



**2024 NEW YORK CITY  
CONSTRUCTION  
SAFETY REPORT**

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# MESSAGE FROM THE COMMISSIONER



Last year was my first full year as Commissioner of the Department of Buildings, having first joined the agency in the Spring of 2023. In that time, I have gained a keen appreciation for the multifaceted mission of this Department, as well as the professionalism of those here that carry out that mission. Day-to-day, one of the most challenging areas in our purview is the regulatory oversight role we play for building construction safety.

With finite resources and a city of over 1.1 million buildings and approximately 40,000 construction sites, round-the-clock monitoring of every construction site across the city would be impossible. Instead, we primarily rely on construction contractors and site safety professionals to keep their own work sites safe for their workers and the public. But when a contractor ignores critical safety regulations it can quickly

become a matter of life and death. This dynamic requires that the Department work closely with our industry partners on promoting work site safety, and think creatively on ways to promote greater compliance with the City's safety codes.

## **Every day, Department inspectors, engineers, and investigators are called to respond to construction-related incidents in our City.**

This results in hundreds of investigations in every neighborhood across the five boroughs, each demanding thorough examination and appropriate responses from the department. This is critical work to keep New Yorkers safe and hold bad actors in the industry accountable. Each of these investigations results in valuable information that is collected and sorted by the department. What happened? Why did it happen? Who were the responsible parties involved? And most critically, what could have been done to prevent the incident from occurring in the first place?

The Department has been collating these individual data points for construction incidents for some time now, and in 2024 we have started utilizing this information to inform more intelligent enforcement strategies. We launched several limited-scope pilot programs in 2024 using this data to predict which work sites were most likely to have an incident, and proactively sent inspectors to those locations to intercede before someone could have gotten hurt. When our inspectors found unsafe conditions on those sites, we took appropriate enforcement actions against those responsible for the work sites to compel them to take the necessary remedial actions. In a change for our historically reactive agency, these pilot programs put our inspectors on offense in a way that we have not seen before.

Through strong relationships with the City Council, and active collaboration with Housing & Buildings Committee Chair Pierina Sanchez, the Department developed proposed legislation that codified this initiative into law. Thanks to Chair Sanchez and the council, our codes now legally require that we utilize the predictive analytics programs we tested in our pilots as part of our overall enforcement strategy. Since day one of his administration, Mayor Eric Adams has pushed modernization efforts at the Department of Buildings, and he has been a critical proponent of our plan to utilize predictive data analytics. With his significant investment of \$5 million in new money to support the program, we are now bringing aboard 60 new positions to the agency in order to create a new enforcement team

focused on expanding those pilots. This new team will be up and running later this year, and they will be relying on predictive analytics as a guide for sending our inspection resources to locations where they will have the most impact.

Transparency has long been a hallmark of DOB, evidenced not least by the release of this annual report. Collecting this construction data is critically important for our own work internally here at the Department, but we would be doing a disservice to the public if we did not also share what we have learned with our partners in the industry. Through regularly updated datasets, our online records portals, and real-time compliance maps, we put all of our cards on the table. Making this information public and summarizing it in these annual reports and through industry outreach can help contractors and site safety supervisors know what to look for on their own work sites to avoid injuries and costly work stoppages. A firm understanding of why incidents occurred in the first place can be a critical tool to help them prevent similar incidents happening elsewhere.

This year's report shows progress in our goal to drive down injury and fatalities associated with building construction. Compared to calendar year 2023, building construction-related incidents in 2024 are down a remarkable 25 percent, while building construction-related injuries are down an even more impressive 30 percent. These are major accomplishments achieved through recently implemented enhanced safety protocols, buy-in from industry members, and consistent enforcement from the Department of Buildings. What makes these declines in injuries and incidents all the more impressive, is that they came at a time of steadily increasing construction activity, with initial permit and new construction square feet both reaching five-year highs in 2024.

Despite the news that building construction work sites as a whole are getting safer, there were seven incidents investigated by the Department where a construction worker lost their lives. We must never forget that a fatality on the building construction work site does not occur in a vacuum, and that a lost life is not just a data point. These are not just *workers*, but fathers, sons, brothers, and friends. Each fatal accident results in devastating long-term impacts on families in our communities that can never be truly measured. The men and women who I work with at the Department of Buildings dedicated to improving work site safety are fully aware of the stakes. That is why year after year we push relentlessly for safer worksites, because even one life lost is one too many.

I am proud of the work being done by my colleagues at the Department of Buildings on this critical issue, and also cognizant that so much more needs to be done. In partnership with industry members and with continued support from the administration, I am confident that our new initiative putting the agency on offense will help us further reduce work site injuries and improve work site safety for the benefit of all New Yorkers.

Regards,

  
**James S. Oddo**  
Commissioner





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# CONSTRUCTION DATA



## CONSTRUCTION ACTIVITY

In calendar year 2024, Department permit data showed that construction activity continued apace in the five boroughs of New York City. Increased activity was driven by new construction projects, as shown by the direction of major indicators for Initial Permits Issued and Initial New Building Permits Issued. Both permit categories saw significant upticks, representing high water marks for these indicators over the past five calendar years.

Total initial permits issued for new building projects in 2024 increased by over 24% compared to 2023, a major increase fueled by a 48% increase in new building projects in Manhattan, a 32% increase in Staten Island, a 24% increase in Queens, a 24% increase in Brooklyn, and a more modest 2% increase in the Bronx.

Total initial permits for all building construction projects, including alterations, new buildings, and demolitions, increased by a combined 3.8% in 2024. The 103,592 initial construction permits issued by the Department is the highest in five years.

A complete look at the available data shows that not all indicators trended up in 2024. The total number of permit renewals for existing projects saw a decline compared to the previous year, as did the total amount of new construction floor area. However, both numbers are commensurate with what we have seen over the past five years. The number of initial demolition permits issued by the Department, which has long been seen in New York City as an indicator of future development down the line, saw a larger 27% decline compared to 2023.

# CONSTRUCTION ACTIVITY: OVERVIEW

Year	Total Permits Issued <i>(Initial + Renewal)</i>	Initial Permits Issued	Initial New Building Permits	Final Certificates of Occupancy	Proposed Dwelling Units	New Construction Floor Area
2020	147,760	80,642	1,318	3,745	24,817	32,063,935
2021	168,423	93,200	1,683	3,542	25,581	37,662,904
2022	168,359	103,551	3,746	3,873	63,890	44,866,220
2023	162,220	99,787	4,819	3,774	92,947	41,258,951
2024	159,902	103,592	5,997	3,526	53,968	36,950,431

## TOTAL PERMITS ISSUED by BOROUGH (Initial + Renewal)

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

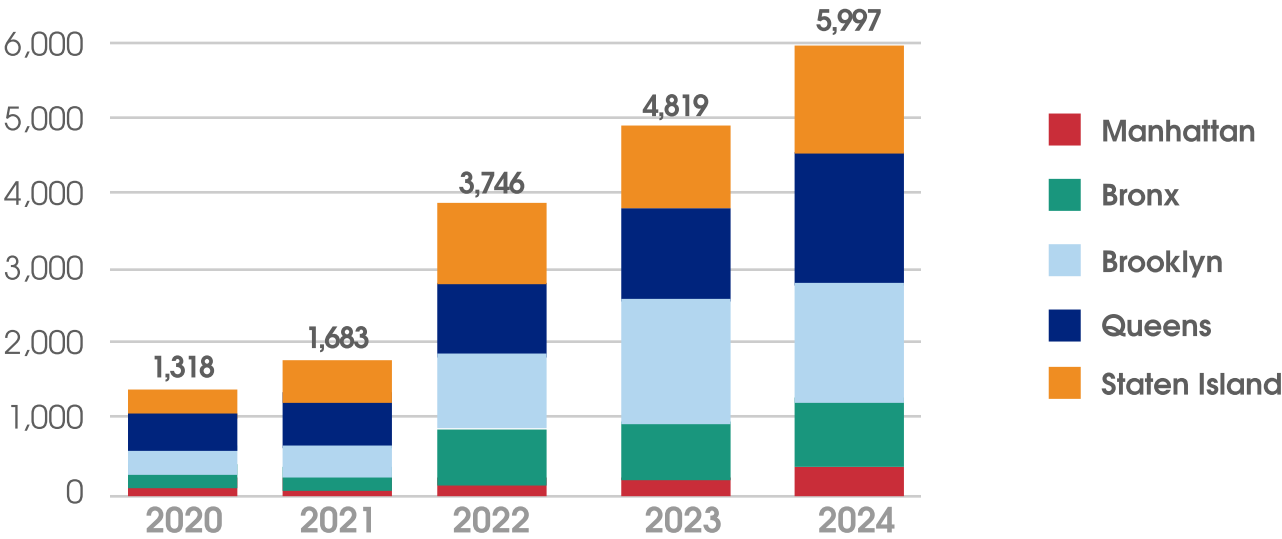
## NEW CONSTRUCTION FLOOR AREA SQUARE FOOTAGE by BOROUGH

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	11,422,396	12,497,970	6,080,424	1,530,241

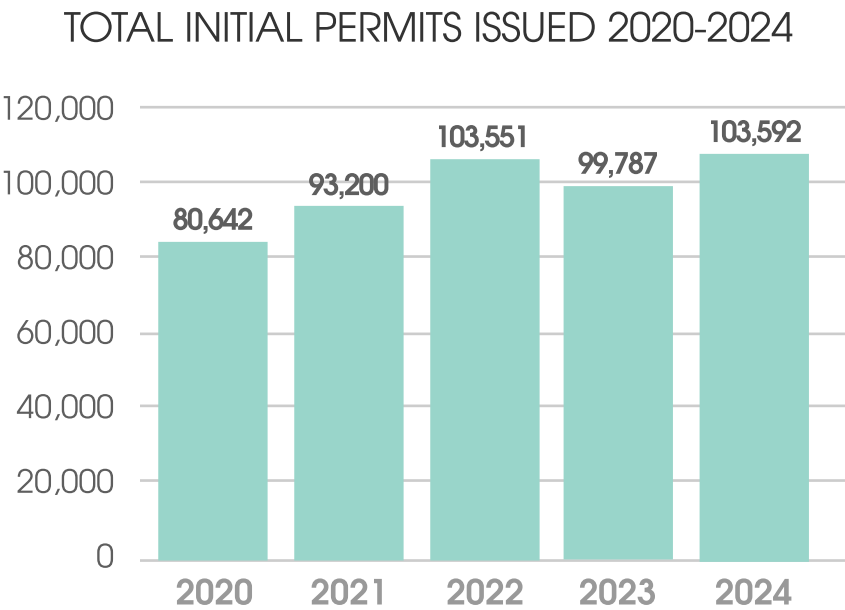
## NEW BUILDINGS PERMITS by BOROUGH

YEAR	MANHATTAN	BRONX	BROOKLYN	QUEENS	STATEN ISLAND
2020	53	147	334	442	342
2021	57	181	351	573	521
2022	234	502	1,176	880	954
2023	252	690	1,477	1,324	1,076
2024	373	706	1,837	1,652	1,429

INITIAL NEW BUILDING PERMITS ISSUED 2020-2024



INITIAL DEMOLITION PERMITS ISSUED CITYWIDE	
YEAR	PERMITS
2020	1,205
2021	1,335
2022	1,538
2023	1,419
2024	1,039



FINAL CERTIFICATES OF OCCUPANCY ISSUED by BOROUGH

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



# CONSTRUCTION INCIDENTS

Significant progress was made on work site safety and building construction work sites in 2024, with sizable reductions in both the number of building construction-related injuries and incidents, compared to previous years. The 482 construction-related injuries on building work sites reported to DOB represents an over 30 percent reduction compared to the 692 injuries reported in 2023. This number of injuries in 2024 is the lowest number since 2015 and represents the largest year-over-year decrease in that 10-year period. 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.

DOB also saw a major 24% decline in total building construction-related incidents reported to the Department, and all accidents on the work site, including those where no one was injured. The 638 incidents reported to DOB in 2024 is almost half the number of reported incidents in 2017, when the Department saw a 10-year high in reports. Tracking incidents in addition to injuries is important to getting a more complete picture of the construction safety landscape because every one of those incidents could have led to a serious injury or death.

The declines in both incidents and injuries in 2024 were all the more notable, as they came at a time when our initial permit indicators showed that building construction activity in the City remains strong. This means notable improvements in work site safety cannot be directly attributed to any slowdown in construction activity, but is more likely attributable to the partnerships and initiatives that both the industry and the Department have embarked on to promote safety in the workplace.



However, not all news from 2024 was good. Tragically there were seven building construction-related fatalities, the same number reported in 2023. While the Department is encouraged by the 10-year trend showing a decline in injuries and incidents, indicating safer work sites, it remains deeply concerned about the seven building construction-related fatalities in 2024.

More than half of the reported injuries and work site fatalities came as the result of worker falls, which for another year remained the number one hazard that construction workers face on the work site. Our review of work site incidents proves that worker falls can happen on sites of any size, and even a relatively short fall of only a few feet can lead to serious injury or death. Implementing proper fall prevention and work site safeguards should be a top priority for every contractor and site safety professional working in New York City.

Incident data also shows a high number of injuries, (over 28% of all reported incidents), in situations where subsequent DOB investigation found no unsafe conditions or violations of

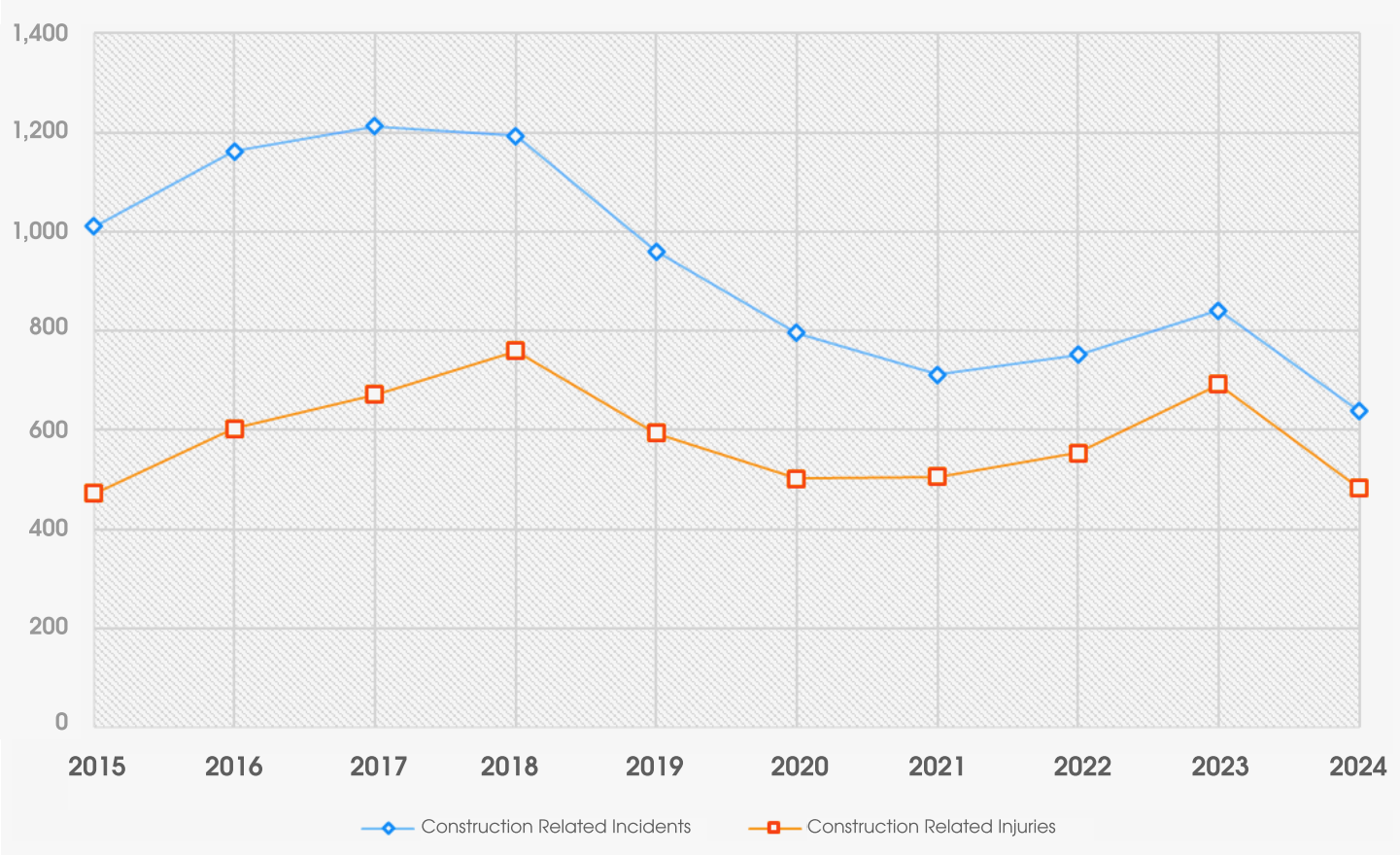


Code. Many of these injuries are due to reports of falls from ladders and stairs, or tripping incidents. Since all required safeguards were found to be in place at the time of the injury, these incidents were deemed to be the product of worker error. The City’s construction safety codes sets minimum safety standards required for construction sites. This data shows that contractors, supervisors and construction workers may need to consider whether additional precautions are appropriate, above and beyond the Code-prescribed minimum safety standards to keep their work sites injury free.

CONSTRUCTION-RELATED INCIDENTS, INJURIES, & FATALITIES

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

TOTAL NUMBER OF CONSTRUCTION-RELATED INJURIES & 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	88	212	110	9
2023	308	108	278	136	11
2024	238	68	232	93	7

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	72	142	79	6
2023	264	91	222	106	9
2024	201	55	155	71	0

CONSTRUCTION-RELATED FATALITIES by BOROUGH

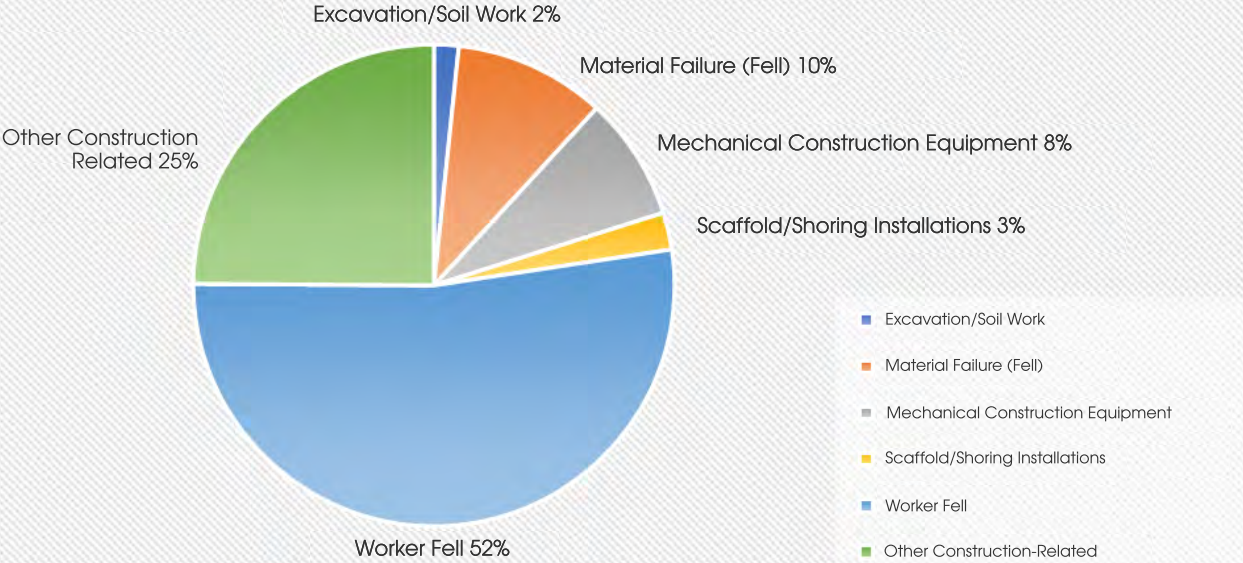
YEAR	MANHATTAN	BRONX	BROOKLYN	QUEENS	STATEN ISLAND
2020	2	0	5	1	0
2021	3	1	3	1	1
2022	2	1	6	2	0
2023	3	1	2	1	0
2024	3	1	2	1	0

2024 INCIDENTS by CATEGORY

INCIDENT CATEGORY	INCIDENTS	INJURIES	FATALITIES
Excavation/Soil Work	27	8	0
Material Failure (Fell)	68	49	1
Mechanical	49	40	2
Scaffold/Shoring	31	12	0
Worker Fell	257	253	4
Other Construction	206	120	0
Grand Total	638	482	7



# BUILDING CONSTRUCTION-RELATED INJURIES



## CONSTRUCTION INCIDENTS WHERE DOB FOUND NO UNSAFE OR NON-CODE COMPLIANT CONDITIONS

Year	Total Incidents with Injury or Fatality	Incidents with No Enforcement Action Necessary	Percentage of Incidents with Injury or Fatality with No Action Necessary
2021	502	45	9.0%
2022	540	85	15.7%
2023	649	167	25.7%
2024	466	133	28.5%







## FATAL CONSTRUCTION INCIDENTS 2024

In 2024, seven workers tragically lost their lives in building construction-related incidents under the Department's jurisdiction in New York City. Below is a review of the fatal building construction incidents that occurred in 2024.

### Cold Formed Steel Framing Collapse in Borough Park, Brooklyn

- Permit Holder at the Time of Incident: Unpermitted
- Project Type: Major Alteration
- Incident Category: Material Fall

**1266 50th Street, Brooklyn** – On Friday, February 2nd at around 12:45 pm, DOB was called to respond to reports of a structural collapse at a two-story residential building undergoing alterations, that had pinned a worker under the construction debris. At the scene, DOB personnel found significant excavation work in the cellar and the construction of cold formed-steel framing joists had been performed without permits or approvals from the Department. While this work was ongoing, the cold-formed steel collapsed into the cellar, trapping one of the workers employed by Trycon Concrete, Inc., who died at the scene. At the time of this fatal incident, this work site was already under a previously issued partial Stop Work Order issued the month prior, when the Department first found this unpermitted work. This incident is under active investigation by the Department of Buildings and our partners in law enforcement. Additional enforcement actions are pending the results of that ongoing investigation.





### **Worker Falls from Scaffold in Bensonhurst, Brooklyn**

- Permit Holder at the Time of Incident: High Quality Construction
- Project Type: Roof Repairs
- Incident Category: Worker Fall

**2378 82nd Street, Brooklyn** – On Thursday, February 29th at around 4:00 pm, DOB was called to respond to reports of a fatal worker fall at a two-family home. At the scene, DOB personnel determined that workers were using a supported scaffold during operations to replace roof shingles, when one of the business owners of Ming Kee Construction, a subcontractor hired to perform the work at the building, lost their balance on the scaffold, falling 25 feet to the ground below. The individual succumbed to these injuries sustained in the fall. On scene, our inspectors requested that the contractor produce approved construction plans, the deceased individual's scaffold user training card, scaffold inspection logs, and records for the scaffold installation – none of which could be provided. It was also determined that the supported scaffold that the individual fell off was not adequately tied back to the building, and the working deck of the scaffold was missing planks, creating a hazardous condition for the workers using the equipment. As a result, DOB issued a Full Stop Work Order at the work site, and multiple violations to the permit holder for their failure to safeguard the work site per Code requirements.

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### **Worker Falls from Roof in Melrose, Bronx**

- Permit Holder at the Time of Incident: Barone Management LLC
- Project Type: Major Alteration
- Incident Category: Worker Fall

**629 Courtlandt Avenue, Bronx** – On Tuesday, June 4th at around 10:00 am, inspectors from the Department of Buildings were called to respond to reports of a worker fall at an existing three-story school building that was undergoing a major alteration to add a fourth story to the structure and renovate the interior. At the scene, it was determined that carpentry work was occurring on the roof of the building earlier that morning, when one of the workers fell through an opening on the metal roof, landing approximately 22 feet below on the fourth floor. The worker was taken to a nearby hospital for injuries to his back and leg. DOB was later informed that the worker succumbed to his injuries at the hospital. The DOB inspection of the site found that there were no guardrails around the perimeter of the opening where the worker fell, nor were there any other safety measures in place to prevent a fall. As a result, DOB issued a Stop Work Order for work on the roof, and multiple violations to the contractor for failure to provide adequate safeguards at the work site.

## Worker Falls from Scaffold in Dutch Kills, Queens

- Permit Holder at the Time of Incident: Eveready Design Corp
- Project Type: Major Alteration
- Incident Category: Worker Fall

**38-29 30th Street, Queens** – On Wednesday, June 5th at approximately 6 pm, inspectors from the Department of Buildings were called to investigate reports of a worker injury at an existing three-story building undergoing permitted alterations. At the scene, it was determined that workers were performing work on a thirty-foot-tall supported scaffold when one of the workers unhooked his safety harness and attempted to climb down the scaffold. While on the scaffold at the 3rd floor level, the worker lost his balance in an area of the scaffold that did not have guardrails and fell approximately eighteen feet, landing on an adjacent property. The worker was transported to a local area hospital, where he later succumbed to the injuries he sustained in the fall. The DOB inspection at the scene determined that the supported scaffold where the worker fell was not installed per the approved design drawings, with missing planks, guardrails, toe boards and end rails. As a result, DOB issued a Full Stop Work Order for the entire construction project and multiple violations to the general contractor and the construction superintendent for their failure to safeguard the work site per Code requirements.

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## Worker Falls from Rigging Equipment in East Harlem, Manhattan

- Permit Holder at the Time of Incident: Roma Scaffolding Inc
- Project Type: Roof Repairs
- Incident Category: Worker Fall

**1505 Park Avenue, Manhattan** – On Wednesday, July 10th at approximately 3:30 pm, inspectors from the Department of Buildings were called to investigate reports of a fatal worker fall at an occupied 18-story apartment building that was undergoing permitted renovations to replace the existing roof. At the scene, it was determined workers employed by Roma Scaffolding Inc. were coordinating the removal of construction debris from the roof with a mechanical 1-ton swing boom hoist and a large tarp. After receiving and unloading a tarp full of debris, the worker at ground level used a phone to ask workers on the roof to raise the tarp to the roof level. The worker on ground level became tangled in the rigging, which was then raised into the air by the mechanical hoist back up to the roof. When this occurred the other workers attempted to untangle the suspended worker and bring them onto the roof. These efforts were unsuccessful, and the worker fell from the rigging, fatally landing on the ground, eighteen stories below. It was determined that the workers were using the hoist and rigging equipment without the appropriate training, and without the supervision of a licensed rigger or designated qualified person as required by Code. Our inspectors also discovered that there were no adequate records proving that the workers on site had received a pre-shift safety meeting or appropriate site orientation. As a result, DOB issued a Full Stop Work Order at the site, and multiple violations to the general contractor for their failure to safeguard the site per Code requirements.





## Worker Pinned Against Wall by Scissor Lift in Murray Hill, Manhattan

- Permit Holder at the Time of Incident: Chatsworth Builders LLC
- Project Type: New Building
- Incident Category: Mechanical Construction Equipment

**407 West 206 Street, Manhattan** – On Thursday, October 31st at approximately 11 a.m., inspectors from the Department of Buildings were called to investigate reports of a worker injury at a new building construction work site. At the scene, DOB inspectors were informed that a worker was in the process of moving a scissor lift at the first floor of the work site when they reportedly experienced a medical episode that was not witnessed by anyone else at the site. The worker was transported to a local area hospital by first responders, where he died later that same day. It was later determined by City medical examiners that the worker died not from a medical condition, but because of trauma to their torso. Further investigation by DOB, along with our partners at OSHA, determined that the worker was standing on the scissor lift, driving it through an opening created in a CMU block wall, when they became pinned between the wall above and the railing of the scissor lift. This caused serious compression injuries to the worker, which eventually led to their death. As a result, DOB issued a Stop Work Order at the site. This incident is under active investigation by the Department of Buildings and our partners in law enforcement. Additional enforcement actions are pending the results of that ongoing investigation.



## NEAR MISSES & MAJOR NON-FATAL INCIDENTS 2024

The Department investigated hundreds of other construction-related incidents in 2024 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 can still have serious consequences, resulting in severe injuries, work stoppages and costly repairs. Below is a review of several notable near misses in 2024.





### **Excavation Collapse on Worker in South Williamsburg, Brooklyn**

- Permit Holder at the Time of Incident: BT GENERAL BUILDERS INC
- Project Type: New Building Excavation
- Incident Category: Excavation/Soil Work

**316 Rutledge Street, Brooklyn** – On Wednesday, January 3rd, at approximately 11:30 am, inspectors from the Department of Buildings were called to investigate reports of a worker injury at a 9-story new building project at the excavation phase. At the scene our inspectors determined that workers had dug multiple holes underneath a neighboring building to install required underpinning of the existing structure. During these operations, a worker was in one of the recently excavated holes when a large piece of concrete slab collapsed off the underside of the foundation of the building and landed on his back. Four other workers at the site removed the concrete slab from the worker, who was transported to a local area hospital for his injuries. It was determined that the General Contractor failed to follow the approved sequence of operations for this work and failed to have an engineer properly assess site conditions before sending a worker into the hole. As a result, DOB issued a Stop Work Order for all underpinning work and ordered the contractor to commission an engineering report for the underpinning work and the condition of the neighboring building. Failing to follow the proper sequence of operations was extremely dangerous, and this collapse could have easily resulted in a fatality.

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### **Parapet Collapse on Workers in Bed-Stuy, Brooklyn**

- Permit Holder at the Time of Incident: Unpermitted
- Project Type: Façade Repairs
- Incident Category: Material Failure (Fall)

**148 Stuyvesant Avenue, Brooklyn** – On Tuesday, March 19th, at approximately 2:15 p.m., inspectors from the Department of Buildings were called to respond to reports of a parapet collapse at a four-story building that injured several workers on site. At the scene, our inspectors determined that a construction crew was making repairs to the facade of the building, performing chipping, pointing and brick removal work, when an approximately 20-foot long section of the brick parapet collapsed onto two of the workers who were standing on the fire escape below. The two workers were removed from the fire escape and taken to a local area hospital for their injuries. Our investigation determined that the façade repairs were ongoing without the required approvals and permits from DOB. As a result, the DOB inspector issued multiple violations to the property owner related to the unpermitted repairs and failure to properly maintain the building. These two workers escaped with their lives, but this parapet collapse could have led to not one but two deaths on the work site.



## Close Call With Concrete Demo Saw in Highbridge, Bronx

- Permit Holder at the Time of Incident: Procidia Construction Corp
- Project Type: New Building
- Incident Category: Other Construction-Related

**97 West 169 Street, Bronx** – On Monday, April 15th, at approximately 1:15 p.m., inspectors from the Department of Buildings were called to investigate reports of a worker injury at a new building construction site. At the scene, it was determined that a carpenter was cutting concrete deck planking on the 6th floor of the work site with a concrete demo saw, when the saw kicked back, and the blade sliced the worker in the chest, leaving an 8-inch laceration and burn right by his heart. The worker was transported to a local area hospital in stable condition. During this inspection, it was determined that the worker was using the demo saw improperly and contrary to the manufacturer's specifications, as there was no water source attached to control dust, keep the blade from overheating, and bind onto the material. It was also determined that the injured worker did not receive an adequate pre-shift safety meeting and was not in possession of a valid Site Safety Training (SST) identification card, which was required for all workers on this job site. Our inspectors also found evidence that the General Contractor for the job tampered with the incident scene prior to our inspection, by moving forward with construction operations directly after the worker was injured. As a result, DOB issued a Stop Work Order at the site, and multiple violations to the contractor.

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## Concrete Pump Collapses in Gowanus, Brooklyn

- Permit Holder at the Time of Incident: SKY CONSTRUCTION NY INC
- Project Type: New Building
- Incident Category: Mechanical Construction Equipment

**395 Carroll Street, Brooklyn** – On Tuesday, April 16th, at approximately 8:15 a.m., inspectors from the Department of Buildings were called to investigate reports of a major equipment collapse during concrete pouring operations at a 23-story new building construction site. At the scene, it was determined that a concrete pump was mounted on the 11th floor working deck of the north side of the construction site and was being used to pour concrete when the arm collapsed, landing on the working deck of the south side of the construction site. After the collapse, the boom of the concrete pump laid precariously between the working decks of two structures, suspended in the air. It was determined that the contractors were not using the concrete pump properly and had overextended the boom beyond the maximum horizontal reach specified by the manufacturer, which directly led to the pump snapping off its base and causing the collapse. A review of the site safety plans for the work site determined that the contractors had installed the concrete pump in a location contrary to the approved plans for the operations. There were no injuries associated with this incident, and a crane was brought to the scene to assist with the safe removal of the collapsed boom. This incident led to a Full Stop Work Order and multiple violations to the contractor.

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## Worker Fall from Fire Escape Hell's Kitchen, Manhattan

- Permit Holder at the Time of Incident: Consolidated Scaffolding
- Project Type: Façade Repairs
- Incident Category: Worker Fall

**410 West 47th Street, Manhattan** – On Wednesday, May 8th, at approximately 9:30 a.m., DOB inspectors were called to the scene to investigate reports of a worker fall at an unoccupied 5-story apartment building undergoing permitted renovations. At the scene, our inspectors determined a





worker was on the roof and stepped onto the fire escape, when the fire escape platform collapsed, causing the worker to fall approximately 20 feet to a lower level of the fire escape. First responders were able to rescue the worker from the fire escape and took them to a local area hospital for significant injuries sustained in the fall. The Department issued a Stop Work Order preventing any work on the outside of the building. In addition, the contractor was issued violations for failure to safeguard their construction site, and for failure to immediately notify the Department of the worker injury when the fall occurred.

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### **Construction Hoist Damaged in South Inwood, Manhattan**

- Permit Holder at the Time of Incident: JOY CONSTRUCTION CORP
- Project Type: New Building
- Incident Category: Mechanical Construction Equipment

**375 West 207 Street, Manhattan** – On Friday, August 9th, at approximately 12pm noon, DOB inspectors were called to the scene to investigate reports of a construction elevator hoist collapse at a 30-story new building construction project that had been topped off and was at the façade envelope stage of the project. At the scene our inspectors determined that the elevator hoist car was traveling down, when it collided with a horizontal netting post on the exterior of the 2nd floor level. The netting post snapped. And the hoist car sustained significant damage. The operator of the hoist was the only one inside of the cab at the time of the incident and luckily escaped the situation without injury. The investigation found that the contractor had failed to implement adequate safety measures to prevent the netting post from swaying into the path of the hoist during high winds. A Stop Work Order was issued for the construction hoist while repairs were made and the contractor developed a plan to safely operate the hoist going forward.

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### **Suspended Scaffold Goes Vertical in Crown Heights, Brooklyn**

- Permit Holder at the Time of Incident: SKY CONSTRUCTION NY INC
- Project Type: Façade Repairs
- Incident Category: Worker Fall

**742 Montgomery Street, Brooklyn** – On Monday, September 16th at approximately 3:15 p.m., DOB inspectors were called to the scene to investigate reports of a worker fall at a 6-story occupied apartment building undergoing permitted exterior façade repairs. At the scene our inspectors determined that two workers were standing on a suspended scaffold which was up at the 5th floor level of the building, when one of the cables holding up the scaffold became loose, causing one side of the scaffold platform to drop. When the scaffold platform began to tilt vertically, one of the two workers was able to avoid falling, by grabbing on to a rope. The other worker was not able to avoid falling and landed on the roof of the sidewalk shed below. The fallen worker was taken to a local area hospital for their injuries sustained in the fall. Our inspection found that there were no lifeline harnesses or guardrails on the suspended scaffold platform to prevent worker falls. As a result, the Department issued a Stop Work Order for all work at the site and issued multiple violations to the general contractor and the licensed rigger for the unsafe scaffold operations.

## Extremely Hazardous Excavation in Astoria, Queens

- Permit Holder at the Time of Incident: BE BRONX BUILDERS LLC
- Project Type: New Building Excavation
- Incident Category: Excavation/Soil Work

**21-07 Astoria Boulevard, Queens** – On Monday, September 30th, at approximately 10 a.m., inspectors from the Department of Buildings were on location conducting a field visit at a 11-story new building construction project at the excavation and foundation phase. At the scene, the inspectors found that the contractors had failed to follow the approved plans for their excavation operations, and had created a near-vertical, 15-foot wall of dirt with no support of excavation in place to prevent an uncontrolled collapse. Our inspectors found a construction worker in a narrow 2-foot-wide space between the wall of soil and wooden formwork for the foundation, directly in harm's way of a potential collapse. Our inspectors noted they also observed cracking at several areas of the soil, and evidence of previous isolated soil collapses, indicating that a larger collapse could have occur at any moment. A single cubic foot of dirt weighs roughly the same as a car (about 3,000 pounds), and a collapse could have fatally crushed the worker. Upon discovering the worker in the trench, our inspector immediately ordered him out of the hole and shut down the site with a Stop Work Order and multiple violations. Emergency orders were issued to the contractor to backfill the dangerous excavation work.

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## Worker Fall in Financial District, Manhattan

- Permit Holder at the Time of Incident: Structure Tone LLC
- Project Type: Interior Demolition
- Incident Category: Worker Fall

**60 Wall Street, Manhattan** – On Friday, October 11th, at approximately 10 a.m., inspectors from the Department of Buildings were called to investigate reports of a worker fall inside of a vacant 47-story building undergoing interior demolition operations, as part of a larger major alteration project. At the scene, it was determined that a worker was installing metal decking on the 2nd floor of the building, when they fell off a ledge and landed on the first floor 30 feet below. The worker was transported to a local area hospital with multiple injuries related to the fall. Our inspection determined that the area where the fall took place was missing required guardrails or other fall protection systems, the contractor had not created a controlled access zone to prevent falls, and no additional safety measures were provided to safeguard workers in that section of the site. As a result, DOB issued a Stop Work Order at the site and multiple violations.







## CONSTRUCTION ENFORCEMENT

In New York City, it is ultimately the responsibility of construction contractors and safety supervisors to ensure that their work sites are kept safe at all times for their workers and the public. This is a complex job, due to the constantly changing conditions on a work site, that might impact safety. Consistent oversight from these industry professionals remains the greatest tool we have to prevent worker injuries and reduce construction site hazards. The vast majority of the construction industry takes these oversight responsibilities seriously, which has in part led to the significant decrease in reported injuries.

Unfortunately, bad actors in the industry do exist, and the Department does find situations where corners are cut, and safety regulations are disregarded. In these situations, the Department steps in by issuing enforcement actions to push these contractors back into compliance with City regulations. While DOB inspectors cannot be in all places at all times, the Department has worked in recent years to increase the size of our footprint on construction sites. In Fiscal Year 2024, DOB conducted a total of 416,290 total inspections across buildings and construction sites in the City. This is an 11 percent increase in the total number of inspections, and the largest total number of inspections since the Department began actively tracking this datapoint. This increase in total inspections performed were a result of the Department's commitment to utilizing technology to streamline the routing and inspection process.

The Department's goal is not to issue enforcement actions, but rather to enforce compliance in the interest of promoting public safety. The issuance of enforcement actions by the Department is a direct downstream effect of supervisors cutting corners on the work site. In calendar year 2024, the Department issued 13 percent more OATH violations and 4 percent more Stop Work Orders than were issued in 2023. This increase in enforcement actions shows that more contractors working in the City are disregarding important safety rules, which is a major concern for the Department. Thankfully, this increase in recorded noncompliance on building construction sites was not accompanied by a rise in worker injuries.



In addition to enforcement actions taken against contractors and site safety professionals for site conditions in the field, the Department is committed to holding licensees and registered design professionals accountable when they fail to properly execute their duties on a construction site and put the public at risk. In 2024, the Department took disciplinary action against 53 licensees and registered design professionals, which includes suspensions, professional trade license revocations, probation, fines, the loss of filing privileges, and supporting criminal prosecutions. An example of one of these disciplinary actions taken in 2024 occurred when the Department suspended the filing privileges of a Qualified Exterior Wall Inspector whose failure to properly identify a structural pier of a building directly led to a major structural collapse at an occupied apartment building at 1915 Billingsley Terrace in the Bronx.

## CONSTRUCTION ENFORCEMENT ACTIONS OVERVIEW

YEAR	OATH VIOLATIONS ISSUED	STOP WORK ORDERS ISSUED
2020	68,540	11,313
2021	80,578	10,416
2022	52,615	9,751
2023	43,857	6,747
2024	49,716	7,038

## AVERAGE TIME FOR DOB TO RESPOND TO COMPLAINTS (Days)

YEAR	PRIORITY A COMPLAINTS	PRIORITY B COMPLAINTS
2020	0.23	12.51
2021	0.21	10.62
2022	0.18	9.71
2023	0.24	11.67
2024	0.29	14.55

## OATH VIOLATIONS ISSUED by CLASS

YEAR	CLASS 1	CLASS 2	CLASS 3
2020	32,669	34,179	1,692
2021	35,000	43,880	1,698
2022	21,967	29,250	1,398
2023	17,038	24,743	2,076
2024	18,766	28,623	2,327

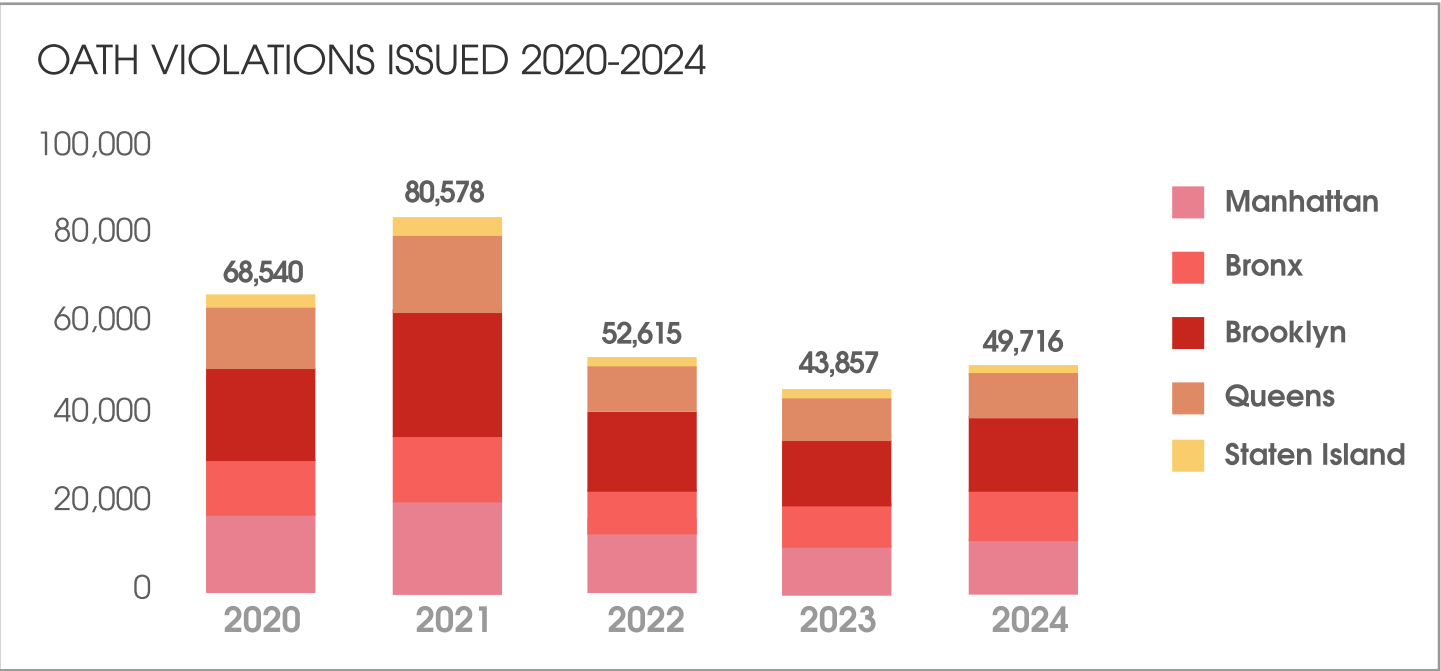
*Class 1 = Immediately Hazardous; Class 2 = Major; Class 3 = Minor*

TOTAL OATH VIOLATIONS ISSUED by BOROUGH

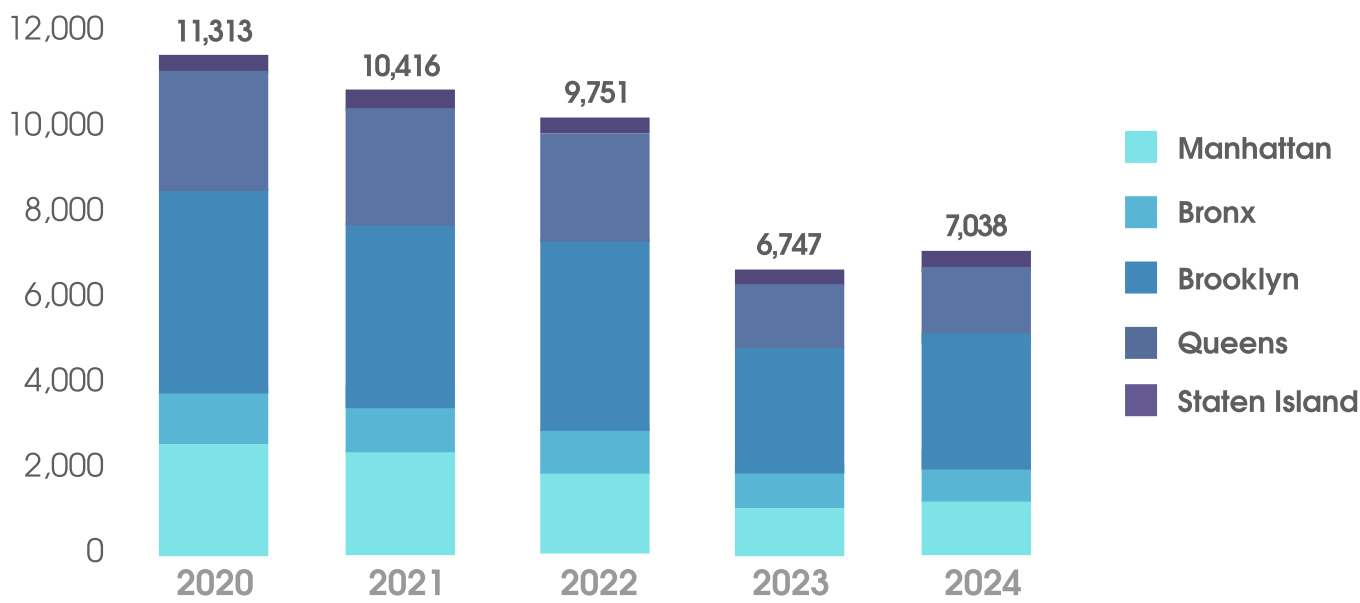
YEAR	MANHATTAN	BRONX	BROOKLYN	QUEENS	STATEN ISLAND
2020	17,384	10,648	23,955	14,373	2,180
2021	19,770	13,054	27,066	17,987	2,701
2022	12,458	8,663	18,884	11,116	1,494
2023	10,683	7,948	15,261	8,662	1,303
2024	11,191	9,597	15,660	11,335	1,933

TOTAL STOP WORK ORDERS by BOROUGH

YEAR	MANHATTAN	BRONX	BROOKLYN	QUEENS	STATEN ISLAND
2020	2,612	1,108	4,788	2,467	338
2021	2,570	981	4,067	2,473	325
2022	1,854	1,131	4,236	2,240	290
2023	1,226	880	2,688	1,676	277
2024	1,364	841	2,706	1,678	449



# STOP WORK ORDERS ISSUED 2020-2024



## DISCIPLINARY ACTIONS TAKEN AGAINST LICENSEES & OTHER CONSTRUCTION PROFESSIONALS

YEAR	DISCIPLINARY
2020	57
2021	53
2022	53
2023	41
2024	53





# 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 exploring new ways to promote a culture of safety within the development industry. In 2024, the Department doubled down on the utilization of technology and increased oversight requirements to achieve these goals.

## WORKER TRAINING IDENTIFICATION CARDS

In 2024, the Department saw continued widespread adoption of our Site Safety Training (SST) program, a nation-leading construction safety training initiative that has coincided with major improvements to work site safety. The program requires construction and demolition workers on the approximately 6,000 larger construction worksites in the City to obtain at least 40 hours of construction safety training provided by a DOB-approved course training provider. After successfully taking this mandatory training, each worker is provided with their own Site Safety Training (SST) smart identification card, equipped with an embedded near-field communication chip that can be scanned by DOB inspectors and work site supervisors using a smart phone app. Scanning, or *tapping*,

a card will bring up all of the training courses taken by the worker, and additional information about their training qualifications. Tapping a card confirms that it is legitimate and helps to cut down on fraudulent ID cards that are used to allow untrained workers on these larger work sites improperly.

By the end of 2024, DOB-approved training providers issued over 430,000 active SST cards, each representing a worker who has successfully completed lifesaving training and is legally authorized to work on large construction sites in the City. Combined these cards have been scanned using the SST validation app close to 26 million times. This shows that the validation technology is not only being used by DOB inspectors but is also becoming a regular component of the oversight work performed by contractors and site safety professionals to ensure that the workers on their job site are properly trained.

Building on the success of the SST cards, in November 2024 DOB introduced the *Worker Wallet* identification card for construction professionals who work with specialized equipment, such as scaffolds, rigging, mast climbers, and gas piping. Previously using these types of specialized equipment required multiple separate identification cards to show the workers had taken this specific training authorizing them to work with this equipment. Similar to the SST cards, *Worker Wallet* cards are scannable, and can also be tapped to quickly show all of the specialized training courses the worker has completed. This not only means that multiple separate cards are now replaced with a single card, but it also helps contractors ensure that their workers have the appropriate training prior to performing work using this equipment. In 2025, the Department is currently considering future plans to expand the applicability of the *Worker Wallet* to include additional training programs and certifications.

TRAINING IDENTIFICATION CARDS ISSUED IN 2024

Worker SST Cards	Supervisor SST Cards	Worker Wallet Cards
88,241	20,823	10,665

NEW LICENSING REQUIREMENTS FOR  
HOISTING MACHINES

In 2024, the agency enacted major changes to oversight of the crane and hoisting industries working here in New York City, creating a new license class and bringing this hoist machine licensing onto the Department’s digital licensing portal. Last November, the Department put into effect a brand-new licensing requirement specifically for the operators of boom trucks, mini cranes and telehandlers on building construction work sites.

Previously these relatively smaller lifting devices could be legally operated for delivery purposes by anyone, regardless of their experience using them. Now any hoisting device rated for 2,000 pounds or more must be operated by a department-licensed professional. Qualifications for these licenses include having over 1,500 hours of experience using these machines, as well as certification from the National Commission for the Certification of Crane Operators (NCCCO), and the successful completion of an 8-hour training course focused on safe operation of hoisting machines. This change was put in place in response to a number of rollover incidents in previous years involving boom trucks and mini cranes, which have resulted in serious worker injuries.



This licensing process for operating these small hoisting devices, as well as for larger construction cranes, is now a digital process thanks to expansions in the Fall of 2024 of our DOB NOW: *Licensing* portal. The Department has worked to implement additional functionality to DOB NOW, moving more and more transactions and records over to the portal. Doing so has allowed the Department to better keep track of industry professionals and improve our regulatory enforcement strategies.

## ENHANCED OVERSIGHT REQUIREMENTS FOR CONSTRUCTION SUPERINTENDENTS

In the beginning of 2024, DOB took another major step forward in improving direct safety oversight on building construction work sites, with changes to the requirements for registered Construction Superintendents, the professionals responsible for safety on thousands of construction projects across the City. As of January 2, 2024, the number of active jobs that could be overseen by Construction Superintendents at the same time was reduced to just three. Previously, Construction Superintendents were allowed to oversee up to 10 separate jobs, before it was reduced to five jobs in 2022. With fewer jobs to oversee, these professionals can now spend more time at each site, to better catch unsafe conditions, ensure that all required safeguards are in place, and that the public is properly protected from construction operations.

The Department is planning to further reduce the number of jobs that can be overseen by a Construction Superintendent to just one work site at a time by January 1, 2027, so that these professionals can give their undivided attention to just one site. This is a major change to previous years, when a single Construction Superintendent would commonly oversee up to ten separate work sites at the same time. The new regulations are helping ensure these safety professionals are where they need to be, physically on site directly overseeing construction work.

## EXPANDED ENHANCED OVERSIGHT REQUIREMENTS TO MORE WORK SITES

In December 2024, changes were put into effect recognizing a new definition in the City's construction codes for what constitutes a major building project, with an eye towards expanding the number of work sites around the City that require enhanced safety oversight. Major building projects in the City are required to have both a Construction Superintendent and a Site Safety Supervisor on site at all times, additional oversight by privately contracted safety professionals that is not required for smaller sites. In addition, any individual who is designated as the primary Construction Superintendent on a major building job may not serve as the primary Construction Superintendent for any other job.





Previously all building projects 10 stories or 125 feet tall or more in height were considered major building projects, as well as projects with a footprint of 100,000 square feet regardless of height. This definition for major projects based on height was changed to all building projects at least 7 stories or 75 feet in height or projects. The change greatly expanded the number of work sites around the five boroughs that were subject to these additional oversight requirements. With more professionals at these work sites responsible for ensuring proper safeguards are implemented, there is a greater chance that they will be able to catch unsafe conditions before an incident can occur.

## UTILIZING TECHNOLOGY ON THE WORK SITE

City regulations require that all records necessary to verify compliance with Chapter 33 of the New York City Building Code be kept on site for the duration of a permitted building construction project. These records include copies of construction documents, submittal documents, shop drawings, inspection reports, logs, checklists, meeting records, pre-construction surveys, designation letters, site safety plans, fire safety and evacuation plans, Tenant Protection Plans (TPP), occupant protection plans, and monitoring plans, which taken together results in a significant amount of paper records for each project.

In 2024, after several meetings with industry groups discussing how to modernize safety compliance on work sites, DOB launched a limited-scope pilot program to ascertain the feasibility of allowing this on-site construction documentation to be kept in a digital format on a tablet or laptop device, for the convenience of the contractors and site safety professionals. During the pilot, our field inspectors found that construction contractors and site safety professionals were able to more quickly track and organize their required safety checklists and record when they are in a digital format.

As a result, the Department issued an official operational Buildings Bulletin in December 2024, officially allowing all construction sites citywide the option to switch to digital on-site record keeping. Job sites have the option to stick with paper records if they prefer. Construction contractors are free to store these digital documents on any application or program they choose, provided that these records are readily available at all times. It remains the contractor's responsibility to have all these Chapter 33-required plans and documents available and easily accessible for review by Department inspectors, upon request.



# OUTREACH (*Industry Outreach, Construction Safety Week & Construction Advisories*)

To promote safe work practices on building construction sites in our City, the Department holds construction safety outreach events and conducts meetings with industry groups throughout the year. This sustained contact with the industries that are regulated by the Department has long been a key strategy used by the Department to improve safety outcomes in the overall construction industry.

In early May 2024, the Department once again took part in National Construction Safety Week with a dedicated education campaign. All week, our staff visited construction sites across the five boroughs to take part in safety presentations and multi-lingual safety demonstrations, along with our partners at Occupational Safety and Health Administration (OSHA) to talk directly with construction workers about work site safety.

Throughout the year, senior members of the Department's construction safety team held regular sit-down meetings with industry groups, professional trade organizations, and the City's largest construction contractors. These meetings are an opportunity for DOB and our industry partners to get face to face and share best practices, discuss new regulations, and review concerning safety trends impacting work sites around the City. Several changes have been made to existing DOB policies in 2024 that first arose out of these meetings, including allowing construction documents to be kept in a digital format on site.

The Department has also worked to send out industry-wide construction advisories and mass email alerts, informing construction professionals about hazardous trends in the industry. In 2024, the Department sent out construction advisories on topics ranging from brick facades, storage requirements on demolition jobs, proper housekeeping during foam installation, and excavation safeguards.

