

COMMUNITY NEWS LETTER



Welcome to the first **DOB Community Newsletter**. Keep reading to find out what's new at the Department and how we can help you!

PROTECTING WORKERS & KEEPING THE INDUSTRY ACCOUNTABLE

Keeping workers safe and incidents down on construction sites is a critical mission of the New York City Department of Buildings (Department). We believe that all workers deserve to return home safely to their family. We know that in order to back that statement up we need innovative strategies that promote a culture of safety at all construction sites.

In order to protect workers from injuries and death, we've created a dedicated inspection unit that focuses 100% on proactive enforcement at larger construction sites. For the nearly 7,000 larger construction sites across the City, where workers are required to have site safety training, they are now guaranteed a visit from our proactive inspectors, multiple times over the course of their project. This is a game-changer for the City and for the construction industry.

The results speak for themselves. In 2019 we saw an over 20% decrease in injuries on sites compared to the previous year. During our first cycle of unannounced proactive inspections, at least 75% of construction sites were found to have violations. Now in subsequent site inspection cycles, 75% of construction sites see no violations issued.



Read the entire [New York Times](#) story.

Community Engagement and Programming Contacts

Press Releases

Weather Advisory

NYC
Buildings

CRITICAL FACTS . . .

Over 20% decrease in worker injuries in 2019 compared to the year before

First decrease in 10 years as a result of unannounced proactive inspections.



ENFORCEMENT ACTIONS

Want to see how DOB disciplines bad actors in your neighborhood?

See DOB-imposed disciplinary actions, including:

- penalties
- license suspensions
- revocations to prior months

DOB releases on a monthly basis an enforcement bulletin that you will be receiving. The bulletin highlights major enforcement actions taken by the Department over the prior month.

DOB took a number of major enforcement actions in January, including:

- **54 violations** and **\$1,917 in penalties**, including daily penalties, issued for illegal building alterations at 10 separate locations.
- **23 violations** and **\$147,750 in penalties**, including daily penalties, issued for illegal transient use of buildings at 5 different locations.
- **56 violations** and **\$620,030 in penalties** issued for failure to safeguard construction sites on 47 separate occasions.
- **35 violations** and **\$350,000 in penalties** issued to 34 different individuals for failure to carry out duties of construction superintendents



BIG CHANGES AT THE OFFICE OF THE TENANT ADVOCATE



The **Office of the Tenant Advocate (OTA)** has a new **Executive Director** and a new mission! OTA has been serving as a resource to tenants living in multiple dwellings undergoing construction. Now an enforcement unit, OTA has been strengthened to enhance our services to you. A one-stop-shop for all your tenant related issues. If you see a potential violation in your building, are experiencing construction as harassment, or think your landlord isn't maintaining the building as required, OTA is here for you. If you need assistance, please contact our tenant advocacy team at TenantAdvocate@buildings.nyc.gov.

OUR SERVICE LEVELS

Serving you is mission critical to DOB.

We've gathered some of our response times and listed them so you can see how we are doing.

We want you in the know!

2019 DEVELOPMENT INSPECTIONS

Average Wait Time for	Average in Days
Construction Development Inspection	1.8
Plumbing Development Inspection	2.3
Electrical Development Inspection	2.5
Boiler Development Inspection	1.4
Elevator Development Inspection	1.1

2019 RESPONSE TIME AFTER PLAN SUBMISSION

Average Days to Complete First Plan Review	Average in Days
Alteration 1 (ALT 1)	7.7
Alteration 2 (ALT 2)	1.6
Alteration 3 (ALT 3)	1.2
New Building (NB)	8.6

PROTECTING YOU: HOW DOB SERVES AS YOUR CONSUMER PROTECTION

- Are you opening up a restaurant? Do you have a tenant-related question? Maybe you're planning a renovation to your home or you received a violation. Whatever the scenario may be, we welcome you to come visit us during **Customer Service Night**, (formerly Homeowner's Night) **every Tuesday from 4:00pm to 7:00pm**. You never need to make an appointment and our professionals are always there to help!
- What can you do on during Customer Service Night? Everything! Think you're contractor is taking too long or wondering why your project hasn't been approved? Maybe you need advice on what filing strategy you should use or the age old question – what work needs a permit? No question is too small or too big for our professionals. **We're looking out for you.**
- Are you buying a home or you thinking about a renovation project? Before you buy, call DOB. **Let us help you!**

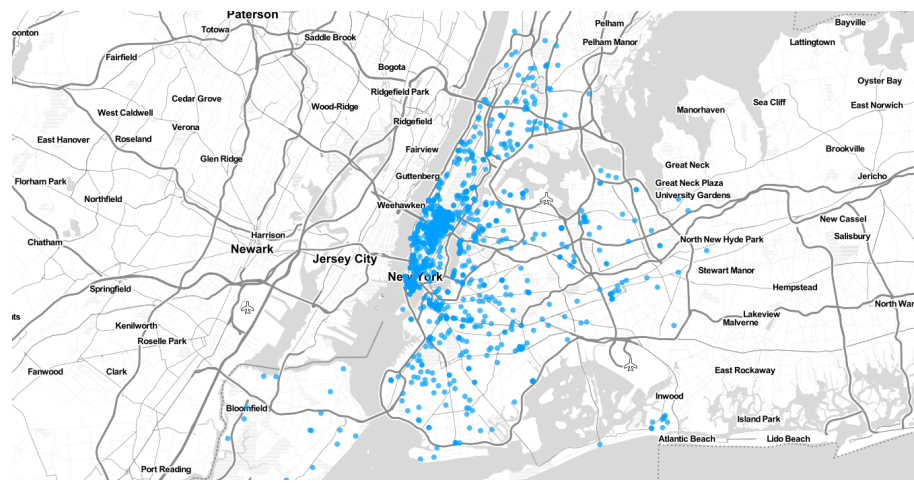


CUSTOMER SERVICE NIGHT
Tuesdays from 4:00pm - 7:00pm
NO APPOINTMENT REQUIRED!

DID YOU KNOW . . .

Before you hire a construction professional, you can check the status of their license. Check their disciplinary and volunteer surrender records dating back to 1998. Find records [here](#).

KNOW YOUR BLOCK: TOOLS YOU CAN USE TO STAY IN THE LOOP!



DOB's After Hours Variance Map

Keeping Track of After Hours Work

We are committed to increasing transparency and ensuring our stakeholders have the information they need to stay on top of permitted work in their neighborhood. All work occurring on Monday through Friday between the hours of 7:00am and 6:00pm is allowed with a regular construction permit. Any work before or after those hours and on the weekend require an **After Hours Variance (AHV)**.

To help you know what is going on after hours we've created an **AHV Map** (see photo above). This map is updated daily and shows all locations that have been permitted for after-hours work. If you see work happening after hours and it's not on the map please call **311** and make a complaint.

To make sure the complaint is directed to the Department for us to respond, please say the following:

REPORTING AN AHV . . .

Use the highlighted language to correctly report an AHV complaint to DOB.

"I would like to make a complaint for the Department of Buildings. I'm reporting active construction work that is being conducted after normal working hours without an approved After Hours Variance on file."

How to Identify Larger Construction Sites Requiring Safety Training

Want to find out what sites in your neighborhood require workers to have site safety training?

Visit our **interactive map**, it's updated daily with new information. These sites represent the larger construction work occurring in our City and also represent the sites that receive proactive inspections.

Get Automatic Email Updates on Construction Projects

You can now sign-up to receive email notifications on the status of construction projects filed with the Department! What does this mean? You can track progress of a specific job number, meaning specific application, and find out what's going on, whether they have been approved, permitted, or something else!

Sign-up to receive updates on a construction project of interest. And stay tuned – we're adding more functionality to this to give you more information in the ways you need them. Next up, you'll be able to receive notifications for all work at an address, regardless of job number.

IN THE COMMUNITY & BEYOND



Coming to a Business in Your Neighborhood!

Our Community Engagement team is hitting the streets and visiting businesses throughout the City along major commercial corridors letting owners know what they need to do to legalize their storefront signs. We're sharing information about the moratorium on violations and other initiatives we have put in place to help provide relief to business owners.

If you know a business owner that needs more information please have them reach out to Signmoratorium@buildings.nyc.gov. They can also find additional information at this [link](#).

LL28 SIGNAGE INFO . . .

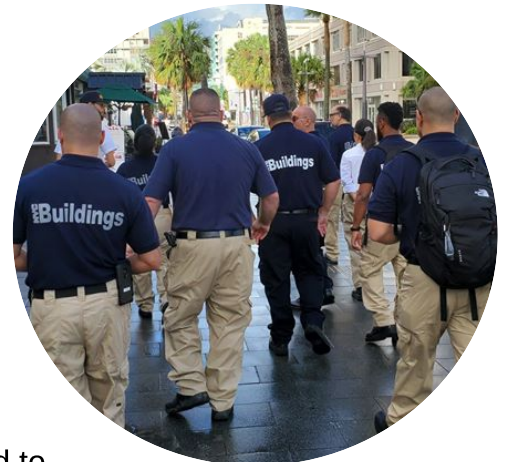
Help is available to all impacted businesses

Moratorium on issuance of violations:
February 9, 2019 through February 9, 2021

DOB Deploys Teams to Earthquake Stricken Puerto Rico

After the enormous 6.4 magnitude quake hit Puerto Rico on January 7, DOB sent staff members to Puerto Rico to support the City of San Juan and affected municipalities including Guayanilla, Ponce, Peñuelas and Guánica. Our team coordinated response operations and assisted with recovery efforts following the devastating quake.

DOB inspectors, architects, and engineers conducted 16,330 rapid building inspections across the island that included assessments of critical buildings like schools and hospitals. These inspections helped to identify which earthquake-damaged buildings were still safe to occupy.



CONTACT US...



Do you or your constituents have a question? Don't know who to contact at DOB? Want to create an event in your neighborhood? Do you want to partner with DOB? **DOB wants to partner with you!** If your office is interested, our **Community Engagement & Programming Unit** is here to help. Our team is dedicated to you.

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