

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from March 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 March 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 March, including:

- 8 violations and \$95,000 in penalties imposed for failure to safeguard construction sites at 8 locations.
- 16 violations and \$566,250 in penalties, including daily penalties, imposed for illegal building alterations at 3 locations.
- 3 violations and \$45,000 in penalties imposed for failure to perform duties of Construction Superintendent at 3 locations.

Below are individual enforcement highlights for March 2026:

Construction and Design Professionals

- DOB’s Special Enforcement Team (SET) audited nine professional certified applications submitted by Professional Engineer Franz Seborga 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 additional off-street parking for additional dwelling units per code; proposing plans that fail to provide swing door maneuvering clearance in the bathroom; failing to indicate fire protection between a commercial kitchen and the dining space; 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) previously reinstated Professional Certification and Directive 14 Privileges for Resident Architect Jeff Akerman and placed the Registered Architect on a two-year probation. While on probation, the Registered Architect was subject to a SET audit where six professionally certified jobs failed audit. SET 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 show exit access that passes through a room that can be locked; proposing plans that fail to provide the bathroom with mechanical exhausts with a discharge location to the outdoors as required per code; failing to provide access of the interior stair to the roof; and various other violations of code and rules, including the Zoning Resolution, Building Code, and Administrative Code. Two of the failed audits resulted in the revocation of associated permits. Based on the audits that resulted in revocation of the associated permits while Respondent was on probation, SET offered a permanent voluntary surrender of Professional Certification and Directive 14 privileges, which the Registered Architect agreed to.

Brooklyn

- \$132,500 in penalties imposed on Joseph Maukopf for violations recorded at 590 Marcy Avenue. DOB inspectors issued violations for illegal conversions after inspectors found the legal 3-family dwelling converted to an illegal 11-family dwelling by adding 8 Single Room Occupancies (SROs). DOB inspectors also issued a violation for obstructed egress due to the fire escape's drop ladder being obstructed by a construction fence.
- \$13,750 in penalties imposed on Xiao Chun Tang for violations recorded at 2423 East 26th Street. DOB inspectors issued violations for illegal conversions after inspectors found the 2-family residence converted to a 4-family by adding dwelling units on the ground floor. Inspectors also issued violations for work without a permit due to erected full height partitions to create bedrooms, and for lack of required automatic sprinklers, lack of required means of egress on every floor, and lack of automatic fire alarm system that is required for transient use dwellings.
- \$10,000 in penalties imposed on Daluilgi Rlty Corp for violations recorded at 1315, 1319 & 1323 Surf Ave, and 2931 & 2933 West 15th Street. DOB inspectors issued violations for vehicles parked in the parking lots of these locations contrary to a previously issued Vacate Order.
- \$10,000 in penalties imposed on B36 Services Inc. for violations recorded at 2243 East 3rd Street. DOB inspectors issued violations for failure to safeguard a

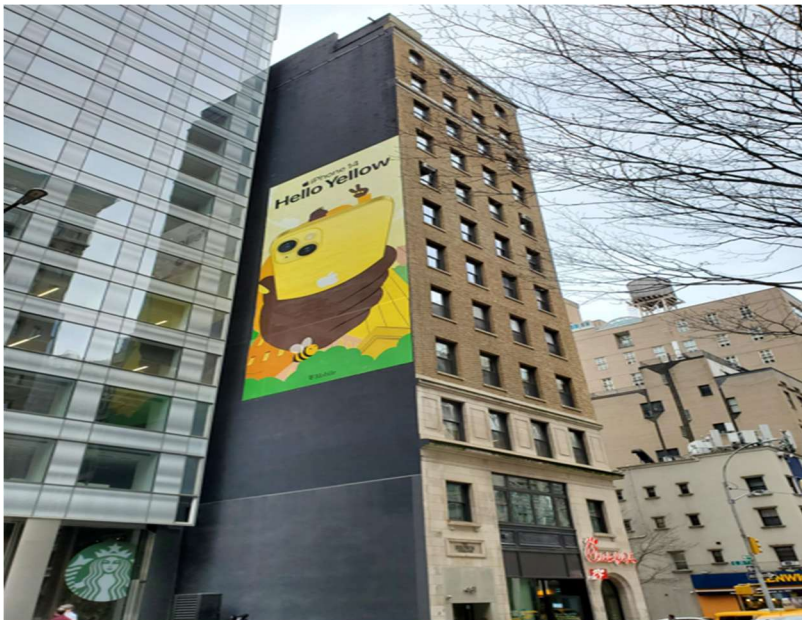
work site after observing blocked egress paths, unprotected vertical rebars, missing guardrail systems, and lack of personal protective equipment (PPE) on workers during construction operations.

Bronx

- \$242,500 in penalties imposed on Rosmil Management LLC for violations recorded at 1051 Kelly Street. DOB inspectors issued violations for illegal conversions after inspectors found the 9-family dwelling converted into a 13-family dwelling by the addition of four Single Room Occupancies (SROs). Inspectors also issued violations for work without a permit for electrical lines installed, and for obstructed egress due to detritus blocking a fire escape.
- \$10,000 in penalties imposed on Anamul Sarker for violations recorded at 3154 Decatur Avenue. DOB inspectors issued violations for failure to safeguard after inspectors observed that ongoing construction at the site compromised required egress through the main entrance and front yard.

Manhattan

- \$70,000 in penalties imposed on Gammon Enterprises LLC for violations recorded at 461 Park Avenue South. DOB inspectors issued violations to the property owner for acting as an Outdoor Advertising Company without registration, for work without a permit, lack of UL decal, and failure to engage a licensed sign hanger. In addition, the sign is prohibited in the zoning district and violates height and surface area restrictions. Violating sign conditions pictured below.



- \$30,000 in penalties imposed on JRM Construction MGMT LLC for violations recorded at 1345 6th Avenue. DOB inspectors issued violations for failure to safeguard the property after an exterior glass panel dislodged from the 43rd floor and landed on the street below. Inspectors also issued violations for failure to immediately inform DOB of an incident.
- \$25,000 in penalties imposed on Ibrahim Emad for violations recorded at 24 West 119th Street. DOB inspectors issued violations for illegal conversions and occupancy contrary to the Certificate of Occupancy after inspectors observed that the legal two-family Class A dwelling had been converted to a Class B dwelling with 5 guests being hosted on 2nd and 3rd floors. Inspectors also issued violations for lack of required automatic sprinklers, lack of required means of egress on every floor, and lack of automatic fire alarm system that is required for transient use dwellings.
- \$15,000 in penalties imposed on National Experiential LLC for violations recorded at 294 Bowery. Inspectors issued violations for work without a permit, advertising signage prohibited in a C6-4 district, and for the outdoor advertising company acting without registration after the company projected an illuminated advertising sign on the wall of the commercial building. Violating sign conditions pictured below.



- \$10,000 in penalties imposed on J.E. Levine Builder Inc. for violations recorded at 509 West 40th Street. DOB inspectors issued violations for failure to safeguard following concrete operations after inspectors observed concrete residue on top of the sidewalk shed at the location, and after concrete residue fell onto 2 parked cars.
- \$10,000 in penalties imposed on Flintlock Constr Serv LLC for violations recorded at 170 West 48 Street. DOB inspectors issued violations for failure to safeguard the 31-story new building construction site after a hammer fell and struck a parked car.

Queens

- \$25,000 in penalties imposed on Baraal Associates LLC for violations recorded at 162-16 Union Turnpike. DOB issued violations to the property owner for work without a permit, acting as an Outdoor Advertising Company without registration, failure to engage a licensed sign hanger, and failure to post a required UL decal. In addition, respondent was charged with violating the Zoning Resolution as advertising is prohibited in the zoning district. Sign in violation pictured below.



- \$20,000 in penalties imposed on Hexagon Industries Inc. for violations recorded at 90-06 Merrick Boulevard. DOB inspectors issued violations for non-Code compliant Jersey barriers that were placed in public right of way and not interlocked, for blocking a pedestrian walkway with debris and garbage, and for a construction fence erected on a public sidewalk without the required DOT permit.
- \$10,000 in penalties imposed on Reuven Weisz for violations recorded at 138-12 76th Avenue. DOB inspectors issued violations for failure to safeguard during excavation operation after observing an excavation pit completed in rear yard without shoring, bracing, sloping, or fence installed.
- DOB executed a stipulation agreement with the property owner of 143-12 224 Street to remove the tenant responsible for commercial vehicle storage, dead storage of motor vehicles, and junk salvage storage on their property in an R3X residence district. Violating conditions pictured below.



- Following a padlock closure order of a five-lot site at 76-12, 16-14, 76-18, 76-20 Blake Avenue & 133-10 Amber Street, the illegal commercial truck storage, dead storage of motor vehicles and use of a building materials yard in an R4 residence district was discontinued. DOB conducted a Community Link operation with NYPD, DSNY and FDNY over two days to tow 20 derelict trucks, vehicles and boats, and to remove 25 propane/acetylene tanks. The tow and removal operation are pictured below.



- Following violations and padlock warning letters, the property owner of 50-09 217 Street discontinued the dead storage of motor vehicles and junk related to a commercial auto detailing in the rear yard of the one-family home located in an R2A residence district. Corrected conditions below.



Staten Island

- Following Padlock warning letters and additional outreach, the property owner of 375 Alter Ave removed the illegal storage of vehicles for a neighboring auto repair business from the driveway of his 1-family home. Corrected conditions pictured below.



