

## **DOB ISSUES MONTHLY ENFORCEMENT BULLETIN**

### ***Report Highlights DOB Enforcement Outcomes from January 2024 to Deter Bad Actors and Keep New Yorkers Safe***

**New York, NY** – The New York City Department of Buildings released its enforcement bulletin for January 2024, 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.

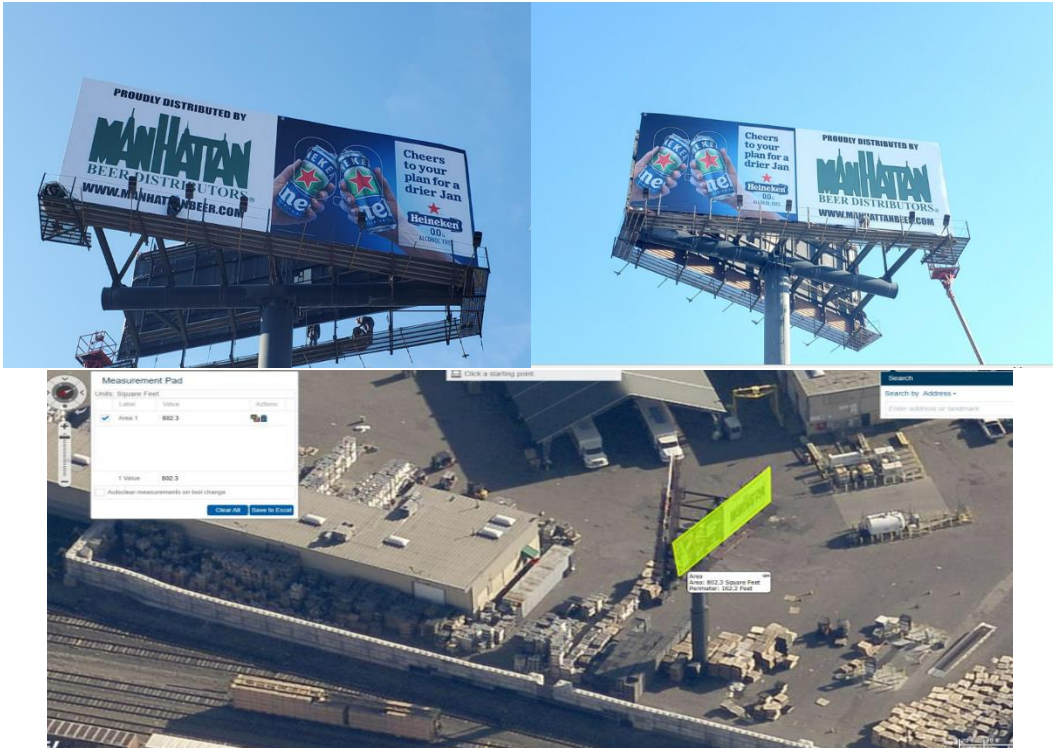
DOB completed several major enforcement actions in January, including:

- 10 violations and \$175,000 in penalties issued for Failure to Safeguard construction sites at 10 locations.
- 6 violations and \$29,125 in penalties, including daily penalties, issued for illegal building alterations at x locations.
- 4 violations and \$40,000 in penalties issued to 4 individuals for failure to carry out the duties of a construction superintendent.

Below are individual enforcement highlights for January 2024:

### **Bronx**

- \$206,400 in total penalties issued to Bamms Realty III, LLC for violations recorded at 921 East 149th Street. DOB inspectors issued violations for the illegal outdoor advertising sign which violated the Zoning Resolution height and surface area restrictions. The Respondent was also cited for failure to comply with the Commissioner’s Orders to file certificates of corrections for previous violations, which began in June 2021.



- \$15,000 in penalties issued to Triton Construction Co for violations recorded at 1010 Lincoln Avenue. DOB inspectors issued violations after a worker without an SST card was using a ladder to install cable in a 10-foot-high ceiling and was found on floor; worker had not been given pre-shift training or site safety orientation.
- \$12,500 in penalties issued to Lemle & Wolf Construction Corp for violations recorded at 472 Willis Avenue. DOB inspectors issued violations for failure to institute safety measures after plumbers on 13<sup>th</sup> floor of a construction site dislodged debris that fell on worker below at 6<sup>th</sup> floor, and failed to remove debris.
- \$7,500 in total penalties issued to Zefi & Co LLC for violations recorded at 1550 White Plains Road. DOB inspectors issued violations after a worker fell from a scaffold and that was not built to Code, and no report was made to DOB.
- \$6,250 in penalties issued to 10 Clay Properties LLC for violations recorded at 1046 Clay Avenue. DOB inspectors issued violations for failure to maintain building after a decorative stone above first floor window dislodged and fell to ground, knocking a window awning off.
- \$2,500 in penalties issued to Abdul Gul for violations recorded at 900 Grand Concourse. DOB inspectors issued violations for the suspended scaffold which had inadequate tie lines and inadequate anchor points.
- A signed stipulation agreement was signed by the owners of 1927 Gildersleeve Avenue to discontinue commercial vehicle and other junk storage in a residential district.



## Brooklyn

- \$25,000 in penalties issued to MJM Associates Construction LLC for violations recorded at 345 Avenue U. DOB inspectors issued violations for failure to safeguard after finding concrete droppings on the adjacent property's windows, doors, and front steps.
- \$10,000 in penalties issued to Gabriel Krochmal for violations recorded at 1252 Herkimer Street. DOB inspectors issued violations for failure to file a tenant protection plan after finding
- \$7,200 in penalties issued to BG Flatlands LLC for violations recorded at 12091 Flatlands Avenue. DOB inspectors issued violations for unlicensed electrical work and unsafe electrical equipment.
- \$5,000 in penalties issued to ZJW Construction Inc. for violations recorded at 550 55<sup>th</sup> Street. DOB inspectors issued violations for failure to institute safety measures after finding a 5' x 7' hole in ground floor apartment leading to basement with no guardrails.
- \$5,000 in penalties issued to JRM Development LLC for violations recorded at 2777 Atlantic Ave. DOB inspectors issued violations for insufficient stairs and ladders at a building under construction, as well as a blocked sidewalk that forced pedestrians into street.
- \$2,500 in penalties issued to Ninth Avenue Construction GR for violations recorded at 90 Wharf Drive. DOB inspectors issued violations for Failure to comply with manufacturer's specifications after worker fell off 8-foot A-frame ladder while sealing glass at first floor level of 40 story building.

- \$2,500 in penalties issued to Aryeh Nosson Breier for violations recorded at 1542 38<sup>th</sup> Street. DOB inspectors issued violations for work without a permit after finding unpermitted demolition work.
- \$1,250 in penalties issued to Eli Y. Reifer for violations recorded at 5101 17<sup>th</sup> Avenue. DOB inspectors issued violations for work without a permit after finding an unpermitted extension built at the premises.

## Manhattan

- \$32,500 in penalties issued to Urban Atelier Group LLC for violations recorded at 270 West 96<sup>th</sup> Street. DOB inspectors issued violations for failure to safeguard after a wooden spool rolled off truck and down the street during delivery of electrical material, damaging two vehicles. Additional violations for information not being transmitted during toolbox talks, work not conforming to plans, and for materials that were to be received “on site” being received in the street.
- \$25,000 in penalties issued to Rockefeller University for violations recorded at 1198 York Avenue. DOB inspectors issued violations after item previously filed in a Safe With Repair and Maintenance Program (SWARMP) report were not corrected and a sidewalk shed was not in place.
- \$18,750 in penalties issued to 147 West 24<sup>th</sup> Street LLC for violations recorded at 147 West 24 Street. DOB inspectors issued violations after finding extensive work without a permit across the 7-story building.
- \$17,500 in penalties issued to Abeco Construction LLC for violations recorded at 430 West Broadway. DOB inspectors issued violations after a fire occurred at a demolition site from hot welding operation with no fire guards or site safety orientation for workers.
- \$12,500 in penalties issued to Triton Construction LLC for violations recorded at 1245 Broadway. DOB inspectors issued violations for failure to comply with manufacturer’s specifications after a worker fell from a baker’s scaffold that was being used without attaching outriggers while doing framing.
- \$10,000 in penalties issued to Prat Enterprises Corp. for violations recorded at 185 West End Avenue. DOB inspectors issued violations after a loose brick fell from scaffold and struck a parked car. Worker on site received no site safety orientation, and incident was not reported immediately.
- \$5,000 in penalties issued to Front Wave Construction for violations recorded at 59 Henry Street. DOB inspectors issued violations for failure to safeguard after a clogged hose burst during concrete pour, striking worker in the face. Inspectors observed no competent person on site who was able to stop the pour.
- \$1,250 in penalties issued to Javind Apartment Charles Coutinho LLC for violations recorded at 32 West 86<sup>th</sup> Street. DOB inspectors issued violations for failure to maintain elevator after an elevator was found to be inoperable.

## Queens

- \$7,500 in penalties issued to Zefi & Co LLC for violations recorded at 1550 White Plains Road. DOB inspectors issued violations after worker fell from scaffold that was not Code compliant and no report was made to DOB.
- \$2,500 in penalties issued to Stonehill Construction Services for violations recorded at 83-05 116<sup>th</sup> Street. DOB inspectors issued violations for improper concrete washout after observing washout to be allowed to leach into the ground.
- A signed stipulation agreement was signed by the owners of 60-32 78th Avenue to discontinue automobile repairs in a residential district.



- A 2017 closure order at 149-45 24 Avenue due to commercial vehicle storage, junk salvage storage and a contractor's yard, was rescinded by DOB after the property owner removed the illegal conditions from the lot.



## Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited 9 professionally certified applications submitted by Registered Architect Adam Snyder and found major code non-compliances, including filing Alteration Type 2 applications despite proposing changes in use, egress, and/or occupancy, which require Alteration Type 1 applications for a new or amended Certificate of Occupancy; proposing plans that fail to provide two means of egress; proposing plans that failed to include a fire rated enclosure for the stairs; proposing plans that include a double door that obstructs egress; 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 respondent's Professional Certification and Directive 14 privileges. Respondent has not signed.
- DOB's Special Enforcement Team (SET) audited 8 professionally certified applications submitted by Professional Engineer Dongsheng Lu and found major code non-compliances, including filing Alteration Type 2 applications despite proposing changes in use, egress, and/or occupancy, which require Alteration Type 1 applications for a new or amended Certificate of Occupancy; proposing plans that are not ADA compliant; proposing plans that fail to provide tenants with direct access to the required number of exits without passing through parts of the premises occupied by other tenants; failing to provide fire rating notes; and various other violations of code and rules, including the Zoning Resolution, Building Code, and Administrative Code. Based on failed audits, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges. Respondent has not signed.
- DOB's Special Enforcement Team (SET) audited 8 professionally certified applications submitted by Professional Engineer Mohammad Ahead, including filing Alteration Type 2 applications despite proposing changes in use, egress, and/or occupancy, which require Alteration Type 1 applications for a new or amended Certificate of Occupancy; proposing plans that fail to include a complete tenant protection plan; proposing plans that fail to identify safety measures to maintain fire safety; failure to include special inspection items related to structural stability; 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. Respondent has not signed.
- DOB's Special Enforcement team (SET) filed an amended petition at OATH to suspend Professional Engineer Richard Koenigsburg's Qualified Exterior Wall Inspector (QEWI) privileges after the partial collapse of 1915 Billingsley Terrace in the Bronx. The Department seeks the suspension based on audits of

Respondent's Cycle 7, Cycle 8, and Cycle 9 Façade Inspection & Safety Program (FISP) reports and a separate audit of the façade repair application and plans.