered by a piece of plywood, however another worker had removed the cover without the knowledge of their coworkers. The worker who fell was taken to the hospital for treatment from an incident that could have proven fatal. During the subsequent DOB inspection, it was determined there were no safety measures in place around the hole, such as guardrails or signage, to safeguard workers from the known hazardous condition. It was also determined that the pre-shift worker safety meeting conducted at the site that morning was inadequate and failed to communicate the potential hazards at the site that day.



- Permit Holder at the Time of Incident: **Red Brick Property Management**
- Project Type: **New Building**
- Category: **Excavation/Soil Work**

### **Worker Gets Buried During Excavation in Williamsburg**

*659 Flushing Avenue, Brooklyn*

**Tuesday, July 18, at approximately 10 am**, a worker employed by a plumbing subcontractor was digging an excavation trench in the rear of the property, approximately 8 feet deep, in order to install plumbing pipes at the foundation wall. While work was ongoing, the side of the trench collapsed, sending soil cascading into the hole, pinning the worker up against the foundation wall, and burying them up to their waist. Excavation collapses like this are extremely dangerous, as even just one cubic yard of dirt can weigh as much as a car and can cause severe injuries. First responders were able to dig out the worker and transport them to a local hospital in stable condition. It was determined that the contractors failed to install any shoring or bracing against the side of the excavation trench, nor were any other safeguards implemented to prevent a hazardous collapse.



## ***A Harness Saves a Life in Chelsea***

*145 West 15 Street, Manhattan*

**Tuesday, November 21, at approximately 2 pm**, workers were in the process of installing a supported pipe scaffolding in preparation for a façade restoration project at the 7-story building. One of the workers on the fifth floor of the supported scaffold slipped and fell off the edge. Fortunately, the worker was wearing a harness that was properly tied off. The harness caught the worker, preventing them from falling to the ground below. First responders were able to pull the worker back up onto the scaffold and bring them to a local area hospital. This properly utilized fall prevention system prevented serious injury or death in this case.

A photograph of four construction workers in a hard hat and safety vest, engaged in a discussion on a construction site. The workers are wearing hard hats and high-visibility safety vests. One worker in the center has a black jacket with 'MVG Buildings' written on the back. The background shows a metal mesh fence and structural elements of a building under construction.

# CONSTRUCTION SAFETY ENFORCEMENT

Adherence to city and federal construction safety regulations is the most important factor when working to make a site safe. When contractors ignore their legal duties and responsibilities to comply with these important regulations, they fail to provide safe working environments for their employees. As a result these contractors face strong enforcement actions from the Department of Buildings and our partners at OSHA.

The enforcement tools at the Department of Building's disposal are first and foremost used as a deterrent to unsafe practices on construction sites, as well as to compel compliance with the City's extensive building regulations. When violations and Stop Work Orders are issued by the Department, it is an indication that contractors were not safely complying with our Codes, rules and regulations. If the goal is to promote public safety on construction sites throughout the City, then increases in issued enforcement actions cannot be seen as a metric for success, but rather an indication that bad actors increasingly think they can get away with cutting corners.



In 2023, the Department conducted over 370,000 total field inspections of buildings and construction sites across the five boroughs. This represents the highest total inspections conducted by the Department since it began keeping track. An achievement to be sure, but even that number is small considering the more one million buildings and 40,000 active construction sites. This imbalance highlights the importance of the role contractors and safety personnel play as the first line of defense when it comes to safeguarding the work site. It is their consistent day-in and day-out oversight of ongoing work at construction sites that is the most important factor in reducing construction site hazards.

For the third straight year, the number of Stop Work Orders issued by DOB has declined, as we continue to find less issues on work sites that necessitate a stop to the construction work. The Department believes that the 32% drop in the total number of Stop Work Orders issued in 2023 can be attributed in part, to the implementation of initiatives that put more focus on safety education. Of note, the Department continues to issue and distribute guidance to the construction industry on the specific reasons why a Stop Work Order might be issued, to educate contractors on the proactive steps they can take to implement the required safeguards at their sites and prevent costly work stoppages. For public transparency, the Department also created a new online [Stop Work Order Map](#).

The decrease in OATH summonses can also be contributed to industry’s greater compliance with the City’s safety regulations, as well as the implementation of the homeowner relief program, which is designed to help small property owners of one- and two-family homes avoid these types of enforcement actions, when violating conditions are found.

The Department also continues use its arsenal of tools to hold licensees and other construction professionals accountable when it finds egregious behavior that puts New Yorkers at risk. These include the issuing of violations for serious conditions, suspension/revocation of licenses, probation, fines, the loss of filing privileges, and supporting criminal prosecution.

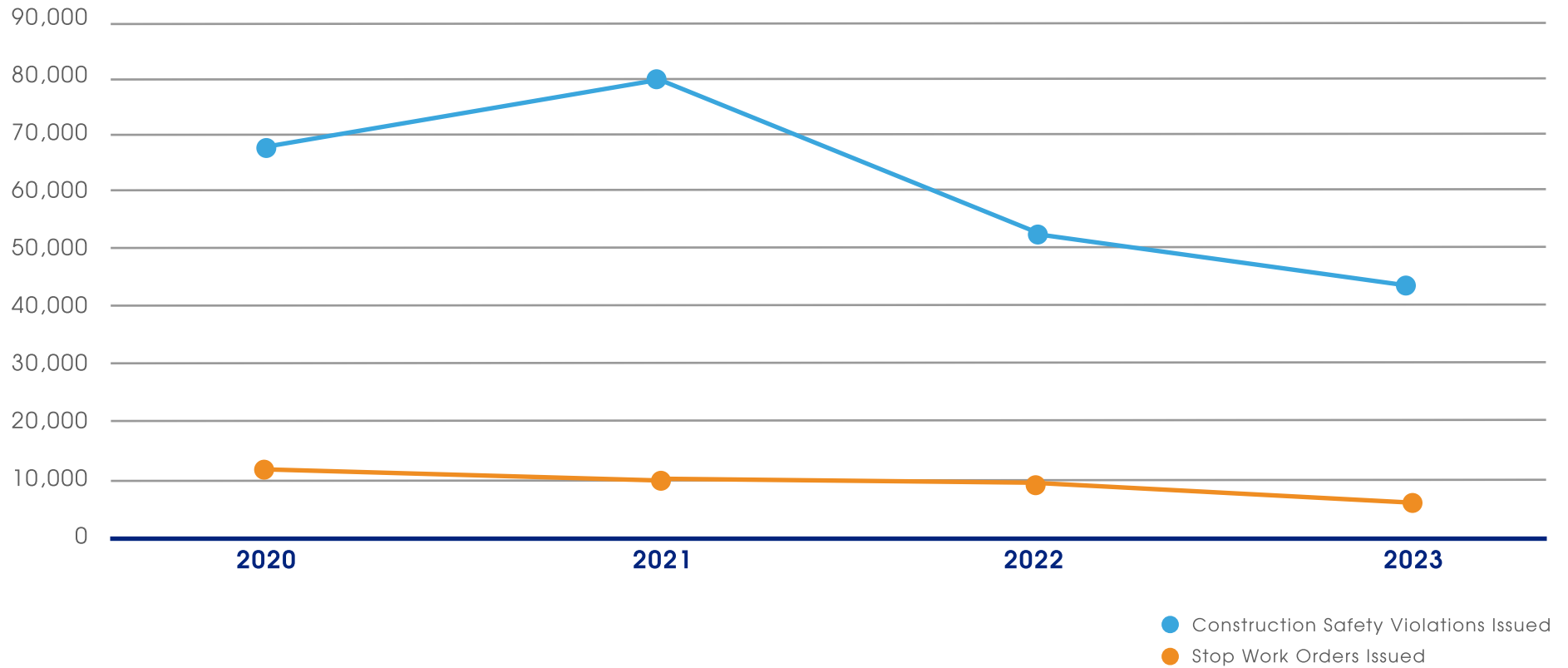
## Construction Enforcement Overview

Year	OATH Violations Issued	Stop Work Orders Issued
2020	68,496	10,306
2021	80,460	9,467
2022	52,514	8,868
2023	42,824	5,969

## Disciplinary Actions Taken Against Licensees & Other Construction Professionals

Year	Disciplinary Actions
2020	57
2021	53
2022	53
2023	43

## DOB Enforcement Actions



## Average Time for DOB to Respond to Complaints (Days)

Year	Priority A Complaints	Priority B Complaints
2020	0.23	12.51
2021	0.21	10.62
2022	0.18	9.71
2023	0.24	11.67

## OATH Violations Issued by Class

Year	Class 1	Class 2	Class 3
2020	32,640	34,164	1,692
2021	34,949	43,818	1,693
2022	21,902	29,216	1,396
2023	16,408	24,368	2,048

*Class 1 - Immediately Hazardous*      *Class 2 - Major*      *Class 3 - Minor*

## Total OATH Violations by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	17,353	10,647	23,944	14,373	2,179
2021	19,751	13,052	27,041	17,915	2,701
2022	12,454	8,637	18,826	11,108	1,489
2023	10,491	7,765	14,924	8,386	1,261

## Total Stop Work Orders by Borough

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	2,394	1,018	4,326	2,262	306
2021	2,400	907	3,645	2,217	298
2022	1,853	3,761	4,236	2,069	271
2023	1,220	805	2,293	1,517	234

# STRATEGIES TO STRENGTHEN CONSTRUCTION SAFETY IN NYC

The NYC Department of Buildings is committed to continuing the strong enforcement of existing safety regulations related to construction sites in New York City, while exploring new ways to promote a culture of safety within the development industry.

## Winter Construction Safety Campaign

In late December 2022, the Department announced the start of a new winter construction safety campaign aimed at spreading awareness of the potential for serious injuries while on the job if safety regulations are ignored. The safety campaign, which ran through the winter and spring months into 2023, includes citywide enforcement sweeps and educational outreach to active building construction work sites, regardless of size. This campaign was launched in response to four tragic construction fatalities that occurred in separate building construction-related incidents in the months of November and December of 2022, and concluded after DOB successfully visited every construction site throughout New York City.




A key component to this campaign was the emphasis on the importance of *Tool Box Talks*, which are pre-shift safety meetings that are a legal requirement for all of the City's larger and more complex work sites. These *Tool Box Talks* are an important refresher on safety best practices on the work site, as they provide a full rundown of all activities and tasks that are scheduled to be performed during the shift, including specific safety concerns or risks associated with the work.

**STAY SAFE**

**WHILE ON THE WORKSITE**

Stay #DOBSAFE

**ESSENTIAL SAFETY TIPS**

<p><b>STAY ALERT</b></p> <p>Be alert and aware of your surroundings as well as other workers.</p> 	<p><b>ALWAYS USE THE PROPER TOOLS</b></p> <p>To protect your safety, use proper equipment such as ropes, harnesses, good boots, and bright clothing.</p> 
<p><b>CHECK YOUR EQUIPMENT FOR SAFETY</b></p> <p>Before entering an elevated location, double-check your lanyards, rope and harness to ensure they are secure.</p> 	<p><b>MAINTAIN YOUR SST CARD</b></p> <p>If you are working on a larger construction site, make sure your Site Safety Training card is up to date.</p> 
<p><b>PROTECT YOUR</b></p>	<p><b>MAINTAIN PROPER</b></p>



## DOB Takes Action to Prevent Fatal Overdoses in the Construction Industry

Following a disturbing survey released by the NYC Department of Health and Mental Hygiene revealing that construction workers led occupational groups in overdose deaths, the City's Health and Buildings Departments took action to help alert to City's construction industry about the potentially fatal dangers associated with substance abuse, along with tools they can utilize to prevent fatal overdoses.

In a campaign launched during Substance Abuse Awareness Month in October, staff from both Departments as well as our partners at OSHA distributed educational material and visited construction workers to discuss substance abuse issues, the dangers of fentanyl, how to use Naloxone to prevent a fatal overdose, as well as work site safety, giving critical information directly to workers on how to stay safe both on and off the construction site.

We know that an injury on the construction site is sometimes just the first chapter of a tragedy and DOB is committed to letting the industry know that help is available.



## Year-Round Safety Education Initiatives

To promote safe work practices on construction sites in our City, the Department conducts year-round construction safety outreach events, to reinforce the preeminence of safety considerations above all else on the work site.

In early May 2023, Department staff once again fanned out to construction sites across the five boroughs to disseminate construction safety information for our annual **Construction Safety Week** campaign. For this year's festivities, we brought back our popular construction safety-branded food truck for a five-borough work site tour during Construction Safety Week, to hand out free food, coffee, and multi-lingual safety information to workers.





In July 2023, DOB also held its annual **build safe | live safe Conference**, for the second time in-person since COVID-19 pandemic restrictions had been eased, bringing together hundreds of industry professionals in Lower Manhattan to talk about safety on the work site, and give educational presentations on construction regulations and site safety requirements. In addition to the Department's own construction safety conference, agency staff also participate in construction safety events and conferences held by outside organizations throughout the year.

To reach New Yorkers from all walks of life, throughout the year DOB continued to produce and disseminate construction safety literature, construction safety advertisements on subways, and public service announcements videos for the construction industry on our social media accounts.

**NYC**<sup>™</sup>  
Buildings