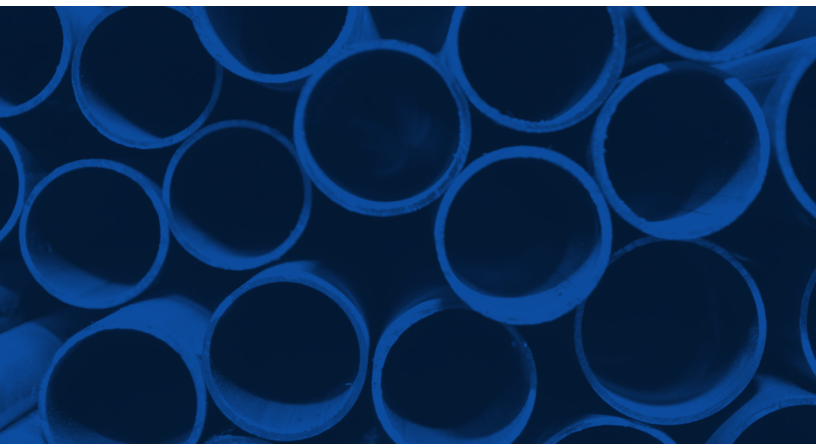
DEPARTMENT OF BUILDINGS GUIDE TO:

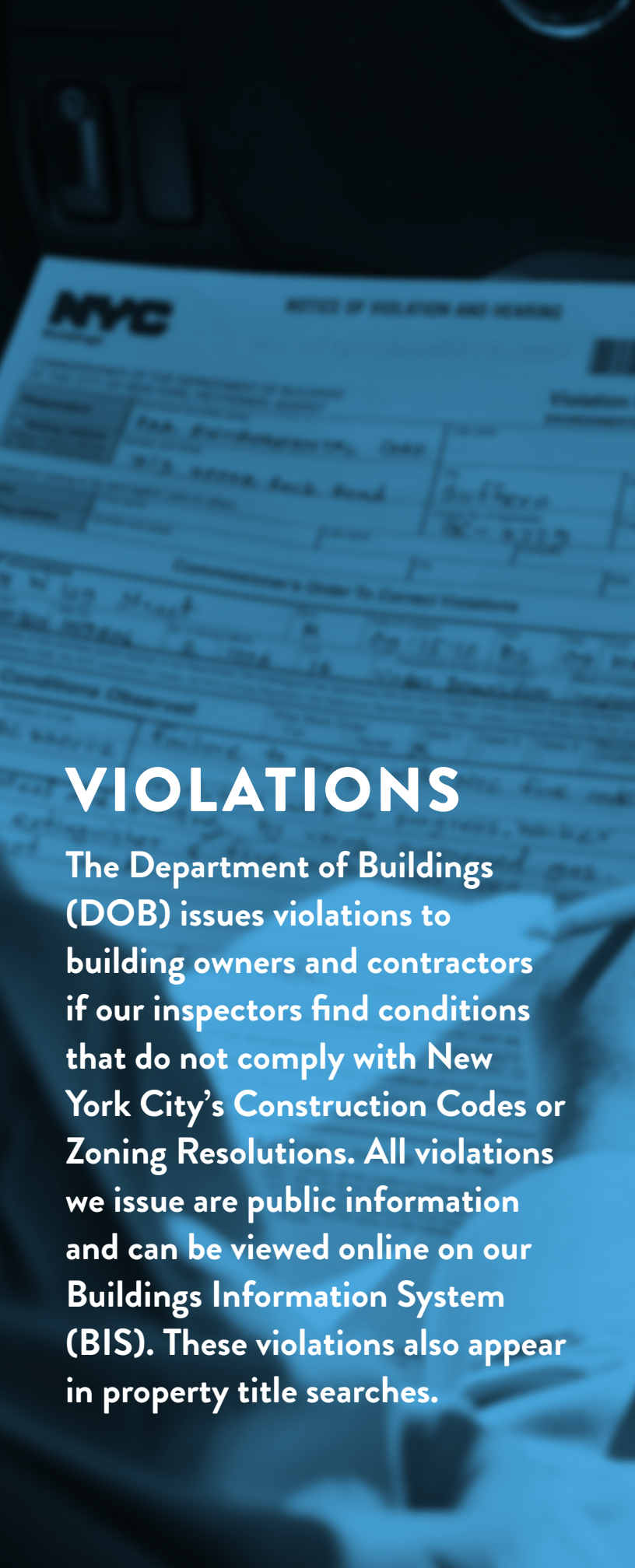
VIOLATIONS







NYC Buildings



VIOLATIONS

The Department of Buildings (DOB) issues violations to building owners and contractors if our inspectors find conditions that do not comply with New York City's Construction Codes or Zoning Resolutions. All violations we issue are public information and can be viewed online on our Buildings Information System (BIS). These violations also appear in property title searches.

When you receive a violation, it is important that you resolve it quickly to ensure public safety. And in certain cases, resolving them quickly can reduce the total amount of fines you may owe.

Below is an overview of the two types of violations our inspectors issue, and how to resolve them. One type of violation is heard at the City's Environmental Control Board. The other can generally be resolved administratively by working directly with us.

Environmental Control Board Violations

The violation we most commonly issue is a Notice of Violation (NOV) that is settled at the City's Environmental Control Board. The Environmental Control Board (ECB) is a type of court called an administrative tribunal. It is like a regular court, but it is not part of the State court system.

The NOVs we issue will include the address where the violations were observed, a description of what our inspector observed, the legal code that was violated, the name of the person or business that received the violation, and a hearing date for when you or your representative must appear before a judge at ECB and tell your side of the story. The NOV may also include the date by when the violations must be corrected, which is also known as a "Cure Date."

You have three ways of resolving ECB violations:

1. If you were given a Cure Date, you must correct the violation(s) described in the NOV by that date and submit a Certificate of Correction (also known as form AEU-2) to our Administrative Enforcement Unit. You must provide notarized proof that the violation(s) our inspector observed were resolved. One way of doing that is to provide us pictures or invoices showing the violations were corrected. You also must provide the name of the person who performed the needed work. If the Certification of Correction is accepted by the Cure Date, we will often waive or decrease the penalty you have to pay.

   The Administrative Enforcement Unit is located at 280 Broadway, 5th Floor, NY, NY 10007, and you can either mail or submit in-person the Certificate of Correction.

2. Pay the fines and follow the instructions in the NOV we issue. You must still submit a Certificate of Correction to our Administrative Enforcement Unit.

3. Attend the hearing at ECB, contest the violation, and say your side of the story. Important Note: Owners or respondents who do not attend the hearing (or fail to provide a representative) can face penalties of up to $25,000.

Department of Building Violations

Some violations that we issue do not require you to appear at an ECB hearing, but they may have fines you have to pay. We call these types of violations a "Department of Buildings violation" or a "DOB violation."

You must resolve DOB violations quickly because some may accrue interest over time, which can substantially add to the total fine you have to pay.

Resolving DOB Violations

You must correct the violations listed on a DOB violation. Once the work correcting the violations is completed, you or your representative must provide supporting documentation to us such as pictures or invoices to prove you have corrected them. Follow the instructions in the paperwork you received from us to submit these documents.

VIOLATION TYPE	WHO TO CONTACT
All ECB violations	Administrative Enforcement Unit (AEU) 280 Broadway, 5th floor, New York, NY 10007 (212) 393-2405 (212) 393-2303
DOB Façade Violation (Local Law 11/98)	Local Law Enforcement Unit 280 Broadway, 4th Floor, New York, NY 10007 (212) 393-2551
DOB Boiler Violation (Local Law 62/91)	Central Inspections Boiler Division 280 Broadway, 4th Floor, New York, NY 10007 (212) 393-2661
DOB Elevator Violation (Local Law 10/81)	Elevator Division 280 Broadway, 4th Floor New York, NY 10007 (212) 393-2144
DOB Electrical Violations	Electrical Unit Borough Offices Manhattan: (212) 323-7286 Bronx: (718) 960-4750 Brooklyn: (718) 802-4342/4347 Queens: (718) 286-7650 Staten Island: (718) 420-5411
DOB: All other types of DOB violations	Construction Unit Borough Offices Manhattan: (212) 393-2553 Bronx: (718) 960-4730 Brooklyn: (718) 802-3685/3684 Queens: (718) 286-8360 Staten Island: (718) 420-5418

Rick D. Chandler, P.E.
Commissioner, Department of Buildings

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