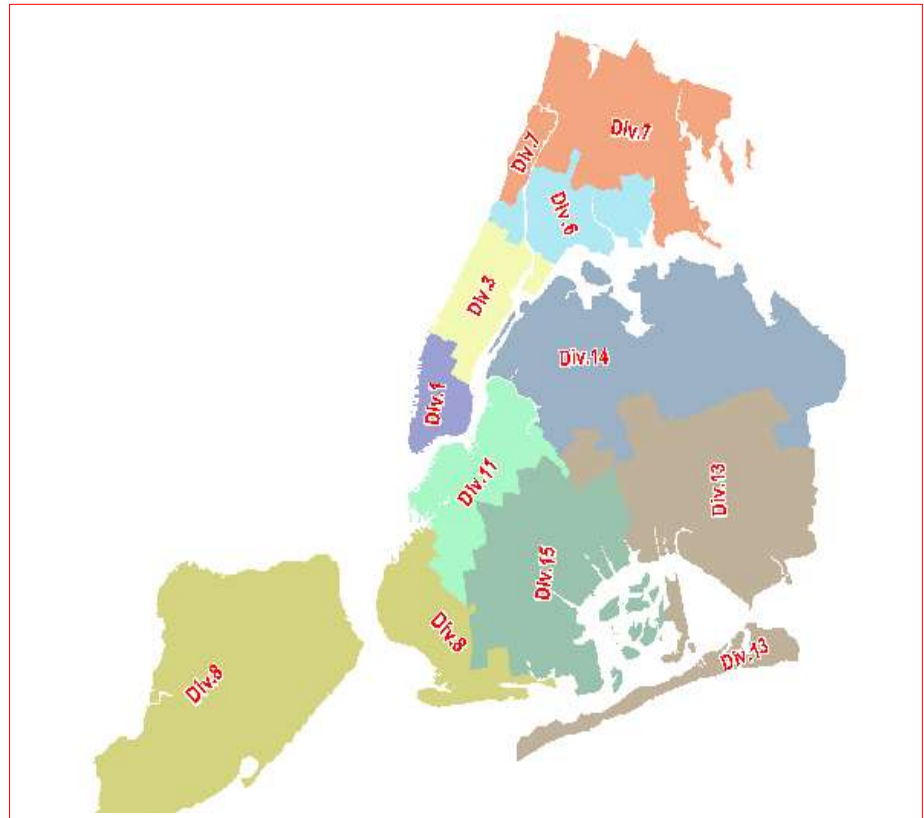


# FDNY

*ANNUAL REPORT TO THE DISTRICT ATTORNEY OF NEW YORK COUNTY*



## CDA Inspections CY-2011



**Salvatore J. Cassano**  
Fire Commissioner

# FDNY 2011 ANNUAL REPORT ON CDA INSPECTIONS

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# FDNY 2011 ANNUAL REPORT ON CDA INSPECTIONS

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This report describes the New York City Fire Department's continuing efforts to improve its construction, demolition and asbestos abatement (CDA) inspection program and provides data on the results of those efforts. The Department remains in compliance with its agreement with the Manhattan District Attorney's Office following that Office's investigation into the tragic August 2007 fire at 130 Liberty Street.

Throughout 2011, the Department continued to utilize CDA inspections to ensure CDA buildings comply with the City's Fire Codes. Among other accomplishments in 2011, the Department:

- Completed more than 25,787 inspections at CDA sites
- Audited 3,410 of those CDA inspections
- Partnered with IBM to analyze CDA business processes and developed requirements necessary to improve those processes
- Worked with the Mayor's Office of Operation's and DOITT to create Data Share. Data Share's primary goal of CDA data integration is intended to improve information sharing between the CDA agencies (FDNY, DEP, DOB, and ECB) and is the next step in implementing Recommendation # 25 of the Mayor's CDA Report. Initiated in November 2011, Data Share is expected to result in a timely and reliable information exchange to improve public safety and inter-agency coordination.

## Results of Inspections

The Fire Department reports on compliance for the entire CDA building workload, which includes buildings inspected by both the Fire Prevention CDA Unit and Fire Operations' field units. The Fire Prevention CDA Unit primarily inspects buildings 75 feet and taller that are legally required to have standpipes. Fire Operations field units are responsible for inspecting CDA buildings that are less than 75 feet in height.

As of December 31, 2011, the CDA workload consisted of 2,486 buildings. Since July 2009, 5,243 CDA buildings have returned to the regular cyclical building inspection program after construction, major alteration, or abatement work was completed, and an additional 1,425 buildings have been demolished.

Between January 1, 2011 and December 31, 2011:

- The FDNY conducted 25,787 CDA inspections:
  - Fire Operations field units conducted 21,500 CDA inspections

- Fire Prevention's CDA Unit conducted 4,287 CDA inspections and traced 2,773 stand pipes
- CDA inspections resulted in 4,244 enforcement actions:
  - 3,609 Violation Orders
  - 496 Notices of Violation
  - 139 Summonses
- Fire Operations field units conducted 376 familiarization drills on CDA buildings in the Fire Prevention CDA Unit's workload

### Current Status

As of December 31, 2011, the on-time CDA inspection compliance rate for both the Fire Prevention CDA Unit and the Fire Operations field units was 93.40% with 2,322 of 2,486 buildings in the program being inspected within the required time frame.

Separately, the compliance rates are:

- 92.82% for Fire Operations field units, with 1,990 of the 2,144 buildings in the Operations workload inspected timely; and
- 97.08% for the Fire Prevention CDA Unit, with 332 of the 342 buildings in the CDA Unit workload inspected timely.

### Staffing

The Fire Prevention CDA Unit has 16 Fire Prevention Inspectors and four Supervising Inspectors. The Compliance Unit CDA Audit Group has four Fire Prevention Inspectors and one Supervising Inspector. The Fire Prevention Suppression Unit has two Fire Prevention Inspectors also conducting CDA audits.

### CDA Inspection Audits

CDA Audit units from the Bureau of Fire Prevention Suppression Unit and the Department's Compliance Unit CDA Audit Group ("CDA Compliance Unit") perform inspection audits on randomly selected buildings. Audits include tracing standpipes, issuing enforcement actions, follow up inspections on Violation Orders, and working closely with Fire Operations and the Fire Prevention CDA Units to identify training issues and improve inspection procedures. The Fire Prevention Suppression Unit only audits inspections on buildings with standpipes that were inspected by the Bureau of Fire Prevention's CDA Unit. The CDA Compliance Unit audits inspections conducted by both the Fire Prevention CDA Unit and Fire Operations' field units.

Between January 1, 2011 and December 31, 2011, the efforts of the Fire Prevention Suppression Unit and the CDA Compliance Unit yielded the following results:

- 3,410 Quality Assurance (QA) random audits and follow-up inspections when required:
  - 946 Fire Prevention Suppression Unit random audits and follow-up inspections completed
  - 2,464 CDA Compliance Unit random audits and follow-up inspections completed
- 2,030 random QA audits conducted by the CDA Compliance Unit
  - 1,396 QA audits of Fire Operations' field unit inspection sites (buildings 75 feet and taller)
  - 634 QA audits of Fire Prevention's CDA Unit inspection sites (buildings under 75 feet tall)
- 1,226 Standpipes traced:
  - 615 by the Fire Prevention Suppression Unit
  - 611 by the CDA Compliance Unit
- 660 enforcement actions resulting from CDA audits and inspections:
  - 606 Violation Orders
  - 4 Notices of Violation
  - 50 Summonses

### Enhanced Computer Tracking

The Department continues to develop a Risk-Based Inspection System (RBIS). This initiative, previously known as the Coordinated Building Inspection and Data Analysis System (CBIDAS), is a \$25 million, four-year project that includes partnerships with a number of City agencies, including the Department of Buildings and the Department of Environmental Protection, with significant work being performed by IBM. During the first year of the RBIS project, the Department created a building data warehouse with access to computerized building information, data entry and reporting for Fire Operations field personnel. With IBM, the Department has also developed a ground-breaking inspection scheduling protocol using a customized and adjustable risk-assessment model that schedules CDA inspections and prioritizes inspections of the buildings with the greatest fire risk. After making a series of modifications based on feedback from Fire Operations personnel, the Department is currently piloting this application in the Bronx and Manhattan.

The second phase of the RBIS project was completed in late summer 2011. It entailed a comprehensive business process analysis and requirements review of all Fire Prevention units including those involved with CDA inspections.

During this phase, the Department and IBM worked with FDNY Fire Prevention subject matter experts to map out, analyze, and document the business processes for each of the 22 units in the Bureau of Fire Prevention. IBM also identified commonalities inherent in the inspection workflows of each of those units and recommend modifications to streamline the workflows in the future.

The Department's ultimate objective is to consolidate all inspection activities into one comprehensive inspection tracking, scheduling, and reporting system.

Conclusion

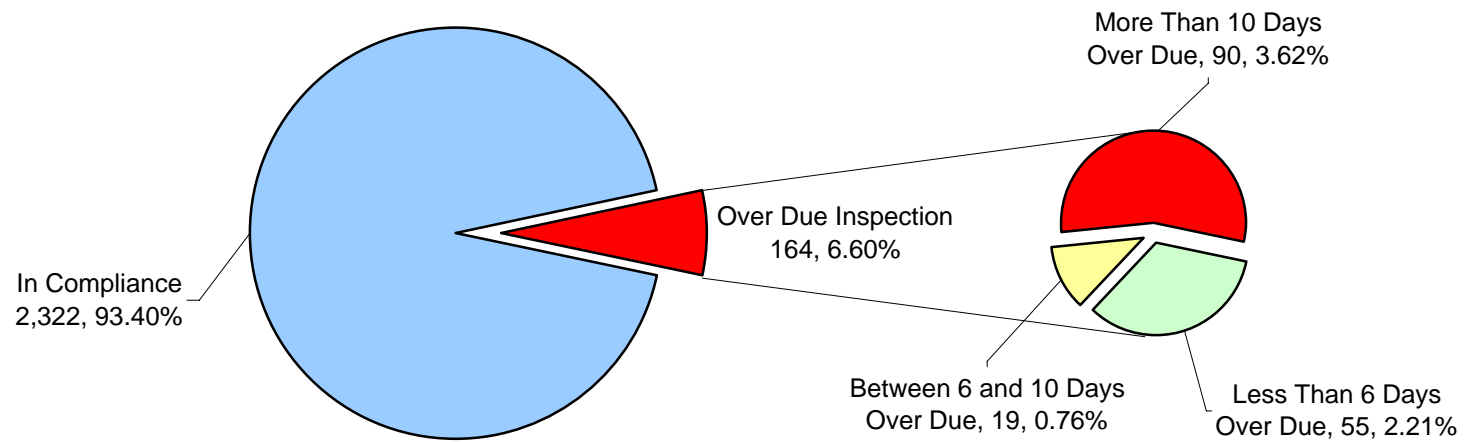
The FDNY continues to achieve excellent results from the CDA inspection and auditing groups and looks forward to improving all fire prevention activities. These efforts have enhanced the safety of both the public and FDNY's first responders.

### CITYWIDE

#### Combined CDA Special Inspection Tracking Report

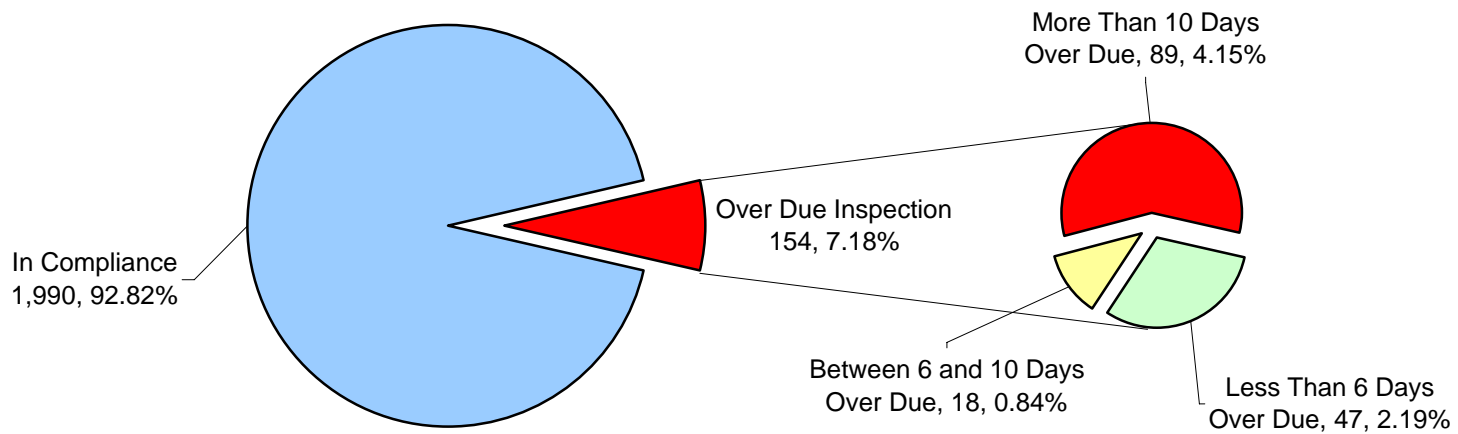
December 31, 2011

93.40% or 2,322 of the 2,486 Buildings Currently In the Program Are In Compliance



**FIRE OPERATIONS FIELD UNITS**  
CDA Special Inspection Tracking Report  
December 31, 2011

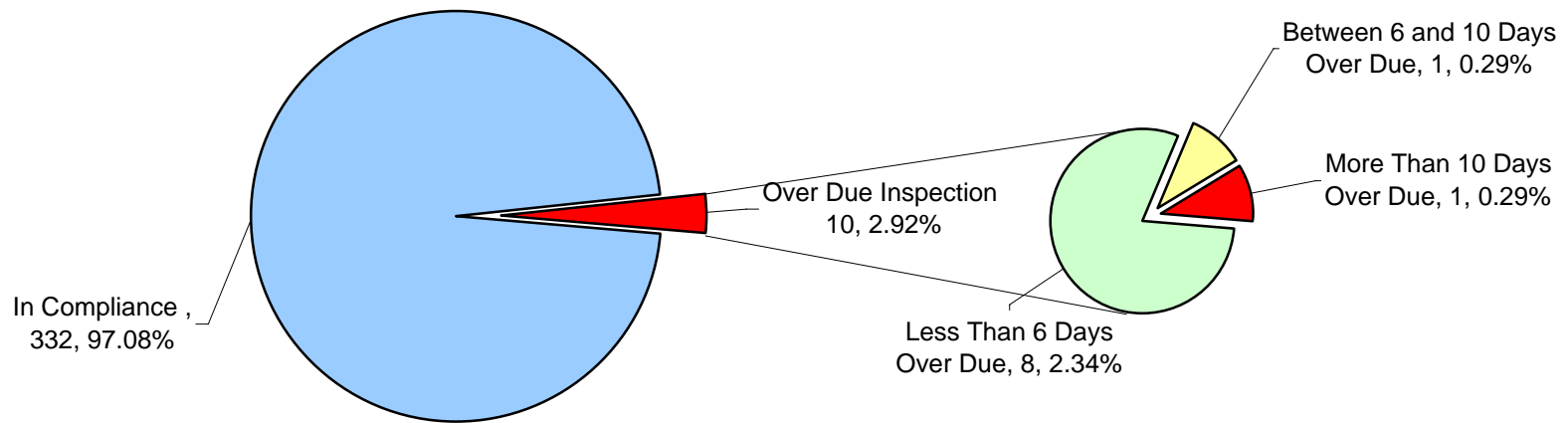
92.82% or 1,990 of the 2,144 Buildings Currently In the Operations Program Are In Compliance



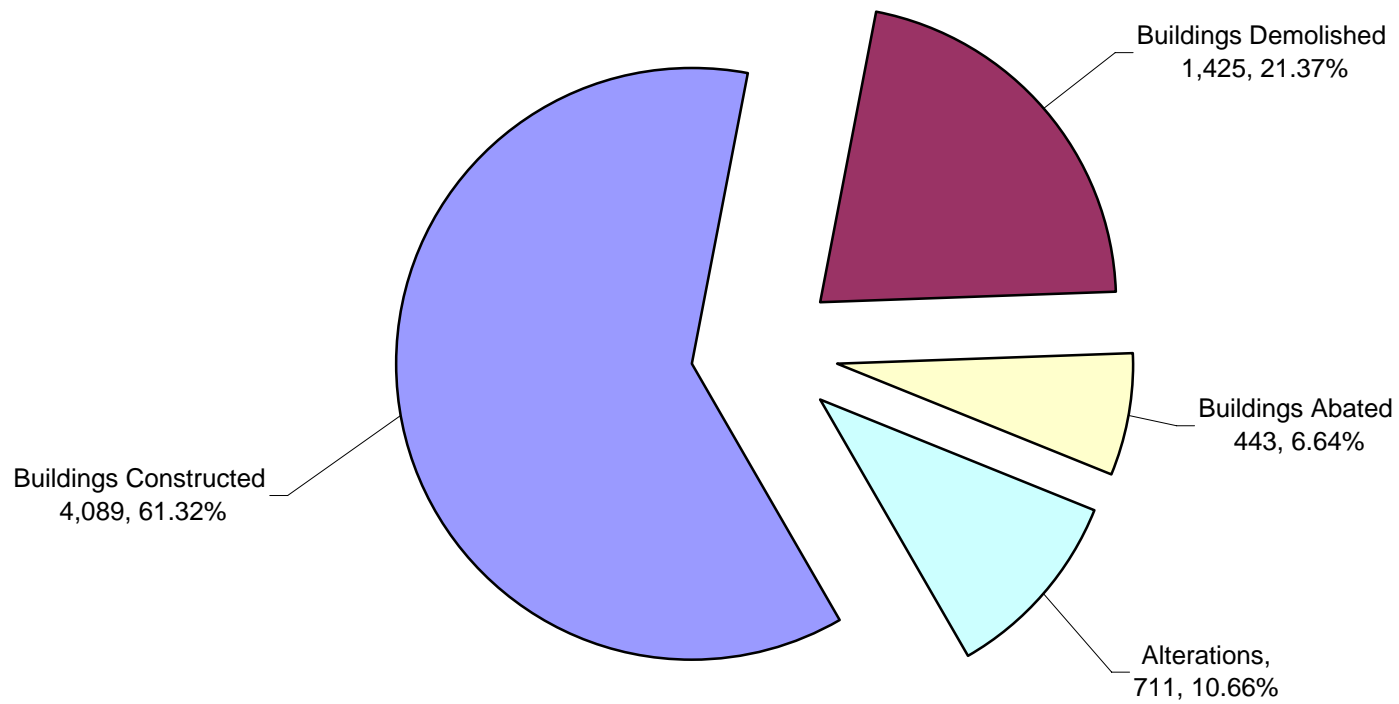


**FIRE PREVENTION CDA UNIT**  
CDA Special Inspection Tracking Report  
December 31, 2011

97.08% or 332 of the 342 Buildings Currently In the CDA Unit Program Are In Compliance



CDA BUILDINGS COMPLETED SINCE JULY 2009  
No Further Special Inspections Needed  
As of December 31, 2011





**CDA**  
**All Buildings**  
as of Report Date: 31-DEC-2011

Stat: ACTIVE

Div	Freq. 15										30										Total		
	Abatement		Alteration		Alterat		Construction		Demo/		Demo		Abatement		Alteration		Alteration/Aba		Construction			Demolition	
	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	<=75 feet	>75 feet	<=75 feet	<=75 feet	<=75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet		<=75 feet	>75 feet
HT																							
01	7	3	10	3			2			5	12	3	66	36		1	14	52	8	1		223	
03	14		6	6			2	4			3	2	87	39		3	17	43	17	2		245	
06	6		2	1			5	1			2	2	13	3			32	16	1			84	
07	5						10				1		12	1			37	13	3			82	
08	1		4				15	1	1	1	1		43	2			86	4	5			164	
11	7		13	3			19	5		1			153	4	1		192	12	9			419	
13	4		1	2	1						1		14	1			44	1	4			73	
14	3		6	1			11	2			2		32	7			105	33	8			210	
15			6				8				2		35	5			101	6	8			171	
SO			6		1	1					5		27	3			9	1	7			60	
Total	47	3	54	16	2	71	15	1	9	29	5	482	101	1	4	637	181	70	3			1731	



**CDA**  
**All Buildings**  
 as of Report Date: 31-DEC-2011

Stat: HOLD

Div	Freq. 15															30					Total	
	Abatement		Alteration		Alteration/Ab		Construction		Demo/		Demolition		Alteration		Construction		Demolition		Construction			
	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet	>75 feet	<=75 feet		>75 feet
HT																						
01	5		21	6	1	1	9	25		15	4		1	2	2	3						95
03	4	2	12	2			13	26		6	1				1	1	1					69
06			6				12	6		4	1			1								30
07	3		2				26	9		2		1		7	1							51
08	1		11				44	7		1		1		4	1							70
11			36	2			146	21		3				10	2				1			221
13			4				19	1	1					2	1							28
14	4		12				79	14		3				9	2					1		124
15	1		7	1			29	4		1				3	3	1						50
SO			1				9	1		3		1			2							17
<b>Total</b>	<b>18</b>	<b>2</b>	<b>112</b>	<b>11</b>	<b>1</b>	<b>1</b>	<b>386</b>	<b>114</b>	<b>1</b>	<b>38</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>38</b>	<b>15</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>755</b>	



**CDA BUILDINGS**  
**Completed Since July 2009**  
 as of Report Date: 31-DEC-2011

Div	Type	1			7			15			30												Sum											
		Constr		Demolition	Abaten	Abatement		Alteration		Alteration/Abat		Construction		Demolition		Abatement		Alteration		Construction		Demo/Abateme		Demolition		Abaten	Alteration		Construction		Demolition			
		<75 feet	<75 feet	>=75 feet	<75 feet	<75 feet	>=75 feet	<75 feet	>=75 feet	<75 feet	>=75 feet	<75 feet	>=75 feet	<75 feet	>=75 feet	<75 feet	>=75 feet	<75 feet	>=75 feet	<75 feet	>=75 feet	<75 feet		>=75 feet	<75 feet	>=75 feet	<75 feet	>=75 feet	<75 feet	>=75 feet	<75 feet	>=75 feet	<75 feet	>=75 feet
01						48	10	16	7	1	2	18	42	10	2	37	2	61	24	53	145	1	1	50	2			1	1	1	3	5	1	544
03		1				47	9	18	8			30	29	26	4	57	5	70	26	51	132			74	2			2	3	4	1	6		605
06						11	1	4				26	22	2		9		17	3	97	44			41					3		4		284	
07						7	2	6				67	14	3		19		14	1	167	36			74									410	
08					1	14		34				150	5	5		10		64	1	439	17			210		1	1		6		4		962	
11						25	1	48	1			235	28	18	1	15		106	3	315	79			113		1	2	1	8	3	32		1035	
13				1		15		6				48	2	6		15		24	1	245	10			170	1		3		12		6		565	
14					1	15		15	1			256	23	7		15		29	2	467	62			341	1		2		7	4	8	1	1257	
15			1			17	1	16				238	9	9	1	17		38	1	323	20			139					2		1		833	
SO						3	1	9				7	3			5		20		69	9			42			1		2		1		173	
Sum		1	1	1	2	202	25	172	17	2	2	1075	177	86	8	199	7	443	62	2226	554	1	1	1254	6	2	12	5	45	11	67	2	6668	

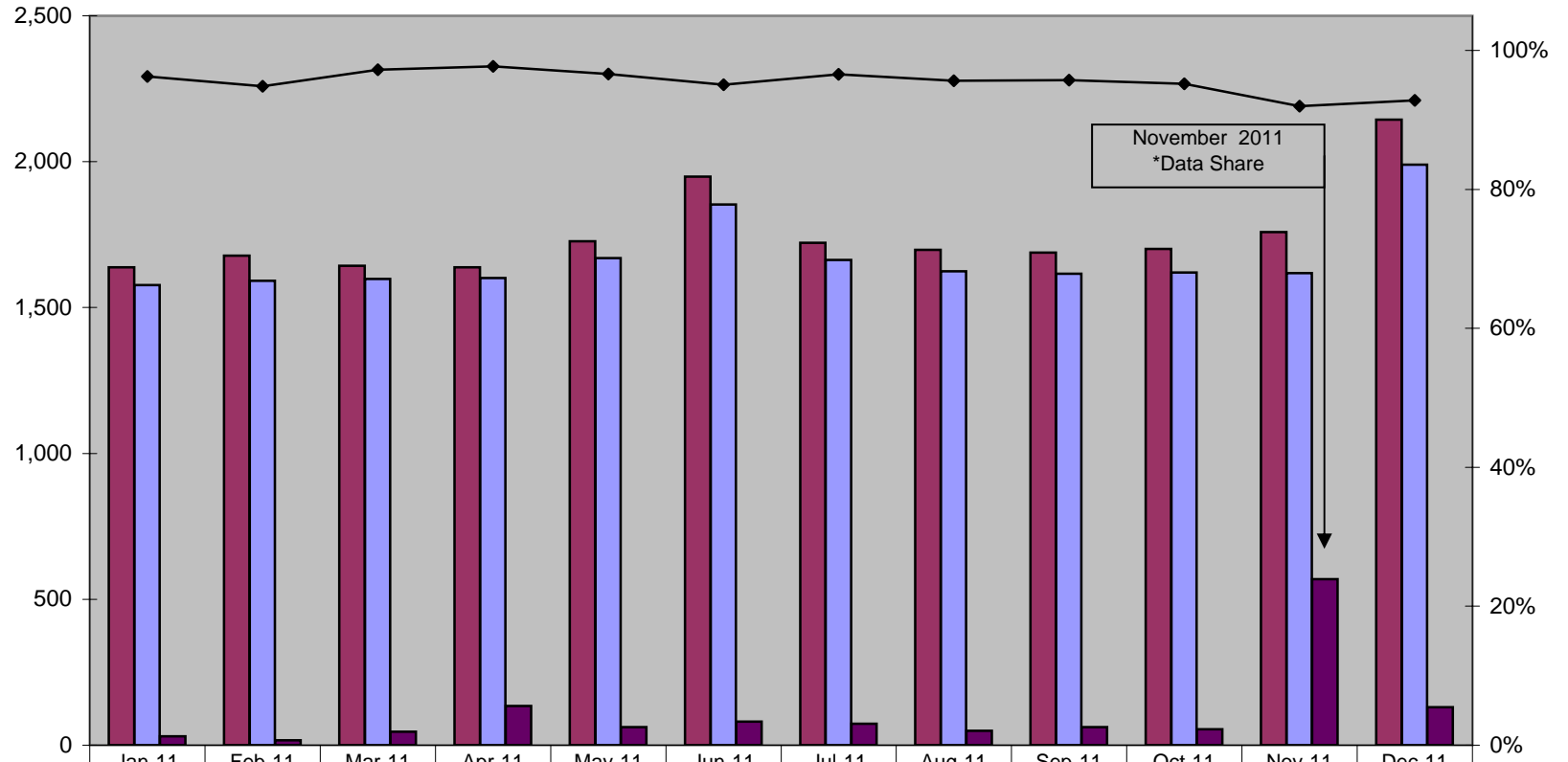


## OPERATION'S FIELD UNIT FAMILIARIZATION DRILLS CY-2011

Run Date: 12/31/2011

	Drill Count
Borou	
BK	62
BX	53
MN	208
QN	50
SI	3
Sum	376

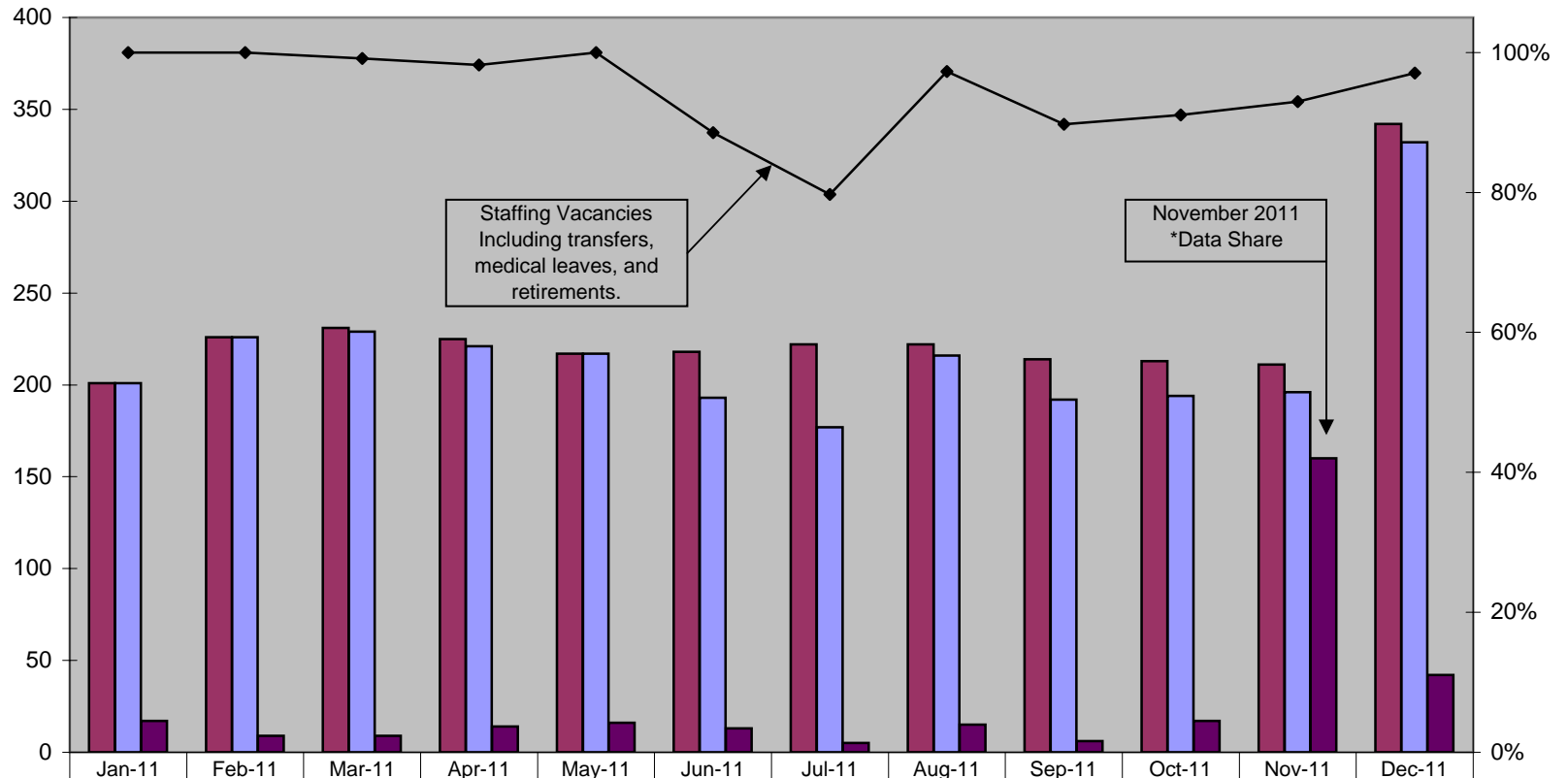
### Fire Operation's Field Units CDA Compliance CY-2011



Building Count	1,638	1,678	1,643	1,638	1,727	1,949	1,722	1,698	1,688	1,701	1,759	2,144
In Compliance	1,577	1,592	1,598	1,601	1,669	1,853	1,663	1,624	1,616	1,620	1,618	1,990
Buildings Added	30	17	46	134	62	81	73	49	62	55	569	130
% Compliance	96%	95%	97%	98%	97%	95%	97%	96%	96%	95%	92%	93%

\*Data Share: In November 2011 the FDNY began receiving CDA Buildings electronically via Data Share. The initial data load included buildings that had been pending transfer during September and October and buildings that did not meet the CDA inspection criteria. The numbers will decrease as these buildings are more closely examined and the Data Share transfer parameters are refined.

### Fire Prevention CDA Unit CDA Compliance CY-2011



Building Count	201	226	231	225	217	218	222	222	214	213	211	342
In Compliance	201	226	229	221	217	193	177	216	192	194	196	332
Buildings Added	17	9	9	14	16	13	5	15	6	17	160	42
% Compliance	100%	100%	99%	98%	100%	89%	80%	97%	90%	91%	93%	97%

\*Data Share: In November 2011 the FDNY began receiving CDA Buildings electronically via Data Share. The initial data load included buildings that had been pending transfer during September and October and buildings that did not meet the CDA inspection criteria. The numbers will decrease as these buildings are more closely examined and the Data Share transfer parameters are refined.





**Summary of CDA Compliance Unit Field Work and Enforcement Reconciliation  
1/1/2011 - 12/31/2011**

Month	CDA AUDITS						OPS AUDITS						VO STATUS										TOTAL INSPECT			
	# Inspection	VO Issued	NOV	# Inspectors	Hrs	Min	# Inspection	VO Issued	NOV	# Inspectors	Hrs	Min	VO CURED			VO ACTIVE			SUMMONS					NOVS		
													CDA	OPS	TOT	CDA	OPS	TOT	CDA	OPS	SMKG	TOT		CDA	OPS	TOT
Jan-11	59	7	0	59	75	15	104	19	3	104	95	0	7	19	26	0	0	0	1	1	0	2	0	3	3	40
Feb-11	68	9	0	68	89	45	120	29	1	120	110	5	9	29	38	0	0	0	0	0	0	0	0	1	1	33
Mar-11	57	3	0	57	74	55	137	41	0	137	132	40	2	38	40	0	0	0	1	4	0	5	0	0	0	41
Apr-11	60	4	0	60	41	50	142	45	0	142	79	15	4	45	49	0	0	0	0	0	0	0	0	0	0	49
May-11	61	4	0	61	35	40	152	36	0	152	67	0	4	36	40	0	0	0	0	0	0	0	0	0	0	42
Jun-11	64	5	0	64	81	50	140	28	0	140	151	15	4	27	31	0	0	0	1	1	0	2	0	0	0	39
Jul-11	47	7	0	47	63	5	121	38	0	121	130	45	7	36	43	0	0	0	0	2	0	2	0	0	0	48
Aug-11	42	10	0	42	27	0	110	30	0	110	61	0	9	30	39	0	0	0	1	0	0	1	0	0	0	54
Sep-11	52	2	0	52	71	0	88	12	0	88	50	28	2	12	14	0	0	0	0	0	0	0	0	0	0	20
Oct-11	32	2	0	32	39	55	89	9	0	89	81	25	2	9	11	0	0	0	0	0	0	0	0	0	0	16
Nov-11	36	10	0	36	53	25	106	20	0	106	100	11	9	19	28	0	0	0	1	1	0	2	0	0	0	28
Dec-11	56	4	0	56	83	20	87	16	0	87	143	15	4	14	18	0	0	0	0	2	0	2	0	0	0	24
<b>TOTAL</b>	<b>634</b>	<b>67</b>	<b>0</b>	<b>634</b>	<b>737</b>	<b>0</b>	<b>1396</b>	<b>323</b>	<b>4</b>	<b>1396</b>	<b>1202</b>	<b>19</b>	<b>63</b>	<b>314</b>	<b>377</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>11</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>434</b>

**Calendar Year Summary of all Inspections by Compliance / CDA**

Total Audits (OPS+CDA)	2030
Total Inspections	434
Total Violation Orders (VO) Issued	390
VOs Cured	377
VOs Still Active	0
Number of Summons (VOs Overridden and Non VO Affiliated)	16
Number of NOVs	4

**CDA Compliance Unit Summary of Critical Elements  
1/1/2011 - 12/31/2011**

**Number of Fire OPS VOs Entered by CDA Compliance = 323**

<b>Critical Elements</b>	<b>Description</b>	<b># Occurrences</b>	<b>Percentage (%)</b>
1	Examine Signage	128	26%
2	Open Fire and Smoking	1	0%
3	Storage of Flammable / Compressed Gases	102	21%
4	Heating Devices for Curing and Drying Products	16	3%
5	Unobstructed Egress	135	28%
6	Site Safety Manager Obligations	3	1%
7	Required Fire Guards	27	5%
8	Portable Fire Extinguishers	77	16%
9	Elevator in Readiness	0	0%
<b>Total</b>		<b>489</b>	<b>100%</b>

**Number of FPCDA VOs Entered by CDA Compliance = 67**

<b>Critical Elements</b>	<b>Description</b>	<b># Occurrences</b>	<b>Percentage (%)</b>
1	Examine Signage	10	9%
2	Open Fire and Smoking	0	0%
3	Storage of Flammable / Compressed Gases	20	19%
4	Heating Devices for Curing and Drying Products	2	2%
5	Unobstructed Egress	24	23%
6	Site Safety Manager Obligations	3	3%
7	Required Fire Guards	3	3%
8	Portable Fire Extinguishers	6	5%
9	Elevator in Readiness	0	0%
10	Tracing Stand-pipe System	38	36%
<b>Total</b>		<b>106</b>	<b>100%</b>

**Total Number of VOs Issued by Compliance CDA Inspectors as of 12/31/2011 = 390**