

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN***Report Highlights DOB Enforcement Outcomes from April 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 April 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 April, including:

- 11 violations and \$125,000 in penalties imposed for failure to safeguard construction sites at 10 locations.
- 8 violations and \$179,000 in penalties, including daily penalties, imposed for illegal building alterations at 8 locations.
- 2 violations and \$20,000 in penalties imposed for failure to carry out the duties of a construction superintendent.

Below are individual enforcement highlights for April 2025:

Construction and Design Professionals

- DOB’s Special Enforcement Team (SET) audited 11 professionally certified applications submitted by Professional Engineer Mohammad Ahead and found major code non-compliances, including proposing plans with insufficient details and missing dimensions for the installation of heavy-duty sidewalk sheds; proposing plans with beams that failed analysis requirements for the installation of heavy-duty sidewalk sheds; and various other violations of the Building Code and the Administrative Code. Based on the audits, SET filed a petition at OATH seeking to exclude the Professional Engineer from the limited supervisory program. After the Administrative Law Judge returned a report and

recommendation in favor of the Department, the Commissioner issued an Order excluding the Engineer from the limited supervisory program.

- DOB's Special Enforcement Team (SET) audited 7 professionally certified applications submitted by Registered Architect Jaejun Ryu 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 provide two exits from the cellar as required; proposing plans that fail to indicate an outlet from the exit at grade level that opens to public streets or leads to a street through passageway; proposing plans with wood frame structure not permitted within fire limits; and various other violations of 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 Architect agreed to.
- DOB's Special Enforcement Team (SET) audited 5 professionally certified applications submitted by Professional Engineer Wu Chen that presented major violations of Code and Rules, and SET offered a voluntary surrender of Professional Certification and Directive 14 privileges for the failed audits, which the Engineer signed on September 22, 2020. Subsequently, following an internal SET audit of applicants who had surrendered Directive 14 final inspection privileges, SET discovered that while his privileges were surrendered, the Engineer submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of 52 Directive 14 final inspections. SET filed a petition at OATH for false statements, and prior to trial the Engineer signed a Stipulation of Settlement that took effect on April 21, 2025.
- DOB's Special Enforcement Team (SET) audited 9 professionally certified applications submitted by Registered Architect Nicolas Zapata 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 clearly indicate the extent and scope of structural work; proposing plans that do not show existing or new exit signs; proposing plans that do not identify Special Inspections; and various other violations of 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 Architect agreed to.

Bronx

- \$100,000 in penalties issued to Grand Land Holding LLC for violations recorded at 2533 Grand Avenue. DOB inspectors issued violations for illegal conversions

after observing the legal one-family dwelling converted to a five-family by the addition of four Single Room Occupancies (SROs).

- \$3,750 in penalties issued to 1915 Realty LLC for violations recorded at 176 west Burnside Avenue. DOB inspectors issued violations for occupancy contrary to Department records after inspectors observed mezzanine levels being used for social gatherings, with the mezzanine spaces having ceiling heights less than 7 feet, no sprinklers, no egress, and insufficient light and ventilation.

Brooklyn

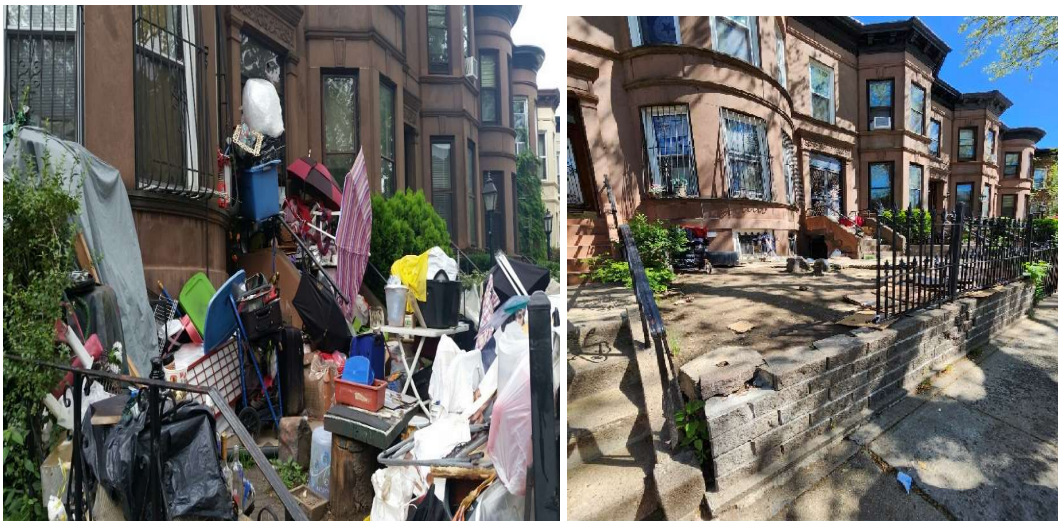
- \$175,875 in penalties issued to Zhong He Lin for violations recorded at 1270 78th Street. DOB inspectors issued violations for illegal conversions after observing a legal three-family dwelling converted to a six-family by the addition of three Single Room Occupancies (SROs). Inspectors also issued safety violations for lack of a secondary means of egress, and lack of automatic sprinklers and a fire alarm as required.
- \$17,500 in penalties issued to Haian Honest Renovation for violations recorded at 151 Baltic Street. DOB inspectors issued violations for failure to safeguard the public and property after inspectors observed a six-foot drop to the rear yard from the first floor apartments, with no fall protection installed. Inspectors also issued violations for failure to maintain housekeeping, after observing excessive amounts of debris in the rear yard and cellar steps, and failure to follow Tenant Protection Plan (TPP), after noting excessive dust at the premises.
- \$10,000 in penalties issued to Zhen A. He for violations recorded at 6740 5th Ave. DOB inspectors issued violations for failure to safeguard the public and property after an inspector observed a building extension under permit for construction was blocking occupants' egress in the event of emergency, as the fire escape drop down ladder led occupants into a commercial space.
- \$10,000 in penalties issued to West Sterling Realty LLC for violations recorded at 141 East 21st Street. DOB inspectors issued violations for failure to safeguard during façade work after observing three workers using a suspended scaffold with no overhead protection for adjacent property, and no sidewalk shed or egress discharge at the building's front entrance.
- \$10,000 in penalties issued to 590 Myrtle LLC for violations recorded at 590 Myrtle Ave. DOB inspectors issued violations for failure to safeguard the property after observing no public protection provided during a balcony welding operation, and violations for work without a permit for welding, electrical and plumbing work being performed without a permit.
- \$10,000 in penalties issued to Mt Ironworks for violations recorded at 1442 44th Street. DOB inspectors issued violations for failure to safeguard the public after

observing the illegal use of an articulating boom to erect steel. Inspectors observed that the boom was overloaded, causing the jib to snap and fall into a neighbor's yard, and the lifting operation was being performed without any licensed supervision.

- DOB filed a padlock closure petition for 1556 and 1558 Pacific Street, for commercial vehicle storage after observing the vacant lot in a residential district being used by a trucking company.



- Following a DOB closure order for junk storage issued in 2019, the owners of 253 Sterling Street complied with the order and removed household junk from front steps and front yard of premises. DOB rescinded the order, before and after photos below.



- Following DOB's issuance of ten violations for three illegal advertising signs, the owner of 182 Flatbush Ave removed the signs that were in violation. Before and after photos below.



Manhattan

- \$25,000 in penalties issued to Titan Industrial SVC Corp. for violations recorded at 260 West 23rd Street. DOB inspectors issued violations for failure to provide adequate protection for an adjacent property after a concrete masonry unit (CMU) brick fell and broke the skylight of the adjacent property, landing on a mattress in the property's bedroom.
- \$10,000 in penalties issued to Rybak Development Corp. for violations recorded at 2005 3rd Ave. DOB inspectors issued violations for failure to safeguard after responding to incident where a worker at a new building site fell from a ladder which had numerous broken rungs.
- \$5,625 in penalties imposed on 433 Broadway Co LLC for violations recorded at 433 Broadway. DOB inspectors issued violations for three illuminated signs that were installed without required permits and prohibited in the district.



- \$1,250 in penalties imposed on SM I MMS LLC for violations recorded at 510 West 21st Street. DOB inspectors issued violations for work without a permit for an accessory business sign.



- \$5,000 in penalties imposed on New Tradition Outdoor LLC for violations recorded at 534 West 23rd Street. DOB inspectors issued violations for failure to register as an outdoor advertising company and for zoning violations as the signs were within 200 feet and in view of the Highline Park.



Queens

- \$100,000 in penalties issued to Marcia Austin for violations recorded at 144-12 106th Avenue. DOB inspectors issued violations for illegal conversions after

observing a legal one-family house converted to a six-family by the addition of five Single Room Occupancies (SROs).

- \$15,000 in penalties issued to Kaieteur Construction Inc for violations recorded at 83-23 265 Street. DOB inspectors issued violations for failure to safeguard the public and property following a gas leak at the property during demolition, with no request made to Con Edison to shut off a high-pressure gas valve and no gas protection shut down in place. Inspectors also issued violations for lack of guardrails at an open excavation area at the site.
- \$11,250 in penalties issued to Yu Chen for violations recorded at 103-19 103rd Street. DOB inspectors issued violations for illegal conversion after observing the first floor dwelling unit converted into two separate units, and for occupancy contrary to the Certificate of Occupancy. Inspectors also issued safety violations for lack of a secondary means of egress, and lack of automatic sprinklers and a fire alarm as required.
- \$10,000 in penalties issued to JAT Construction Group Inc. for violations recorded at 36-08 24th Ave. DOB inspectors issued violations for failure to safeguard the public and property after inspectors observed no overhead protection at multiple exposures and no fence installed in the rear yard. Additionally, inspectors observed a missing toe board on the guardrails, makeshift tie backs for a material hoist at the front of the construction site, and housekeeping violations all throughout the site.
- DOB filed a padlock closure petition for 114-74 18th Street for storage of an RV with expired temporary plates in a vacant residential lot.



- DOB filed a padlock closure petition for 305 Cross Bay Boulevard for commercial vehicle storage and use of a contractor's yard in a residential district. Inspectors observed vacant residential lot is being used to store trucks and equipment for a portable toilet supplier company.



- Following a closure order issued in 2022 for commercial vehicle storage, dead storage and junk salvage storage in a residential district, property owners complied and corrected the violating conditions. DOB rescinded the order, before and after photos are below.



- In response to violations and padlock enforcement actions, the owners of 74-24 Alameda Avenue ceased use of their property for storage of a fleet of commercial dumpster trucks. Before and after photos are below.

