

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN*Report Highlights DOB Enforcement Outcomes from January 2025 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 2025, 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:

- 6 violations and \$90,000 in penalties issued for Failure to Safeguard construction sites at 6 locations.
- 17 violations and \$472,875 in penalties, including daily penalties, issued for illegal building alterations at 4 locations.
- 1 violation and \$10,000 in penalties issued for failure to perform the duties of a Construction Superintendent.

Below are individual enforcement highlights for January 2025:

Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited five professionally certified applications submitted by Professional Engineer Jian Deng 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 for a deck made of combustible materials within fire limits; failure to provide two exits from the cellar; proposing plans for full demolition under an alteration application; 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 Professional Engineer agreed to.

- DOB's Special Enforcement Team (SET) audited four professionally certified applications submitted by Registered Architect Jorge Lee 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; failure to demonstrate that the entrance swing door provides sufficient maneuvering clearance; failure to provide adequate smoke and carbon monoxide alarms; failure to provide proper notice for work requiring access to adjoining property; 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 Registered Architect agreed to.
- DOB's Special Enforcement Team (SET) audited ten professionally certified applications submitted by Professional Engineer Xiaohong Zhao 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 indicate interior stairs that are not enclosed; failure to provide a second means of egress; proposing plans that indicate unauthorized plumbing work; 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 Professional Engineer agreed to.
- DOB's Special Enforcement Team (SET) audited ten professionally certified applications submitted by Professional Engineer Yan Gao 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 do not enclose cellar stairs; failure to provide fire protection for kitchenettes; failure to provide exhaust ventilation to outdoors from kitchens and bathrooms; 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 Professional Engineer agreed to.
- Following Special Enforcement Team (SET) audits of five professionally certified applications submitted by Professional Engineer Wu Chen that presented major violations of Code and Rules, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges for multiple failed audits, which Chen signed on September 22, 2020. Subsequently, Chen was subject to an internal SET audit of applicants who had surrendered Directive 14 final inspection privileges. SET discovered that while his privileges were surrendered, Chen submitted TR-1: Technical Report Statement of Responsibility forms to certify

performance and sign-off of 42 Directive 14 final inspections. SET filed a false statement petition at OATH Trials on January 6, 2025.

- Following Special Enforcement Team (SET) audits of seven professionally certified applications submitted by Professional Engineer Jay Kavi that presented major violations of Code and Rules, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges for multiple failed audits, which Kavi signed on February 28, 2022. Subsequently, Kavi was subject to an internal SET audit of applicants who had surrendered Directive 14 final inspection privileges. SET discovered that while his privileges were surrendered, Kavi submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of 40 Directive 14 final inspections. SET filed a false statement petition at OATH Trials on January 8, 2025.
- Following Special Enforcement Team (SET) audits of three professionally certified applications and a Borough of one professionally certified application submitted by Registered Architect Anthony Villano that presented major violations of Code and Rules, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges for multiple failed audits, which Villano signed on April 22, 2016. Subsequently, Villano was subject to an internal SET audit of applicants who had surrendered Directive 14 final inspection privileges. SET discovered that while his privileges were surrendered, Villano submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of 57 Directive 14 final inspections. SET filed a false statement petition at OATH Trials on January 8, 2025.
- Licensed Master Plumber, Master Fire Suppression Piping Contractor, General Contractor, and Construction Superintendent Eugene Kuljanic was disciplined for failing to fulfill requirements relating to gas work. Kuljanic agreed to a nine-month suspension of all licenses followed by two years of probation.

Bronx

- \$120,000 in penalties issued to Antonio Collado for violations recorded at 450 Cyrus Place. DOB inspectors issued violations for illegal conversion after finding a legal 2-family dwelling converted to an 8-family dwelling by adding six Single Room Occupancies (SROs).
- \$75,000 in penalties issued to Five Boro Storage Inc. for violations recorded at 220 East 134 Street. DOB inspectors issued violations for illegal conversion after finding the six-story building that was authorized for storage, office, and lounge use, was converted to a class A multiple dwelling by the addition of 16 Single Room Occupancies (SROs).

- \$50,000 in penalties issued to Ivan Vasquez for violations recorded at 2798 Pond Place. DOB inspectors issued violations for illegal conversion and prohibited hardware after finding a 2-family dwelling converted to a 4-family dwelling through adding two Single Room Occupancies (SROs) with key locking devices installed on bedroom doors.
- \$37,750 in penalties issued to Jagdishwar L. Saadhu for violations recorded at 2488 Elm Place. DOB inspectors issued violations for illegal conversion after finding the two-family dwelling illegally converted to a five-family dwelling by the addition of three single room occupancies (SROs), and for work without a permit for erecting full height partitions.
- \$22,500 in penalties issued to UA Builders Corp. for violations recorded at 16 Wade Square. DOB inspectors issued violations after a worker died after falling from the 5th floor while installing panels. Investigations revealed no record of site safety orientation on the day of the incident, that crew involved in the operation were not certified riggers, and that a knuckle boom was on site erecting and installing panels without approval or inspection.

Brooklyn

- \$246,250 in penalties issued to 290 West End Holdings, LLC for violations recorded at 286 West End Avenue. DOB inspectors issued violations for illegal conversion after finding the legal 2-family dwelling converted to a 6-family dwelling by adding four Single Room Occupancies (SROs). Inspectors also issued safety violations for lack of required means of egress, and lack of automatic sprinklers and fire alarms.
- \$50,000 in penalties imposed on Avenue Plaza, LLC for violations recorded at 4624 13th Ave. DOB inspectors issued violations for work without a permit, failure to have a licensed sign hanger install an advertising sign, failure to register as an outdoor advertising agency, as well as failure to include the required UL decal specifying the origin and date of erection of the sign.



- \$25,000 in penalties issued to Ultimate Pavers Corp. for violations recorded at 1662 45th Street. DOB inspectors issued violations for failure to safeguard after a worker who was not tied off by a lifeline suffered a fatal fall. DOB inspectors observed no safety measures at unenclosed perimeters were in place at the site.
- \$20,625 in penalties issued to AG Builders Pro LLC for violations recorded at 1529 Brooklyn Ave. DOB inspectors issued violations for working against an active Stop Work Order at the site after observing multiple workers engaged in interior framing. Inspectors also issued violations for failure to provide a site safety plan upon request, for failure to have workers' lifelines protected from sharp edges, and for work on a pump jack scaffold being done contrary to manufacturer's specifications.
- \$12,500 in penalties issued to W & Z Building LLC for violations recorded at 6812 13th Avenue. DOB inspectors issued violations for work without a permit after observing installation of structural wooden joist on 1st floor and basement without permit, and no Tenant Protection Plan (TPP) on file during demolition and replacement of 1st floor causing excessive dust in occupied building.
- \$10,000 in penalties issued to Royal Renovators Inc. for violations recorded at 232 President Street. DOB inspectors issued violations for failure to safeguard the public and property after observing roof work taking place with no overhead protection or controlled access zone for sidewalk pedestrians, and workers working at leading edge not tied off and working without guardrails.
- \$10,000 in penalties issued to Vinbaytel Developments LLC for violations recorded at 815 Kings Highway. DOB inspectors issued violations for failure to safeguard after the site safety manager fell through a hole at an active construction site for a 19-story new building, and inspections revealed that the holes were covered with plywood and not secured with guardrails.
- \$10,000 in penalties issued to Quality Building Construction for violations issued to 111 Hicks Street. DOB inspectors issued violations for failure to file an incident report three days following an incident.
- \$10,000 in penalties issued to Deep Formation Inc. for violations recorded at 82 Cooper Street. DOB inspectors issued violations for failure to designate a Construction Superintendent during a demolition project.
- A petition for padlock was filed at 334 Sapphire Street, 110 78th Street, 112 78th Street, and 116 78th Street at OATH Trials after inspectors determined that the four vacant lots were being used as a large contractor's yard.



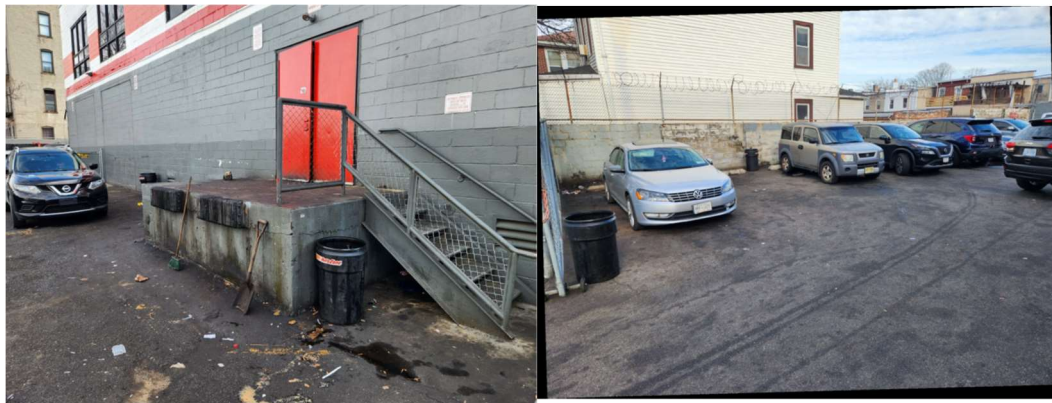
- A closure order for 1701 Allerton Avenue issued in 2001 for dead storage of motor vehicles in a residential district was rescinded after inspectors determined that owners had removed all vehicles from the lot.



- A closure order was for 190-08 Nashville Boulevard issued in 2024 for commercial dumpster truck storage and junk storage in a residential district was rescinded after inspectors determined that the owner had complied by removing the large trucks and junk from the property.



- Following the filing of a closure petition at 95-01 Northern Boulevard for illegal auto repair in a district where auto repair is not permitted, business management at the location agreed to institute measures to remove the illegal use.



Manhattan

- \$45,000 in penalties issued to Sammy Group LLC for violations recorded at 1264 Lexington Avenue. DOB inspectors issued violations for illegal conversion after finding the 23-unit building converted to 26-units by addition three class A apartments on the 4th, 5th, and 7th floors.
- \$20,000 in mitigated penalties imposed on 146-150 Tenth Avenue Realty LLC for sign violations recorded at 146 10th Ave. DOB inspectors issued Zoning Resolution violations for having a prohibited sign, a sign height violation, and for work without a permit.



- \$10,000 in penalties issued to NAB 2000 Realty LLC for violations recorded at 299 East 103 Street. DOB inspectors issued violations for failure to safeguard the vacant property after observing collapsed sections of construction fence, and a rear wall with cracked masonry causing debris to fall into adjacent property.
- \$10,000 in penalties issued to Builder Brother Group Inc. for violations recorded at 414 East 11th Street. DOB inspectors issued violations for failure to safeguard property and public after observing excessive amounts of combustible material stored directly under the fire escape drop ladder, preventing egress for tenants in case of emergency.
- \$8,750 in penalties issued to Eighth and 56 Associates for violations recorded at 300 West 56th Street. DOB inspectors issued violations for occupancy contrary to Department records after find the second and third floor of the building being occupied as an illegal massage parlor, despite Certificate of Occupancy authorizing office space for the floors. Inspectors also issued violations for inadequate means of egress on the second and third floors.
- \$5,000 in penalties imposed on FDB Manhattan Realty, Inc. for violations recorded at 13 Carmine Street. DOB inspectors issued violations for lack of UL decal, a requirement that posts information about the safety testing and sign erection date.



Queens

- \$37,500 in penalties issued to Century Construction Group Corp for violations recorded at 34-32 Leavitt Street. DOB inspectors issued violations for failure to safeguard after the General Contractor struck a 12-inch main leading into the building while core drilling, causing water to spill onto the street and into Con Edison's vault. DOB inspectors also issued violations for work without a permit after workers were installing partitions, windows and sheetrock, when the permit issued was limited to façade work.
- \$2,500 in penalties imposed on Shuiatt Nuwaz for violations recorded 82-01 251st Street. DOB inspectors issued violations for an outdoor advertising sign on a fence installed without a permit, among other construction violations for the artificial turf installed on the façade of the building.



- The owners of 465 Beach 62nd Street signed a stipulation agreement with DOB to cease commercial use of their vacant lot property as contractor's yard located in a residential district, after the owners received an illegal use violation and padlock warning.





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