

## **DOB ISSUES MONTHLY ENFORCEMENT BULLETIN**

### ***Report Highlights DOB Enforcement Outcomes from February 2026 to Deter Bad Actors and Keep New Yorkers Safe***

**New York, NY** – The New York City Department of Buildings released its enforcement bulletin for February 2026, 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 February, including:

- 4 violations and \$70,000 in penalties imposed for failure to safeguard construction sites at 4 locations.
- 16 violations and \$188,500 in penalties, including daily penalties, imposed for illegal building alterations at 2 locations.
- 1 violation and \$10,000 in penalties imposed for failure to perform duties of Construction Superintendent at 1 location.

Below are individual enforcement highlights for February 2026:

#### **Construction and Design Professionals**

- DOB’s Special Enforcement Team (SET) audited 12 professional certified applications submitted by Professional Engineer Xiu Chen 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 the swing of the door blocking egress; proposing plans that fail to indicate a landing at the head of cellar stair; failing to provide two exits for the cellar; 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 16 professional certified applications submitted by Professional Engineer Mohamed Mahmoud 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 comply with accessibility requirements; proposing plans indicating parking spaces that encroach into the public right of way; failing to indicate that work is subject to progress 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 Professional Engineer agreed to.

## **Brooklyn**

- \$112,000 in penalties imposed on H and J 836 LLC for violations recorded at 836 40<sup>th</sup> Street. DOB inspectors issued violations with daily penalties for illegal conversions after finding the legal 4-family dwelling converted to an 11-family through the addition of 7 Single Room Occupancies (SROs). Inspectors also issued violations for lack of required means of egress, lack of automatic sprinkler system, and lack of fire alarm system as are required in SRO buildings.
- \$69,000 in penalties imposed on 1 St. John's 1 Associates for violations recorded at 1539 Sterling Place. DOB inspectors issued violations with daily penalties for illegal conversions after observing 4 Single Room Occupancies (SROs) that were added to the property's cellar, contrary to Department records. DOB also issued violations for work without a permit due to full height partitions and a kitchen addition in the cellar, and for lack of fire alarm system as are required in SRO buildings.
- \$60,000 in penalties imposed on Corner 9 LLC for violations recorded at 3902 9<sup>th</sup> Ave. DOB inspectors issued violations for illegal conversions and occupancy contrary to Department records after inspectors observed the legal 2-family dwelling converted to a 5-family by the addition of 3 Single Room Occupancies (SROs).
- \$50,000 in penalties imposed on Avenue Plaza LLC for violations recorded at 4622 13<sup>th</sup> Ave. DOB inspectors issued violations for an outdoor advertising sign prohibited in a C4-3 district; for the owner acting as an outdoor advertising company without the required registration; work without a permit; and failure to have a licensed sign hanger install the sign. Illegal conditions pictured below.



- \$35,000 in penalties imposed on Endo Services LLC for violations recorded at 39 South Portland Ave. DOB inspectors issued violations for failure to safeguard after a party wall partially collapsed during excavation and foundation work, and inspections revealed no bracing/shoring in place. Additionally, inspectors issued violations for work without a permit, work contrary to submitted plans, and for failure to immediately notify the Department following the incident.
- \$25,000 in penalties imposed on Best Energy Powell 250 LL for violations recorded at 300 Ocean Parkway. DOB inspectors issued violations for failure to safeguard after a solar panel detached from a structure on the property and fatally struck a pedestrian.
- \$12,500 in penalties imposed on Kingsway Properties LLC for violations recorded at 2000 Kings Highway. DOB inspectors issued violations for failure to safeguard after observing a deteriorated parking structure with spalled concrete at beams and columns and cracks at the foundation walls, and a lack of pedestrian protection to protect the public from the conditions.
- \$10,000 in penalties imposed on Colossal Media for violations recorded at 51 Kent Avenue. DOB inspectors issued violations to the outdoor advertising company for failure to include an outdoor advertising sign within 200 feet and within view of a public park on their sign inventory. Illegal signage pictured below.

## Queens



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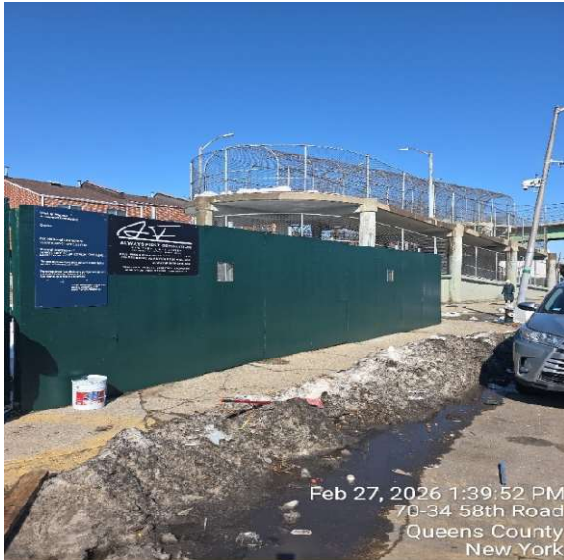
- \$21,600 in penalties imposed on Sudash Seecharan for violations recorded at 130-44 129<sup>th</sup> Street. DOB inspectors issued violations for failure to safeguard during earthwork, after inspections found active earthwork operations lacking adequate safety measures which affected a retaining wall at the adjacent property. Inspectors also issued violations for earthwork, electrical work and demolition work performed without a permit.
- \$15,000 in penalties imposed on Kings Group NY Corp for violations recorded at 32-11 Douglas Road. DOB inspectors issued violations for operation of a crane in an unsafe manner during hoisting operations, and for failure to designate a qualified lift director.
- \$10,000 in penalties imposed on BG Construction NY Inc, for violations recorded at 101-01 37<sup>th</sup> Ave. DOB inspectors issued violations for failure to safeguard after debris from the construction site fell onto an adjacent property, and inspectors observed no overhead protection or roof protection, and a lack of a construction fence protecting a fall hazard into an exposed cellar.
- \$5,000 in penalties imposed on Nanjung Chen for violations recorded at 100-33 Metropolitan Ave. DOB inspectors issued violations for the large advertising sign that violated both surface size and height restrictions for the R3-2/C1-3 zoning district, and for the owner acting as an OAC without registration. Illegal signage pictured below.



- The property owner of 55-11 90<sup>th</sup> Street signed a stipulation agreement with DOB to remove the commercial vehicle storage, dead storage of motor vehicles, and contractor's yard located on their property in an R5 residential district. Violating conditions pictured below.



- The property owner of 70-25 and 70-27 Queens Midtown Expressway signed a stipulation agreement to remove the tenant who is running an auto sales yard on their property in an R4-1 residence district. Corrected conditions pictured below.



- The property owner of 220-21 Hempstead Ave signed a stipulation agreement to remove the commercial truck storage, junk storage, and contractor's yard on their property located in an R3-2/C1-2 residence district

