

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from October 2024 to Deter Bad Actors and Keep New Yorkers Safe

New York, NY – The New York City Department of Buildings released its enforcement bulletin for October 2024, 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 October, including:

- 49 violations and \$1,487,500 in penalties, including daily penalties, issued for illegal building alterations at 7 locations.
- 8 violations and \$125,000 in penalties issued for failure to safeguard construction sites at 8 locations.
- 10 violations and \$46,437 in penalties, including daily penalties, issued for illegal transient use at 2 locations.

Below are individual enforcement highlights for October 2024:

Construction and Design Professionals

- DOB’s Special Enforcement Team (SET) audited 7 professionally certified applications submitted by Registered Architect Paul Freitas 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 show two exits from the cellar; proposing plans that show projections beyond street lines as existing; proposing plans that do not comply with light and air standards; 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 agreed to.

- DOB's Special Enforcement Team (SET) audited 7 professionally certified applications submitted by Registered Architect Edward Weinstein 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 adequate fire protection; failure to provide a pavement plan for alterations of the sidewalk and curb; failure to list deferred submittal items on the initial application for construction document approval; 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 agreed to.
- Special Rigger Mohammad Latef was disciplined for failing to have adequate supervision at the site of a scaffold incident for which he was responsible, and for failing to have a designated rigging foreman on his payroll as required. Respondent agreed to 1 year of probation and a \$5,000 fine.

Bronx

- \$125,250 in penalties issued to 1235 LLC for violations recorded at 1235 Grand Concourse. DOB inspectors issued violations for illegal alterations after finding the 1-family dwelling converted to a 5-family by the addition of Single Residence Occupancies (SROs), as well as work w/out a permit for full height partitions within the apartment.
- \$57,500 in penalties issued to Jayne Nwankwo for violations recorded at 630 Baker Avenue. DOB inspectors issued violations for illegal conversion and illegal occupancy after finding the legal 2-family dwelling converted to a 4-family dwelling by adding apartments on the first floor and cellar.

Brooklyn

- \$546,250 in penalties issued to US Bank National Association for violations recorded at 212 Lefferts Place. DOB inspector issued violations for illegal alterations after finding the 2-family dwelling converted to 7 furnished rooms designed for transient use, with no class J fire alarm system, and lack of required means of egress.
- \$373,750 in penalties issued to Clean Knapp for violations recorded at 15 Aberdeen Street. DOB inspectors issued violations for illegal alterations after the 2-family dwelling was converted to a 7-family by addition of SROs, as well as occupancy contrary to DOB records and work without a permit. Additionally, inspectors issued safety violations for inadequate egress, lack of automatic sprinklers and no Class J fire alarm system.

- \$25,000 in penalties issued to Leeding Builders Group LLC for violations recorded at 653 Union Street. DOB inspectors issued violations for failure to safeguard after a crane operator at the work site attempted to lift material to the 8th floor of the building and allowed the material to come loose and hit a vehicle.
- \$12,000 in penalties issued to 2750 Homecrest Avenue LLC for violations recorded at 2750 Homecrest Avenue. DOB inspectors issued violations for failure to comply with a Partial Vacate Order.
- \$11,250 in penalties issued to Sam Yin for violations recorded at 1634 66th Street. DOB inspectors issued violations for failure to safeguard after observing a large hole that was creating an unsafe condition for pedestrians, and for work without a permit for demolition work that did have the required DOB approval.
- \$10,000 in total penalties issued to AZ Restoration CO NY Inc. for violations recorded at 119 Ryerson Street. DOB inspectors issued violations for failure to safeguard after the chimney in the vacant building collapsed.
- \$10,000 in penalties issued to AB plus R Construction Inc. for violations recorded at 87 Carlton Ave. DOB inspectors issued violations for failure to safeguard the demolition site after finding that the door on the construction fence was left open and unguarded, with no workers on site.
- \$10,000 in penalties issued to HP Building Management Inc. for violations recorded at 212 Montrose Avenue. DOB inspectors issued violations for having no Construction Superintendent designated for job to convert a 3-family dwelling to an 8-family dwelling.
- A petition for padlock at 731 Drew Street was filed at OATH Trials after inspectors observed building materials and use as a contractor's yard installed in a vacant lot in a residential district.



- A petition for padlock at 1554 Dumont Avenue was filed at OATH Trials after inspectors observed dead storage of motor vehicles installed in a vacant lot in a residential district.



- Following DOB's findings of a contractor's yard and commercial vehicle storage at 354, 370, 372, 376 & 388 Ruby Street, conditions violating a previously signed stipulation agreement, a judge executed a closure order for the property, to be followed by a padlocking of the premises if conditions persist.



- The owners of 8109 Third Avenue signed a stipulation agreement with DOB to cease illegal use of their property for commercial vehicle storage and dead storage at a supermarket parking lot.



Manhattan

- \$31,625 in total penalties issued to 440 West 47 Stone LLC for violations recorded at 440 West 47th Street. DOB inspectors issued violations for illegal alteration after finding the 2-family dwelling converted to a 4-family, and issued safety violations including no sprinklers, no class J fire alarm system, and inadequate means of egress.
- \$15,625 in total penalties issued to Gilbane Residential Construction for violations recorded at 42 Trinity Place. DOB inspectors issued violations for failure to Safeguard following an incident where a piece of façade stone fell from the 39th Floor during stone replacement, and inspectors determined that failure to safely collect and contain the broken stone led to the incident. Additionally, the pre-shift safety records show 13 workers, and upon inspector's request for site safety orientation logs, it was revealed that 5 workers received inadequate site safety orientation.

- \$14,812 in total penalties issued to 393 8th Ave Developers LLC for violations recorded at 393 8th Avenue. DOB inspectors issued violations for Class A units being occupied for transient use.
- \$10,000 in penalties issued to Pro-H Development Inc. for violations recorded at 126 Hester Street. DOB inspectors issued violations at the new building site for failure to designate a Construction Superintendent.
- \$5,800 in penalties imposed on Overall Murals, LLC, for violations recorded at 125 Lafayette Street. DOB inspectors issued violations for work without a permit on a projecting sign, and for not posting required information.



Queens

- \$180,000 in penalties issued to Ai Hua Lin for violations recorded at 52-12 72nd Place. DOB inspectors issued violations for illegal alterations after finding the legal 1-family dwelling converted to a 3-family by adding Single Residence Occupancies (SROs).
- \$127,750 in penalties issued to Thirty Five Forty Seven Corp. for violations recorded at 35-47 72nd Street. DOB inspectors issued violations for illegal alterations after finding the legal 2-family dwelling converted to a 9-family with the addition of multiple SROs.
- \$78,250 in penalties issued to Dawie Chen for violations recorded at 33-32 73rd Street. DOB inspectors issued for violations for illegal alterations after the 2-family dwelling was converted to a 5-family, and safety violations including no sprinklers, no fire alarm system, and no adequate means of egress.
- \$10,500 in total violations issued to JM & N Group LLC for violations recorded at 98-01 101 Avenue. DOB inspectors issued violations for work without a permit and occupancy contrary to Certificate of Occupancy after finding cellar converted into an e-bike repair shop with an illegal electrical wiring present.

- \$6,250 in penalties issued to E.W. Howell Co, LLC, for violations recorded at 31-28 Northern Blvd. DOB inspectors issued violations at the new building site after finding Yodock barriers not filled with water and missing interlocking couples, leading to an incident where a gate barrier fence collapsed and injured a pedestrian.
- \$600 in penalties imposed on Bloom Properties LLC for violations recorded at 47-10 10th Street. DOB inspectors issued violations for having an outdoor sign on display without a permit on the front gates of a home. The owner has since removed the sign.



- A petition for padlock at 78-15 149th Ave was filed at OATH Trials after inspectors observed commercial vehicle storage and use as a contractor's yard installed in a vacant lot in a residential district.



- Following DOB's findings of a contractor's yard and commercial vehicle storage at 76-08 & 76-10 Blake Ave, conditions violating a previously signed stipulation agreement, a judge executed a closure order for the property, to be followed by a padlocking of the premises if conditions persist.



- Following a padlock closure order issued to the owners of 190-08 Nashville Boulevard, a reinspection by DOB showed that the owners had complied with the

closure order by removing the large dumpster and contractor's equipment, and a rescission of the closure order was issued.



- Following a closure order issued in 2017 to the owners of 133-28 78th Street, a reinspection by DOB found that the lot had been cleared of commercial vehicle storage and had ceased being used as a contractor's yard, and a rescission of the closure order was issued.



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