

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from August 2022 to Deter Bad Actors and Keep New Yorkers Safe

New York, NY – Today, the New York City Department of Buildings released its enforcement bulletin for August 2022, 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 a number of major enforcement actions in August including:

- 62 violations and \$1,069,187 in penalties, including daily penalties, issued for illegal building alterations at 10 locations.
- 23 violations and \$103,845 in penalties, including daily penalties, issued for illegal transient use at 4 locations.
- 22 violations and \$250,000 in penalties issued for failure to safeguard construction sites on 22 separate occasions.
- 11 violations and \$140,000 in penalties issued to 11 different individuals for the failure to carry out the duties of a construction superintendent.

Below are individual enforcement highlights for August 2022:

Bronx

- \$7,500 in total penalties were issued to Safety Registrant JRM Development LLC for violations documented at a construction site at 714 East 217th St. Summonses were issued after inspectors observed two fire escapes from an adjoining property that led into the construction site, with no competent person or fireguard present, and unprotected high voltage electrical equipment in the site’s cellar, creating dangerous conditions.

- \$7,500 in total penalties were issued to Safety Registrant GDI Construction for violations documented at a 5-story site at 20 Bruckner Boulevard. Summonses were issued after inspectors documented improperly supported scaffold, including missing guardrails, netting platforms that were not fully decked, and debris on platforms. Inspectors also documented that a suspended scaffold on the site was not properly used after being found resting on an adjacent property's chain link fence, and that the site was not following site safety plans – the site's external material hoist and internal scaffolding were not located at their proper location according to the plans.

Brooklyn

- \$18,500 in total penalties were issued to General Contractor CDF Custom Builders Inc. for violations documented at 4416 14th Avenue. Summonses were issued after an incident where a gas line was broken during an excavation and it was found that the contractor failed to notify the utility or DOB before the excavation commenced, also for failure to provide protection at the sides of the excavation site.
- \$10,000 in penalties were issued to Safety Registrant Sunshine Construction USA Inc. for failure to safeguard a worksite at 596 Metropolitan Ave. Summonses were issued after an incident where a piece of metal decking fell into a neighbor's rear yard.

Manhattan

- \$246,250 in total penalties were issued to SK 73 LLC for illegal alterations and safety violations recorded at 73 West 47th Street. Summonses were issued after inspectors documented that the legal three-family building at the site had been illegally converted to a seven-family building.
- \$12,000 in penalties were issued to Green W.57th Street LLC for a zoning violation of a right public plaza at 555 West 57th Street. Summonses were issued after inspectors observed that the plaza corner area was closed off by poles, ropes and chains.
- \$10,000 in total penalties were issued to Tracking Holder Everest Scaffolding for failing to report an incident that occurred on a work site located at 1230 5th Avenue. Summonses were issued after an incident where the respondent

replaced parapet panels on a sidewalk shed leading to debris falling onto vehicles near the site.

- \$10,000 in penalties were issued to Safety Registrant Noble Construction GR LLC for failure to safeguard a worksite at 360 Broadway. Summonses were issued after foundation work for the 19-story building caused large cracks at adjacent buildings at 358 Broadway and 59 Franklin Street.

Queens

- \$178,000 in total penalties were issued to Nancy Castro for the illegal alteration of a 3-family residential building located at 74-04 65th Street. Summonses were issued after inspectors documented that the 3-family building had been illegally altered to include eight SROs, including in the cellar. Additional associated safety violations were also recorded at the site including inadequate light and ventilation and failure to provide tenant safety systems such as sprinklers.
- \$5,000 in total penalties were issued to General Contractor CTI Construction Inc. for multiple violations documented at a construction site at 57-15 255th Street. Summonses were issued after inspectors documented an incident where structural steelwork was underway at the site without any plans present at the location and that a worker was cutting and welding steel without a welder's license.
- \$2,500 penalty were issued to Kass2 Properties LLC for illegal occupancy of a roof at 12-52 150th St. Summonses were issued after inspectors documented a trampoline next to the edge of the building's roof and noted that the building's Certificate of Occupancy does not allow for a recreation area on the roof.
- \$2,500 in penalties were issued to Spoilers and Sundries Promotions Inc. for having two arterial outdoor signs on display without a permit at 153-82 South Conduit Avenue. The premises will be monitored for compliance.



Construction and Design Professionals

- Following the audit of six professionally certified applications submitted by Registered Architect Norman R. Cox, DOB's Special Enforcement Team (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; failure to provide adequate means of egress; failure to provide adequate light, air, and/or ventilation for habitable spaces; proposing floor area that increases the degree of zoning non-compliance in an existing non-compliant building; failure to provide adequate fire-rated construction materials; 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 respondent signed.
- Registered Architect Sugnam Chang signed a voluntary surrender of Professional Certification and Directive 14 privileges in 2021. Subsequent to the voluntary surrender, SET monitoring found the respondent submitted five professionally certified job applications and four Directive 14 final inspection sign-offs while these privileges were surrendered, contrary to the 2021 agreement. Based on the findings, SET filed a Petition at OATH and offered a one-year voluntary surrender of all Department filing privileges as well as the permanent voluntary surrender of Professional Certification and Directive 14 privileges, which the Respondent signed.

- Master Electrician, General Contractor and Construction Superintendent Jagdeep Deol was disciplined for a criminal conviction resulting from his failure to pay prevailing wages. Pursuant to the stipulation, the respondent agreed to pay a fine of \$15,000 and have all three licenses put on probation for 2 years.
- Master Plumber Francis Pfeiffer was disciplined for failing to have employees who were conducting gas inspections complete a required course. Pursuant to the stipulation, the respondent agreed to pay a fine of \$10,000 and to have his registration put on probation for six months.

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