



**NYC**<sup>TM</sup>  
Buildings



**CONSTRUCTION  
SAFETY  
REPORT 2025**

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HENRY HALL  
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# MESSAGE FROM THE COMMISSIONER...



***Speed matters but  
compromising safety  
is a nonstarter.  
Building quickly  
means nothing if the  
work is not safe.***

The New York City Department of Buildings remains deeply committed to facilitating safe, Code-compliant approvals for building the homes, schools, hospitals, retail spaces, and recreational facilities that make our City whole. A truly complete city is one where New Yorkers feel safe, have access to the services and amenities they need, and have their housing needs met as well. We must be clear, without enough housing other essential construction can feel like disjointed incrementalism, and not the comprehensive planning that represents the intention behind our actions. The good news is we're seeing some promising signs at the start of this year. In the first quarter of 2026, DOB has received a significant uptick in filings for new multifamily residential projects, as the development industry works to meet the challenge of housing scarcity in our City.

DOB exists in a unique position in city government, operating at the intersection of public safety, the expansion and preservation of our City's built environment, and equitable economic development. Supporting these three goals simultaneously greatly influences our agency's approach to success and complements our core responsibility: conducting oversight at more than 1 million buildings and roughly 40,000 construction sites in all five boroughs. To keep construction moving at the pace New Yorkers expect, we must reduce worker injuries and reverse the recent rise in fatalities. This requires strong partnerships with the industry we regulate.

To build on this momentum, under Mayor Zohran Mamdani and this administration, DOB is focused on making it easier, faster, and more affordable to advance projects like these, while continuing to uphold strong construction safety standards. We are partnering across agencies to cut red tape, improve customer service, streamline reviews, protect and train the workforce, and support owners and industry professionals in advancing new development and preservation efforts across the five boroughs.

Making sure it's 'done right' requires taking a hard look at how we do things, why we do them, and whether they deliver a balanced and reasonable return for the residents we serve. At the same time, 'done right' also means ensuring all development across the five boroughs is carried out in full compliance with applicable Codes, protecting the safety of both workers and the public.

What does it look like when it is 'done right'? It looks like a more than 33% decrease in building construction-related injuries from 2024 to 2025, and a more than 53% decrease over the two-year period from 2023 to 2025. It's meticulously collecting data and tracking construction incidents, providing transparency, accountability, and a measuring tool for the successes of our regulatory framework. It's increasing proactive inspections from 5% to now over 30% of our annual workload.

We are encouraged by the multi-year data trends towards safer construction work sites. These results are the product of the Department of Buildings' dedicated efforts to provide safety training for workers, ensure contractors maintain proper oversight, and proactively deploy inspectors throughout the City. At the same time we see in this past year that building construction related fatalities have increased, with 10 incidents investigated by the Department where a construction worker lost their lives. We never forget that each of these fatal incidents result in devastating long-term impacts on families in our communities that can never be truly measured.

Speed matters but compromising safety is a nonstarter. Building quickly means nothing if the work is not safe. Cutting corners does not save time. It increases the likelihood of incidents, creates unnecessary disruptions, and can lead to partial or full shutdowns that last for days or longer. In the end, those shortcuts often drive-up costs and delay completion. If we want to deliver more housing, or any type of development, on a faster timeline, we must start with safer construction sites because safety on the job site is no accident. It is the result of many people working together under a clear and disciplined plan. That means adhering to City Code requirements at every step and holding bad actors accountable in ways that deter unsafe behavior and protect both workers and the public. Construction incidents rarely stem from a single mistake. They are often the result of multiple contributing factors that, taken together, can have life altering consequences for New Yorkers.

I am proud to lead an agency with such a vital role in our City. Together with the construction industry and under the vision of Mayor Mamdani and Deputy Mayor of Housing & Planning, Leila Bozorg, DOB will continue delivering for all New Yorkers. By prioritizing housing, driving reform and innovation across our building landscape, and maintaining the highest safety standards, we can build the City that New Yorkers need and deserve.

A handwritten signature in white ink, appearing to read 'Ahmed Tigani', with a long horizontal stroke extending to the right.

Sincerely,

**Ahmed Tigani**, Commissioner

# TABLE OF CONTENTS

<b>CONSTRUCTION DATA.....</b>	<b>5</b>
Construction Activity.....	6
Construction Incidents.....	9
Construction Enforcement.....	13
Fatalities.....	17
Close Calls & Near Misses.....	28
<b>STRATEGIES TO STRENGTHEN CONSTRUCTION SAFETY.....</b>	<b>35</b>
Construction Safety Initiatives.....	36

**/// Safety on the job site is no accident. It is the result of many people working together under a clear and disciplined plan. – Ahmed Tigani, Commissioner**

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# CONSTRUCTION DATA

## CONSTRUCTION ACTIVITY OVERVIEW

Overall construction activity cooled slightly across most of the City in calendar year 2025 compared to the year before, according to compiled data. The year saw modest declines in both the total number of permits issued and overall construction floor area, continuing a multi-year trend for some activity.

For the 5th consecutive year, new building permit issuance declined in 2025. According to data, **Total Permits Issued** declined by 4% compared to the previous year, alongside a 10% drop in **Initial New Building Permits**, and a 14% decrease in overall project size as measured by **New Construction Floor Area**.

In 2025, a decline in the total number of new and renewed construction permits was seen in every borough with the notable exception of Manhattan, which saw the total number of work permits issued grow from the previous year by 24%.

Despite these overall declines, 2025 showed a notable bright spot in residential development. The total number of **Proposed Dwelling Units** for new housing throughout the City increased by 13% over the year. This statistic is even more encouraging when compared to a drop in from the previous year where proposed dwelling units decreased approximately 42% from 2023 going into 2024.

One indicator which shows a possible uptick in activity down the road is Demolition permits, which have historically portended future development shortly after the original building is demolished. Full Demolition projects increased by about 8% in 2025 compared to the previous year.

# CONSTRUCTION DATA: **ACTIVITY**

## CONSTRUCTION ACTIVITY OVERVIEW

Year	Total Permits Issued (Initial + Renewal)	Initial Permits Issued	Initial New Building Permits Issued	Final Certificates of Occupancy Issued	Proposed Dwelling Units	New Construction Floor Area
2020	147,760	80,642	1,299	3,745	24,817	32,063,935
2021	168,423	93,200	1,466	3,542	25,581	37,662,904
2022	168,359	103,551	1,772	3,873	63,890	44,866,220
2023	162,220	99,787	1,704	3,774	92,947	41,258,951
2024	159,902	103,592	1,827	3,526	53,968	31,950,431
2025	152,807	96,766	1,644	3,169	60,975	27,441,793

## TOTAL PERMITS ISSUED (INITIAL + RENEWAL) BY BOROUGH

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	57,970	13,526	40,072	28,995	7,197
2021	63,320	16,141	45,849	34,196	8,917
2022	61,827	17,195	46,289	34,121	8,927
2023	59,118	17,056	44,477	32,962	8,607
2024	46,454	23,939	47,363	30,867	11,279
2025	57,416	16,064	41,718	29,031	8,578

# CONSTRUCTION DATA: ACTIVITY

## NEW CONSTRUCTION FLOOR AREA SQUARE FOOTAGE BY BOROUGH

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	5,973,154	5,794,445	9,912,207	8,127,539	2,256,590
2021	10,510,243	7,040,611	9,740,791	8,723,780	1,647,479
2022	7,170,930	8,099,375	16,624,925	11,225,710	1,745,280
2023	5,720,593	5,479,173	17,630,937	11,123,325	1,304,923
2024	5,419,400	6,422,396	12,497,970	6,080,424	1,530,241
2025	5,081,897	5,276,480	10,270,392	5,477,583	1,335,441

## NEW BUILDINGS PERMITS BY BOROUGH

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	50	147	319	427	344
2021	47	166	325	529	445
2022	62	225	450	587	502
2023	53	186	361	642	461
2024	54	165	341	602	614
2025	37	173	308	605	458

# CONSTRUCTION DATA: ACTIVITY

## INITIAL DEMOLITION PERMITS ISSUED CITYWIDE

Year	Permits
2020	1,205
2021	1,335
2022	1,538
2023	1,419
2024	1,039
2025	1,117

## FINAL CERTIFICATES OF OCCUPANCY ISSUED

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	326	318	1,119	1,368	614
2021	237	272	1,260	1,174	599
2022	381	253	1,295	1,393	551
2023	329	392	1,194	1,272	587
2024	303	397	1,174	1,158	494
2025	282	380	1,038	973	496

# CONSTRUCTION DATA: INCIDENTS

Calendar year 2025 saw several divergent trends in construction worksite safety across all five boroughs, particularly when compared to previous years. On the positive side, construction-related injuries dropped significantly to their lowest level in over 10 years. Despite this major decline in work site injuries, building construction-related fatalities increased by three from the previous year, rising to 10 fatalities in 2025. Even one death on a construction site is one too many, and reversing this increase in work site fatalities is a top priority of the Department.

The data in this section of the report specifically covers incidents, injuries, and fatalities that are related to building construction. Specifically, these are all incidents that occur at building construction work sites, and that are related to the work performed during the ongoing construction. The data is not inclusive of construction incidents that occur on other types of work sites, like road or transit infrastructure projects. It also does not include non-construction related incidents that occur on building construction work sites, such as medical episodes.

The 320 construction-related injuries on building work sites reported to DOB in calendar year 2025 represent a 34% reduction compared to the 482 injuries reported in 2024, and represent a 58% reduction from the recent high of 759 injuries reported in 2018. The number of injuries in 2025 is the lowest number on record, and represents the largest year-over-year decrease during the past 11 years. The Department specifically classifies an injury as any work-related incident that results in a worker receiving off-site medical attention, either at a hospital, a doctor's office, or an urgent care facility.

Incidents (any event at a site that causes, or has the potential to cause, injury or significant damage) reported to the Department dropped by 32%, from 638 in 2024 to 432 in 2025. The 2025 figure is more than 64% less than the decade high of 1,212 incidents reported in 2017, a significant decrease. Incident data in this report is inclusive of the of the incidents that resulted in injuries, and tracking incidents alongside injuries is important for achieving a comprehensive picture of the construction safety landscape. Every incident could have potentially led to a serious injury or death.

Across the industry, data consistently shows that falls remain the leading cause of construction-related injuries and fatalities in New York City. Year after year, fall prevention stands out as the most persistent challenge to worksite safety

# CONSTRUCTION DATA: INCIDENTS

across the five boroughs. The reality is simple: a fall from any height can be deadly. That's why the Department continues to center much of its safety strategy on reinforcing strong fall protection practices, and helping to ensure that those practices are followed on every job site.

As shown later in this report, the Department also increased the total number of enforcement actions taken citywide, including both Violations and Stop Work Orders issued.

## CONSTRUCTION-RELATED INCIDENTS, INJURIES & FATALITIES

<b>Year</b>	<b>Incidents</b>	<b>Injuries</b>	<b>Fatalities</b>
<b>2015</b>	1,011	472	12
<b>2016</b>	1,162	603	12
<b>2017</b>	1,212	671	12
<b>2018</b>	1,193	759	13
<b>2019</b>	960	594	14
<b>2020</b>	796	502	8
<b>2021</b>	712	505	9
<b>2022</b>	752	554	11
<b>2023</b>	841	692	7
<b>2024</b>	638	482	7
<b>2025</b>	432	320	10

# CONSTRUCTION DATA: INCIDENTS

## CONSTRUCTION-RELATED INCIDENTS BY BOROUGH

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	435	63	187	100	11
2021	395	66	166	73	12
2022	332	87	213	110	9
2023	308	108	278	136	11
2024	238	68	232	93	7
2025	184	59	124	56	9

## CONSTRUCTION-RELATED INJURIES BY BOROUGH

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	289	43	107	61	2
2021	300	48	105	45	7
2022	255	71	143	79	6
2023	264	91	222	106	9
2024	201	55	155	71	0
2025	147	51	77	42	3

# CONSTRUCTION DATA: INCIDENTS

## CONSTRUCTION-RELATED FATALITIES BY BOROUGH

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	2	0	5	1	0
2021	3	1	3	1	1
2022	2	1	6	2	0
2023	3	1	2	1	0
2024	3	1	2	1	0
2025	2	1	3	4	0

# CONSTRUCTION DATA: ENFORCEMENT

The Department is committed to taking action when we find construction contractors who are flouting safety regulations. DOB never wants to issue Stop Work Orders or violations that carry potentially hefty financial penalties, but when violating conditions are present, it is our duty to conduct strict enforcement operations that are critical to holding bad actors accountable and compelling safety compliance. In New York City, it remains the legal responsibility of construction contractors, safety supervisors, and building owners to ensure that their work sites and properties are kept in safe, Code-compliant conditions at all times. When those responsible parties fail to live up to their legal obligations, we will take the appropriate enforcement actions, pursuant to the City's Codes.

Fortunately, the vast majority of construction industry professionals understand this responsibility and take it seriously, which is demonstrated by the consistent decrease in reported injuries and incidents documented in this report.

Unfortunately, bad actors in the industry still exist, and it's a top goal of the Department to find these individuals and use every tool at our disposal to continue compel compliance and enforce work site safety.

In Fiscal Year 2025 DOB personnel conducted 395,714 total inspections, of these 194,006 were Development Inspections requested by constituents (inspections of completed projects for example) and 201,708 were Enforcement Inspections (inspections for construction safety compliance as an example).

While the total inspections decreased by about 4%, the number of enforcement inspections remained relatively consistent with previous years (from 218,098 in 2024 to 215,491 in 2025). The overall drop, while small, can be attributed largely to the decrease in development inspection requests from the industry, which is roughly consistent with the decrease in the overall number of permits issued during 2025. Development inspections occur when contractors request for DOB to inspect and sign off on construction work that has been performed.

# CONSTRUCTION DATA: ENFORCEMENT

In 2025, the Department saw significant increases in two critical areas of enforcement. The total number of Office of Administrative Trials and Hearings (OATH) violations issued rose by 9.6%, climbing from 51,977 to 56,991. Meanwhile, Stop Work Orders saw a larger increase, up 24% from 6,138 to 7,618. Of these OATH violations, approximately 39% are Class 1, which are the most serious violations and classified as immediately hazardous, while over 55% are Class 2, and only 4% are the least serious Class 3.

## INSPECTION ROUNDUP

Year	Enforcement	Development	Total
2023	212,000	208,669	420,669
2024	199,708	196,830	396,538
2025	201,708	194,006	395,714

## CONSTRUCTION ENFORCEMENT ACTIONS OVERVIEW

Year	OATH Violations Issued	Stop Work Orders Issued
2020	68,545	10,312
2021	80,597	9,491
2022	52,637	8,840
2023	43,903	5,967
2024	51,977	6,138
2025	56,992	7,618

# CONSTRUCTION DATA: ENFORCEMENT

## OATH VIOLATIONS ISSUED BY CLASS

Year	Class 1	Class 2	Class 3
2020	32,674	34,179	1,692
2021	35,010	43,889	1,698
2022	21,987	29,252	1,398
2023	17,068	24,756	2,079
2024	20,129	29,499	2,349
2025	22,595	31,845	2,552

*Class 1 = Immediately Hazardous; Class 2 = Major; Class 3 = Minor*

## TOTAL OATH VIOLATIONS BY BOROUGH

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	17,385	10,648	23,955	14,377	2,180
2021	19,777	13,054	27,069	17,992	2,705
2022	12,471	8,664	18,886	11,122	1,494
2023	10,696	7,950	15,289	8,665	1,303
2024	11,625	9,888	16,554	11,921	1,989
2025	10,656	9,678	20,436	13,610	2,612

# CONSTRUCTION DATA: ENFORCEMENT

## TOTAL STOP WORK ORDERS BY BOROUGH

Year	Manhattan	Bronx	Brooklyn	Queens	Staten Island
2020	2,404	1,014	4,322	2,264	308
2021	2,400	908	3,643	2,244	296
2022	1,728	1,029	3,766	2,046	271
2023	1,121	804	2,290	1,518	234
2024	1,202	760	2,293	1,487	396
2025	1,463	976	3,048	1,824	307

*DISCLAIMER NOTE: The NYC Department of Buildings continuously works to refine and improve our data analytics. The data in this year's report is the most up to date and accurate representation of this effort, utilizing updated methodologies. The data in this report may differ from data in previous reports.*



# CONSTRUCTION DATA: **FATALITIES**

## **2025 FATAL CONSTRUCTION INCIDENTS**

In 2025, 10 workers tragically lost their lives in construction-related incidents under the Department's jurisdiction in New York City, an increase from 7 fatalities in 2024. Following, is a review of the fatal building construction incidents that occurred in 2025.



## CONSTRUCTION DATA: **FATALITIES**

### **WORKER FALL AT THE WALDORF ASTORIA MIDTOWN, MANHATTAN**

- **Permit Holder at the Time of Incident:** Suffolk Construction Co.
- **Project Type:** Major Alteration
- **Incident Category:** Worker Fall

**301 Park Avenue, Manhattan** – On Thursday, January 2, at approximately 9:15 am, Department personnel were called to investigate reports of a fatal worker fall inside of the building, which was undergoing a permitted major alteration project. At the scene, inspectors determined that the fall occurred while the worker was assisting a Licensed Master Electrician install a metal framing system for electrical wiring and equipment in the catwalk area between the ceiling of a ballroom below located on the 3rd floor and the 4th floor above. Adjacent to the catwalk area, the worker was walking on top of the finished ceiling when they fatally fell 40 feet below, landing inside of the 3rd floor ballroom. Co-workers that were on the catwalk did not witness the incident. Inspectors further determined that there was no fall protection or personal protective equipment instituted for the operation, that the scope of work was found to have not been adequately communicated to workers, and the lighting at the site was poor. Associated DOB Violations and a full Stop Work Order were issued in response to the incident.



## CONSTRUCTION DATA: **FATALITIES**

### **WORKER FALL AT 12-STORY HOSPITAL BUILDING PARK SLOPE, BROOKLYN**

- **Permit Holder at the Time of Incident:** Turner Construction Company
- **Project Type:** Alteration
- **Incident Category:** Worker Fall

**506 6th Street, Brooklyn** – On Thursday, January 23, at an occupied 12-story hospital building undergoing structural and concrete repairs, a worker fell while using a wheelbarrow to remove debris. No one witnessed the fall and after being found unconscious, the worker was transported to Methodist Hospital, where they were diagnosed with a brain hemorrhage, and subsequently passed away on February 6, 2025. The Department's investigation found that housekeeping on the site was found to be poor, as the area was wet, icy, and slippery. Violations were issued for the site's failure to institute and maintain safety measures and a partial Stop Work Order was issued for all work under the associated permit (#B01061070-I1-ST).



## CONSTRUCTION DATA: **FATALITIES**

### **WORKER KILLED BY CONSTRUCTION EQUIPMENT** SOUTH BRONX, BRONX

- **Permit Holder at the Time of Incident:** On Star Management
- **Project Type:** Foundation
- **Incident Category:** Struck-by

**355 Exterior Street, Bronx** – On Wednesday, February 12, at approximately 9:30 am, Department personnel were called to the site of a proposed new 43-story building that was at an excavation phase to investigate reports that a worker had been fatally struck by construction equipment. At the scene, inspectors determined that a worker was holding a rope attached to an excavator to lift a 40-foot long steel into a truck, when the rope slid to the opposite end of the steel tube, causing the load to become unbalance, swing backwards and fatally strike the worker in the face. The Department placed a Full Stop Worker Order on the site during the investigation.



## CONSTRUCTION DATA: **FATALITIES**

### **FATAL FALL FROM NEW BUILDING PROJECT DOWNTOWN FLUSHING, QUEENS**

- **Permit Holder at the Time of Incident:** 3T-GC-LLC
- **Project Type:** New Building
- **Incident Category:** Worker Fall

**133-25 37th Avenue, Queens** – On Monday, March 3, at approximately 3:00 pm, inspectors were called to a new 16-story concrete frame building under construction to investigate a worker fall. At the scene inspectors determined that two workers on the seventh floor balcony were installing an exterior aluminum wall panel when one of the workers fell to the sixth floor balcony below. Overnight, the worker succumbed to the injuries that were sustained. A DOB Violation and a Full Stop Work Order (FSWO) were issued. Any necessary additional enforcement action will be addressed under a separate complaint.



## CONSTRUCTION DATA: **FATALITIES**

### **ILLEGAL DEMO OPERATIONS LED TO FATAL COLLAPSE**

MARINE PARK, BROOKLYN

- **Permit Holder at the Time of Incident:** Unpermitted
- **Project Type:** Demolition
- **Incident Category:** Excavation/Soil Work

**3223 Quentin Road, Brooklyn** – On June 5, at the site of an existing 2-story non-for-profit commercial building, there was an illegal demolition operation being performed on a walk-in freezer in a full commercial kitchen when the roof of the rear demolition area collapsed, fatally injuring a worker. In response the Department issued an Aggravated Level 2 violation for work without a permit, and one Aggravated Level 2 violation for a failure to maintain the building in a code-compliant manner. Additionally, the Department placed a Full Vacate Order on the site and ordered that the premises be sealed to prevent the public from entering the area.



## CONSTRUCTION DATA: **FATALITIES**

### **FATAL WORKER FALL** MARINE PARK, BROOKLYN

- **Permit Holder at the Time of Incident:** Yongin Int Contractor
- **Project Type:** Building Alteration
- **Incident Category:** Worker Fall

**133-40 79th Street, Queens** – On Saturday, July 19, a worker fell from a baker scaffold and succumbed to their injuries. The Department was not notified of the incident at the time and conducted an inspection on September 11, during which time personnel found hazardous unsafe conditions. In response the Department issued violations for the site's failure to maintain adequate safety measures unsafe baker scaffold, failure to comply with manufacturer's specifications for A-frame ladder use, and for failure to notify the Department of an incident that resulted in a fatality. The Department also placed a Full Stop Work Order on the site until safety measures could be put in place.



## CONSTRUCTION DATA: **FATALITIES**

### **WORKER FALLS OFF A ROOF WHILE INSTALLING SOLAR PANELS**

JACKSON HEIGHTS, QUEENS

- **Permit Holder at the Time of Incident:** Sunco Capital LLC. GC
- **Project Type:** Solar Panel Installation
- **Incident Category:** Worker Fall

**34-30 84th Street, Queens** – On Tuesday, July 29, at approximately 1:54 pm, DOB inspectors were called to investigate reports that a worker had fatally fallen off of a 2.5-story building. At the scene, inspectors determined that while installing four new solar panels, they had somehow fallen off of the roof and died from their injuries. The investigation revealed that the worker was not wearing a harness or a hardhat at the time of the incident, and was not tied off to the building. The Department issued relevant violations for the site's failure to safeguard the property, as well as a Full Stop Work Order.



## CONSTRUCTION DATA: **FATALITIES**

### UNREPORTED FATALITY UPPER WEST SIDE, MANHATTAN

- **Permit Holder at the Time of Incident:** Unpermitted
- **Project Type:** Commercial Renovation
- **Incident Category:** Other Construction Related Incident

**1884 3rd Avenue, Manhattan** – On August 22, a worker was severely burned during welding operations at an unpermitted renovation of a restaurant and succumbed to their injuries several days later at a hospital. The contractor and building owner did not alert the Department of the incident, which was only informed of the incident after our partners in the Occupational Safety and Health Administration (OSHA) received an anonymous tip. Additionally, the site did not obtain any DOB permits for renovation work at the site. The Department placed a Full Vacate Order on the property, a Stop Work Order for the illegal work, and relevant violations, including working without a permit and failing to alert the Department of an incident.



## CONSTRUCTION DATA: **FATALITIES**

### **PARTIAL BUILDING COLLAPSE RESULTS IN WORKER DEATH** CYPRESS HILLS, BROOKLYN

- **Permit Holder at the Time of Incident:** MLKA General Construction Inc.
- **Project Type:** Alteration 2 – Garage Repairs
- **Incident Category:** Struck-by

**113 Sunnyside Avenue, Brooklyn** – On Tuesday, September 9, at approximately 3:00 pm, at the site of an existing 6-story building, inspectors were called to investigate a partial building collapse. It was determined at the scene that an approximately 5 foot high parapet wall that was being worked on had collapsed and killed a worker. Further investigation revealed while there was a permit for garage repair work, it had expired the previous month on August 5, and did not include work on the collapsed parapet. In response the Department issued relevant violations, including a failure to maintain the structure, as well as a Full Stop Work Order.



## CONSTRUCTION DATA: **FATALITIES**

### FATAL WORKER FALL ASTORIA, QUEENS

- **Permit Holder at the Time of Incident:** Kingston Construction Grp
- **Project Type:** New Building
- **Incident Category:** Worker Fall

**37-28 Crescent Street, Queens** – On Monday, December 8, at approximately 5:30 pm, DOB inspectors were called to investigate reports of a worker being injured from a fall at a construction site for a permitted 6-story mixed-use building project. In coordination with OSHA, DOB investigators determined the worker was on the 4th floor level when they walked on an unsecured portion of formwork that gave way, resulting in the worker fatally falling approximately 30 feet. In the interest of public safety, the Department placed a Full Stop Worker on the site.

# CONSTRUCTION DATA: CLOSE CALLS & NEAR MISSES



## NEAR MISSES & MAJOR NON-FATAL INCIDENTS

The Department investigated hundreds of construction-related incidents in 2025 that could have also easily ended in a life-threatening injury, but thankfully did not, despite having all the makings of a potential fatality. The difference between fatal incidents and near misses can sometimes be measured in just inches, and studying these situations can give us just as much insight into safety failures as actual fatalities. While, thankfully, no one died in the below cases, non-fatal incidents on construction sites and at buildings can still have serious consequences, resulting in severe injuries, work stoppages and costly repairs. Following, is a review of several notable near misses and major incidents that occurred in 2025.



## CONSTRUCTION DATA: **CLOSE CALLS & NEAR MISSES**

### **WORKER FALLS 70 FEET AND SURVIVES** WEST BRIGHTON, BROOKLYN

- **Permit Holder at the Time of Incident:** GC Rybak Development
- **Project Type:** New Building
- **Incident Category:** Worker Fall

**532 Neptune Avenue, Brooklyn** – On Friday, January 10, at approximately 10:45 am, DOB personnel were called to a West Brighton Beach to conduct an inspection following reports of a worker fall. At the scene, inspectors determined that during scaffold removal operations a worker fell approximately 70 feet and was transported to a local hospital with extensive injuries. Further investigation determined that scaffolding was being dismantled in an unsafe manner, and the worker was not properly utilizing the independent fall protection lifeline that was provided to him. Specifically, the worker was tied off to a scaffold and not a stationary lifeline. When the connection failed while lowering material, both the worker and the frame fell to a 5th floor setback. Inspectors also noted that the site's general contractor was aware that the Department had issued a Weather Advisory the previous day alerting members of the industry of freezing temperatures and high winds of up to 50 miles per hour. The Department issued multiple violations from the incident, including general poor housekeeping, workers not being properly trained to operate manlift machinery, and a failure to provide site safety orientation for the injured worker.



## CONSTRUCTION DATA: **CLOSE CALLS & NEAR MISSES**

### **ACTIVE DEMO DAMAGES NEIGHBORING PROPERTY CHELSEA, MANHATTAN**

- **Permit Holder at the Time of Incident:** Titan Industrial Services
- **Project Type:** Demolition
- **Incident Category:** Property Damage

**260 West 23rd Street, Manhattan** – On Monday, February 3, at approximately 10:00 am, during the active demolition of a 6-story building workers were in the process of removing overhead protection and other materials when concrete blocks became dislodged and fell. Masonry blocks crashed through a glass skylight at the neighboring property at 275 West 22 Street, landing in a residential sleeping area. Fortunately, no one was inside the bedroom area at time of incident and there were no injuries reported to the Department associated with this incident. In response, the Department issued violations for construction operations causing significant damage to the neighboring building and placed a Full Stop Work Order on the demolition site until the General Contractor can provide means and methods for safe demolition that protects all neighboring properties.



## CONSTRUCTION DATA: **CLOSE CALLS & NEAR MISSES**

### **DRILLING RIG COLLAPSE**

CROWN HEIGHTS HISTORIC DISTRICT, BROOKLYN

- **Permit Holder at the Time of Incident:** Cole Partners Inc.
- **Project Type:** Support of Excavation
- **Incident Category:** Heavy Equipment Damage

**145 Brooklyn Avenue, Brooklyn** – On Thursday, February 13, at approximately 1:00 pm, inspectors from DOB were called to the Crown Heights Historic District in Brooklyn after receiving reports that a drilling rig tipped over, crashing through a wrought iron fence and landing in a public park. After an extensive investigation, inspectors found multiple operator errors that violated manufacturer guidelines including that the rig was moving in reverse with the cab perpendicular to the tracks instead of parallel, and that the mast of the rig was left upright instead of being lowered, increasing instability. It also took several days to remove the collapsed rig due to delays from high winds and freezing temperatures. The Department issued a Partial Stop Work Order as well as relevant violations for failing to adequately protect the site. Not following manufacturer specifications can be extremely dangerous and it was a minor miracle that no one was injured in this incident.



## CONSTRUCTION DATA: **CLOSE CALLS & NEAR MISSES**

### **MINI-CRANE COLLAPSE** MIDTOWN, MANHATTAN

- **Permit Holder at the Time of Incident:** Warner Construction Services
- **Project Type:** New Building
- **Incident Category:** Mechanical Construction Equipment

**501 Ninth Avenue, Manhattan** – On Friday, April 4, at approximately 3:00 pm, DOB's Emergency Response Team were called to a 12-story building in midtown where a mini-crane had plummeted 10 stories, crashing onto a sidewalk shed below. Once there, investigators determined that crews were attempting to hoist a second mini crane from the 9th floor to the 10th floor level when the mini crane on roof became dislodged and fell, sending both mini cranes down to sidewalk shed below. Fortunately, no injuries were reported to the Department from this incident. Further investigation found that the picking mini crane did not have any tie backs to secure it to the roof as it attempted to pick and relocate the other mini crane, that the operator was unlicensed, and that the worker overloaded the mini crane by working outside of its load chart. In response the Department issued relevant violations, a Full Stop Work Order for all crane activity, and continued to monitor repairs on the sidewalk shed until they were complete several days later. Construction equipment such as cranes have a tremendous amount of power and need to be used responsibly and according to manufacturer specification, if not potentially catastrophic incidents can occur.

# CONSTRUCTION DATA: CLOSE CALLS & NEAR MISSES

## BROOKLYN MIRAGE MUSIC VENUE CREATES POTENTIALLY EXTREME HAZARDS

EAST WILLIAMSBURG, BROOKLYN

- **Permit Holder at the Time of Incident:** Avant Gardner
- **Project Type:** Construction of a Temporary Structure
- **Incident Category:** N/A

**140 Stewart Avenue, Brooklyn** – In early May while reviewing plans for the Brooklyn Mirage music venue in East Williamsburg, DOB Plan Examiners uncovered major concerns with the project and potentially hazardous issues that could have put thousands of concert goers at risk. The discovery of these issues launched a full audit by the Department of the venue. The subsequent audit revealed major structural issues throughout the venue, including the steel truss over the stage area not being constructed according to designs, a failure to engineer the structure to withstand lateral forces like improper foundations, wind, or seismic activity, a basic failure to provide sufficiently detailed drawings of the structure, and the project being filed as a temporary structure despite not meeting the criteria to be one. Additional issues include a lack of compliant exits, a failure to demonstrate compliance with accessibility requirements, a failure to provide adequate automatic sprinklers, and a general failure to provide required number of toilet facilities, among other issues. The discovery of these issues through the full audit by the Department helped prevent the venue from opening before it was code-compliant and safe to do so, helping prevent lives from being put at risk.

# CONSTRUCTION DATA: CLOSE CALLS & NEAR MISSES

## CLOSE CALL NEAR FATAL ELECTROCUTION GREENWICH VILLAGE, MANHATTAN

- **Permit Holder at the Time of Incident:** CM & Associates Construction
- **Project Type:** New Building
- **Incident Category:** Electrocution

**16 Fifth Avenue, Manhattan** – On Monday, July 21, at approximately 9:00 am, DOB was alerted that a worker was injured while conducting HVAC operations on the 18-story building's roof. At the scene, inspectors determined that while opening an HVAC condenser unit panel, the worker was exposed to a sudden flash of light to the face and fell backward. Further investigation revealed the unit had not been de-energized prior to the operation, and a live cable had not been properly connected before the panel was closed. In response to the incident, the Department placed a Partial Stop Work Order on the site affecting HVAC condenser operations, and a summons for the site's failure to properly follow manufacturer specifications on how to safely use a device.

### <ELECTRICAL WIRING DIAGRAM>

#### <HIGH VOLTAGE / HIGH TEMPERATURE WARNING>

Control box houses high-voltage parts. Before inspecting, wait at least 10 minutes, and confirm that the voltage of the control box is off.

Before inspecting the inside of the control box, extract the control box cover. Control box houses high temperature parts. Be well clear of the control box when the cover is removed.

Control box houses high temperature parts. Be well clear of the control box when the cover is removed.

#### <CAUTION FOR INSTALLATION>

Prior to installation, read the Installation Manual carefully.

- \*1. Single-dotted lines indicate wiring not supplied with the control box.
- \*2. Dot-dash lines indicate the control box boundaries.
- \*3. Refer to the Data Book for connecting input/output terminals.
- \*4. Daisy-chain wiring is not allowed for the outdoor units.
- \*5. Faston terminals are used for wiring function. Make sure the terminals are properly inserted (2 removed them).
- \*6. Control box houses high-voltage parts. Before inspecting, wait at least 10 minutes, and confirm that the voltage of the control box is off.
- \*7. Control box houses high temperature parts. Be well clear of the control box when the cover is removed.

8. Wiring which changed function settings into On, using SW6 in the following table. Refer to the installation manual for details.

Setting	SW 0: OFF, 1: ON										
	SW6					SW4					
ON (LEDS LI)	1	2	3	4	5	6	7	8	9	10	OFF (LEDS Blink)
Outside temperature heating	1	0	1	1	0	1	1	0	1	1	ON / OFF



# STRATEGIES TO STRENGTHEN CONSTRUCTION SAFETY

The Department is committed to continuing the strong enforcement of existing safety regulations related to construction sites in New York City, while also exploring new ways to promote a culture of safety within the development industry.

# STRATEGIES TO STRENGTHEN CONSTRUCTION SAFETY: INITIATIVES

## WINTER CONSTRUCTION SAFETY SWEEP

In response to several construction worker fatalities that occurred in the second half of 2025, the Department launched a citywide end-of-year enforcement and education sweep in December, deploying inspectors in all five boroughs to check for code compliance and engage directly with workers on best practices for fall prevention. Inspectors not only enforced safety requirements but also distributed educational materials and emphasized life-saving protocols on site. During the sweep, our inspectors found hazardous conditions endangering workers at 50 separate locations, resulting in Stop Work Orders for these sites. This enforcement and education sweep built on the Department's ongoing, dedicated efforts to educate the industry, strengthen regulations, and improve safety standards across New York City's construction landscape.

## ENHANCED OVERSIGHT REQUIREMENTS FOR CONSTRUCTION SUPERINTENDENTS

In the beginning of 2026, DOB moved to fully implement Local Law 149 of 2021, greatly improving site safety oversight on larger building construction work sites across the city. Effective January 1, 2026, the number of active jobs allowed to be overseen by Construction Superintendents at the same time was reduced to just one. Previously, Construction Superintendents were allowed to oversee up to 10 separate jobs, before this was reduced to five jobs in 2022, and three jobs in 2024. Construction Superintendents are industry professionals responsible for worker safety on thousands of development sites across the five boroughs. With fewer jobs to oversee, these professionals can now spend more time at each site so they can better identify potentially unsafe conditions, ensure that all required safeguards are in place, and best protect the public from construction operations.

# STRATEGIES TO STRENGTHEN CONSTRUCTION SAFETY: **INITIATIVES**



## **MENTAL HEALTH & SUICIDE PREVENTION**

Later this year, the Department will be implementing new requirements for our Site Safety Training (SST) program that will mandate courses to include information about mental health awareness and suicide prevention. SST identification cards are issued to construction workers who have taken at least 40 hours of construction safety training courses. These identification cards are a requirement for workers who step foot onto larger and more complex building construction projects in New York City. The construction industry has one of the highest suicide rates of any occupation in the country. This new mandatory training covering mental health topics is the result of Local Law 10 of 2026, and will be incorporated into the existing training, which already includes substance abuse and drug addiction prevention as covered topics. The implementation of these new safety training topics sends the important message that worker safety doesn't end when an individual leaves the job site.

## **EXPANSION OF CONSTRUCTION WORKER CERTIFICATION CARDS**

In July 2025, DOB fully implemented our new Worker Wallet certification cards for construction workers who work with specialized equipment such as scaffolds, rigging, mast climbers, and gas piping. Worker Wallet cards are scannable and can also be tapped to quickly confirm all the specialized training courses a worker has completed, certifying that they are permitted to use specialized equipment. Previous certification cards were not scannable, which opened up opportunities for potential fraud. These scannable cards improve safety on work sites, by helping contractors properly ensure that their workers have the appropriate training prior to performing these complicated tasks. These cards are modeled after the Department's highly successful Site Safety Training (SST) identification cards. The Department is currently considering future plans to expand the applicability of the Worker Wallet to include additional training programs and certifications.

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