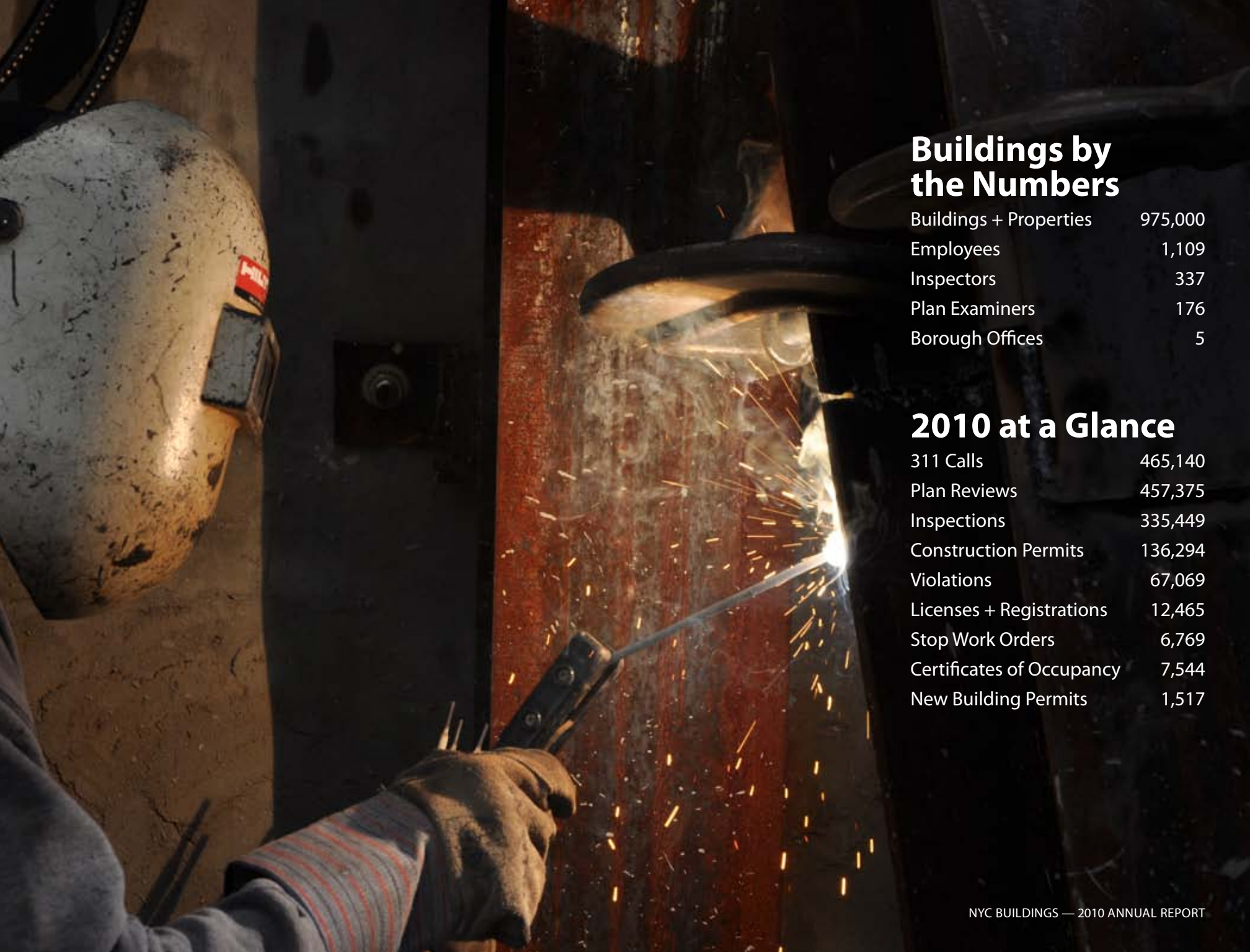


2010 ANNUAL REPORT





Buildings by the Numbers

Buildings + Properties	975,000
Employees	1,109
Inspectors	337
Plan Examiners	176
Borough Offices	5

2010 at a Glance

311 Calls	465,140
Plan Reviews	457,375
Inspections	335,449
Construction Permits	136,294
Violations	67,069
Licenses + Registrations	12,465
Stop Work Orders	6,769
Certificates of Occupancy	7,544
New Building Permits	1,517



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Photo: Office of the Mayor

Mayor's Message



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

January 2011

Dear Friends:

I am proud to join the New York City Department of Buildings in presenting its *2010 Annual Report*.

Our City is emerging from the national recession faster than others, creating jobs and building the new homes, new schools, and new infrastructure that are so vital to our quality of life. With the Department of Buildings and other agencies, we have launched a “New Business Acceleration Team” to help businesses cut through red tape and open their doors faster. We are pleased that permits for small-scale construction have surpassed 2008 levels, as owners continue to invest in their properties and in New York’s future. We have also passed the nation’s most aggressive green building laws, recognizing that going green is good business.

Even as our economy grows, public safety remains everyone’s top priority. Thanks to the Department of Buildings, construction sites are safer than ever. Through more detailed inspections and more than 25 safety laws enacted since 2008, we have increased oversight and worked with property owners and industry leaders to keep New York City the best place to build. The Department has also stepped up its public education outreach efforts, giving tenants the information they need to keep themselves and their families safe.

We are committed to ensuring that New York remains one of the greatest and greenest cities in the world. Together with the Department of Buildings, our City can look forward to more progress toward our goals in 2011.

Sincerely,

Michael R. Bloomberg
Mayor



Commissioner's Greeting

January 2011

Dear Fellow New Yorkers,

The Department of Buildings and the construction industry are working closer than ever before to improve construction safety. We must — if we're to make sure buildings are built and construction sites stay safe. This is particularly true in today's economic climate, which is presenting challenges not seen in 20 years. For this reason, the Department is focused on making it easier for construction projects to move forward.

Deputy Mayor Stephen Goldsmith and I have created a working group to bring government and industry leaders together so we can explore ways to accelerate the construction process without compromising safety. Simultaneously, we continue to raise construction safety standards, thanks to new laws, more thorough inspections and greater outreach to the industry. Plus, in 2010 we issued our 2010-2013 Strategic Plan, outlining our major initiatives for the coming years.

In the past year, we not only focused on safety and development, but also on improving the quality of life of all New Yorkers. We became more involved in New York City's communities than ever before. We led the effort to make 1,000,000 square feet of rooftops more environmentally friendly, and we continued to arm New Yorkers with information necessary to protect their families from the dangers of illegal housing.

Thankfully, overall construction-related accidents and injuries have declined — and the number of fatalities remains low. While the slowed economy is contributing to these trends, it's also allowing us to share more ideas with the construction industry and our communities. From smoke alarms to safety harnesses, education is the key to making buildings and construction sites safer, and only together can we continue to make this happen.

Sincerely,

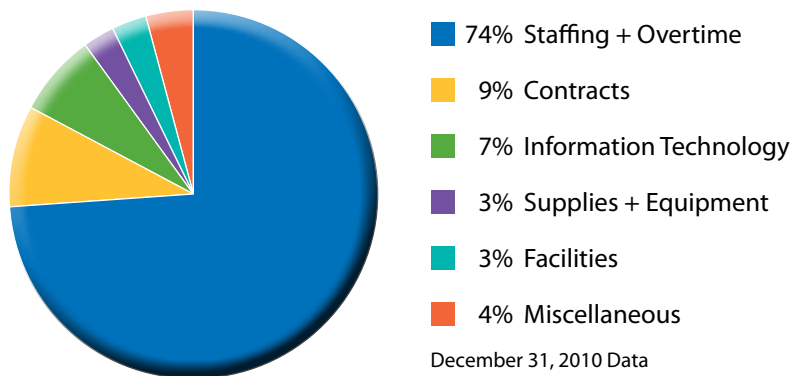
Robert D. LiMandri
Commissioner



Agency Overview

Construction fuels New York City's engines by expanding our housing stock, creating thousands of jobs and supporting our commerce. Performing this work safely is paramount. By raising industry standards, the Department of Buildings is positioning developers and builders to keep New Yorkers safe when the economy recovers. To raise our own standards in 2010, we provided our workforce with more than 30,000 hours of training and invested wisely in innovative technologies to maximize our efficiency.

Spending



Revenues and Expenses

Agency Resources	FY05	FY06	FY07	FY08	FY09	FY10
Expenditures (\$ mill.)*	\$64.3	\$81.5	\$87.2	\$99.4	\$111.0	\$102.7
Revenues (\$ mill.)	\$114.4	\$124.5	\$133.0	\$152.9	\$146.9	\$132.1
Budgeted Personnel	979	1,093	1,181	1,240	1,227	1,174

* Expenditures do not include fringe benefits.

Development





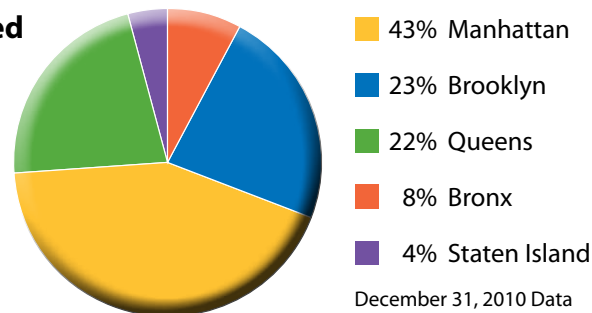
Development

Small-scale construction increased in New York City in 2010 — despite the economic downturn — indicating that construction continues to be one of this City's most viable industries. Major construction declined, and the Department is striving to help builders launch and complete their projects. In our borough offices, our inspectors performed 155,100 construction, plumbing and electrical inspections to help projects progress in a safe manner.

While permits for new buildings and major alterations declined 19% citywide in 2010, from 16,000 to 13,000, investment in smaller-scale work was apparent through alteration type-2 and type-3 construction permits. These rose to nearly 103,000 — 6% over 2009 and surpassing 2008.



2010 Permits Issued

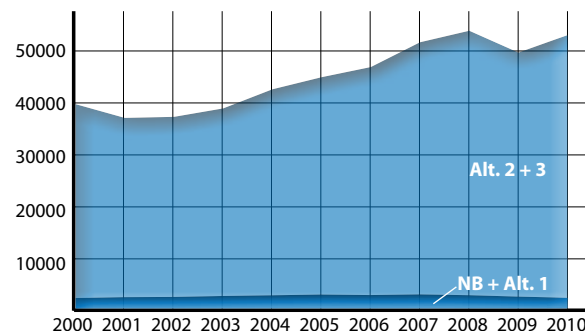


Manhattan

The Manhattan Borough Office issued fewer permit applications for new buildings and type-1 alterations in 2010, though the 10% decline to 2,068 was better than the citywide average. Simultaneously, property owners invested in smaller-scale improvements, with alteration type-2 and type-3 permits increasing by nearly 7% — approaching the number of applications in 2008.



Derek Lee, RA
Manhattan Borough Commissioner



Manhattan at a Glance

Permits Issued	58,475
Plans Reviewed	166,043
Inspections Performed	39,729
Certificates of Occupancy Issued	1,153
Limited Alterations Applications Granted	3,060



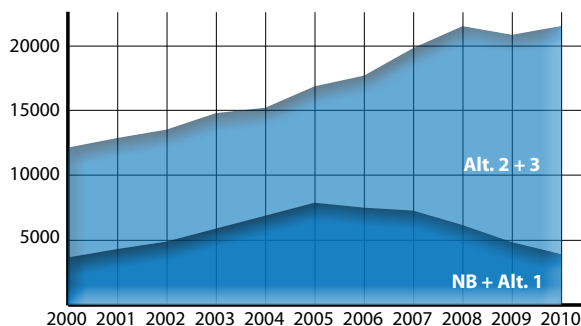
Development

Brooklyn

This past year, there were 21,556 Brooklyn permits for minor alterations — exceeding those in 2009 and matching the number in 2008. Permits for major projects, however, declined 19%, to 3,939.



Thomas Fariello, RA
Brooklyn Borough Commissioner



Brooklyn at a Glance

Permits Issued	31,193
Plans Reviewed	114,218
Inspections Performed	46,041
Certificates of Occupancy Issued	1,959
Limited Alterations Applications Granted	3,065



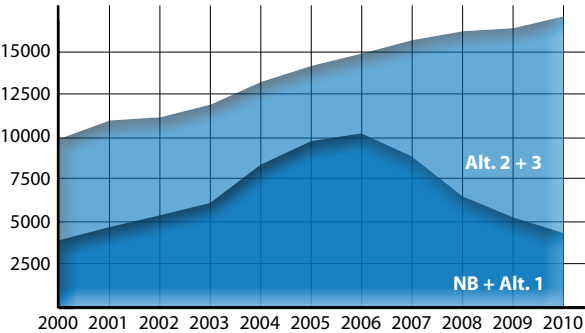
Development

Queens

Permits for smaller-scale projects in Queens reached 17,146, surpassing both 2009 and 2008 numbers, the latter by 5%. Trends in new buildings and major alterations mirrored the citywide average, with these permits down 18%.



Ira Gluckman, RA
Queens Borough Commissioner



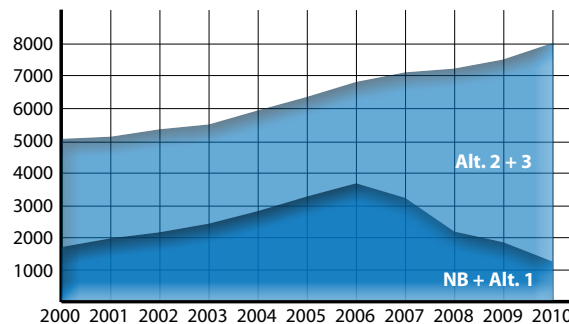
Queens at a Glance	
Permits Issued	29,480
Plans Reviewed	123,537
Inspections Performed	42,156
Certificates of Occupancy Issued	2,636
Limited Alterations Applications Granted	4,394

Bronx

While Bronx permits for new buildings and major alterations projects declined one-third to 1,202 in 2010, the Borough Office also issued 11% more minor alteration permits over 2008 levels.



Werner deFoe, RA
Bronx Borough Commissioner



Bronx at a Glance

Permits Issued	11,040
Plans Reviewed	32,400
Inspections Performed	16,098
Certificates of Occupancy Issued	940
Limited Alterations Applications Granted	1,691



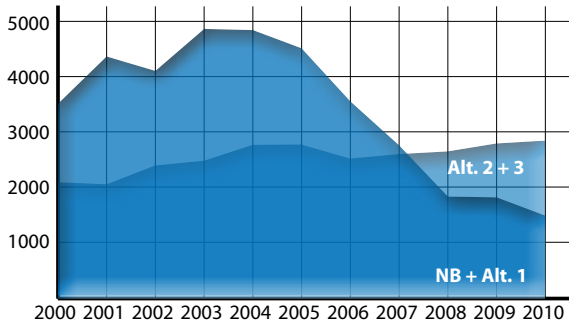
Development

Staten Island

As with the other boroughs, Staten Island’s alteration type-2 and type-3 permits surpassed those issued in 2009. However, permits for major construction declined 19% to 1,447, reflecting the City’s average.



Marshall Kaminer, PE
Staten Island Borough Commissioner



Staten Island at a Glance	
Permits Issued	6,106
Plans Reviewed	21,177
Inspections Performed	11,076
Certificates of Occupancy Issued	856
Limited Alterations Applications Granted	682

Plan Examination Efficiency Reports

Development ensures New York City's vitality, and our plan examiners are critical to moving compliant projects forward. These 176 experts review proposed construction plans and approve them — once they meet our City's strict safety and quality-of-life standards.

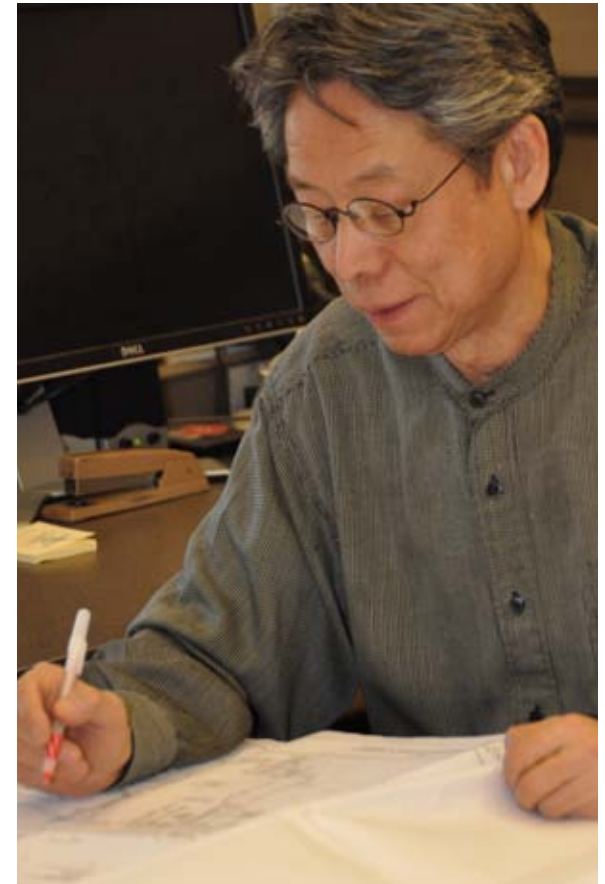
Given the importance of efficient plan reviews, the Department is improving how we manage our resources and track productivity.

In 2010, the Department began generating Plan Examination Efficiency Reports for each plan examiner, using the following data:

- Examiners' workloads;
- Number of days needed to complete first review; and
- Number of appointments needed for plan approval.

With this data, each borough office's chief plan examiner will be able to better hold his employees accountable for their productivity. These supervisors will also better understand their units' strengths and areas where improvement is needed.

Ultimately, this will improve service to New York City's licensed professionals and more efficiently use taxpayer funding.



New Business Acceleration Team

The New Business Acceleration Team is a centralized resource that helps entrepreneurs navigate the process of meeting New York City's construction, health and fire safety standards to construct and open new food establishments faster.

We're proud to partner with the New York City Fire Department, Department of Environmental Protection and Department of Health and Mental Hygiene in this initiative led by the Mayor's Office.



Photo: Ilya Mitsel, NBAT

NBAT Buildings and Fire Suppression inspectors observe conditions at a restaurant preparing to open.

Together, our agencies are coordinating our respective plan reviews, permits, inspections and sign-offs — enabling restaurants, bars, bakeries and butcher shops to open their doors faster to New Yorkers.

So far, we've helped more than 200 new food establishments open faster in 2010 — in some cases nearly four months earlier than anticipated.





Streamlining Service

When new construction launches or deadlines loom, the easier it is to work with the Department, the faster projects can get done.

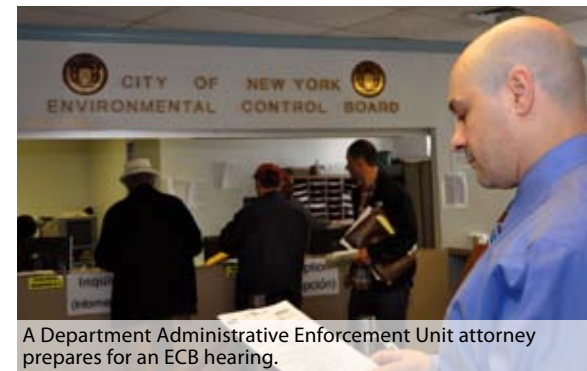
We're continually seeking ways to simplify our processes for the industry — without compromising safety. In 2010, we made numerous operational improvements — large and small. Some examples include:

- Improved work permits for major construction. Contractors may now pull permits and begin work that excludes concrete operations. Once they've met the concrete requirements, we update the permits.
- Express permit approval for plumbing work. The Limited Alterations Applications Unit's Express Permit grants licensed plumbers same-day permit approval for many kinds of residential and commercial projects.
- Updated technology for streamlined inspections. We've distributed nearly 300 laptops to our inspectors, giving them wireless access to a secure network from the field. Inspectors now perform inspections with electronic checklists and email their results to their teams' supervisors for more efficient analyses.

Development

Resolving Violations Faster

The Department and the Environmental Control Board launched a new and faster way for architects, engineers, contractors and property owners to resolve their open violations.



Similar to pleading *no contest* to a traffic violation, respondents may admit to violations and pay the minimum penalty before the ECB hearing. This streamlines the adjudication process for the industry and property owners. Plus, it benefits taxpayers: The staffs of the Department and the Environmental Control Board may now better focus on contested violations. In the program's first three months, more than 100 violations were resolved this way, generating more than \$100,000 for the City — without any additional cost to taxpayers.

GREAT SERVICE. GREAT CITY.

Pride. Professionalism. Expertise.
It's how we communicate with the public, every day.
It's how we keep New York City the greatest city in the world.



Development

Customer Service Week

Enabling construction to move forward efficiently — and serving New Yorkers properly — depends upon respectful, timely and quality customer service. Since our first Customer Service Week in 2004, we've shown our employees how to serve the public well, even during challenging situations. In 2010, we expanded the Department's annual Customer Service Week by incorporating Mayor Bloomberg's *Great Service. Great City.* training program.

Great Service. Great City. is strengthening our employees' skills, helping them meet the service standards all City employees must provide. In 60 workshops, we trained more than 400 Department inspectors and plan examiners to enforce safety and quality-of-life requirements — without compromising customer service standards. More than 450 employees have successfully completed an online customer service tutorial, reinforcing our service standards. And, we trained our managers in how to improve their teams' customer service in challenging situations.



First Deputy Commissioner Fatma M. Amer, PE, participating in the 2010 Customer Service Week training.

Award-Winning Customer Service

The City's Department of Information Technology & Telecommunications honored two Department of Buildings' employees for their customer service. IT Manager David Presley and Network Technician Atiba Stuart each won the Excellence in IT Support and Service award for their efforts in 2010, which helped improve Department operations.



Department employees Atiba Stuart and David Presley accepted DoITT's Excellence in IT Support & Service Award.

David helps keep our website's Buildings Information System working properly. Each day, our website averages more than 1,000,000 hits, including nearly 700,000 from contractors, property owners, architects and engineers seeking the progress of their plan reviews, permit status and information on violations. Atiba keeps our employees' IT tools working properly. For example, he helps keep our customer service representatives efficient by making sure their electronic customer-routing system works properly. The Department congratulates David and Atiba for their dedicated service.

Safety + Enforcement





Safety + Enforcement

Keeping New York City safe from dangerous construction depends on high safety standards — and strong enforcement power. In 2010, the Department recruited seasoned law enforcement experts to its leadership team.

Commissioner LiMandri appointed **Eugene J. Corcoran** as the Department's Deputy Commissioner of Enforcement — marking the first time a former law enforcement official has served as a senior manager. His 30-year career includes being appointed by President George W. Bush as US Marshal for the Eastern District of New York. Commissioner LiMandri also named **Ari Wax, Esq.** as Assistant Commissioner of Regulatory Policy and Enforcement. During Assistant Commissioner Wax's 25-year career, he has worked in the Brooklyn District Attorney's Office, the New York Police Department and the NYC Department of Correction. Finally, the Commissioner tapped former Queens Assistant District Attorney and former New York State Assistant Attorney General **Susan J. Pogoda, Esq.** as Deputy Commissioner of Legal Affairs.

As part of our increased enforcement, we barred 28 parties from doing business with the Department. That includes revoking or obtaining the surrender of architects' and engineers' privileges to file documents with us, and suspending licenses of industry members. And, working under the Department of Investigation, the Buildings Special Investigations Unit revoked or secured the surrender of 34 defendants' licenses or filing privileges.



Eugene J. Corcoran



Ari Wax



Susan J. Pogoda



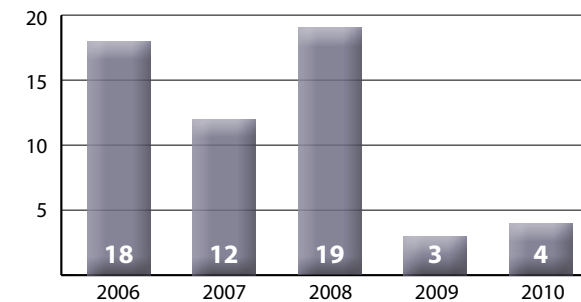
Safety + Enforcement

Trends

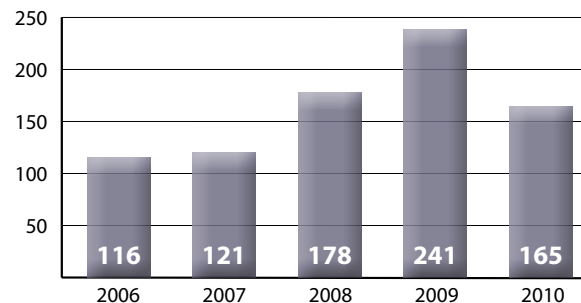
Safer construction means a safer New York City. The Department is striving to ensure that construction operations are being performed safely. We've made our inspections more thorough, created industry roundtable meetings to discuss important and evolving issues, and incorporated faster ways of communicating with the industry.

Construction-related accidents and injuries were markedly lower in 2010: The number of accidents dropped 28% from 2009, and injuries declined 31%. There were four construction-related fatalities last year, all of which could have been prevented with proper fall-protection safety equipment.

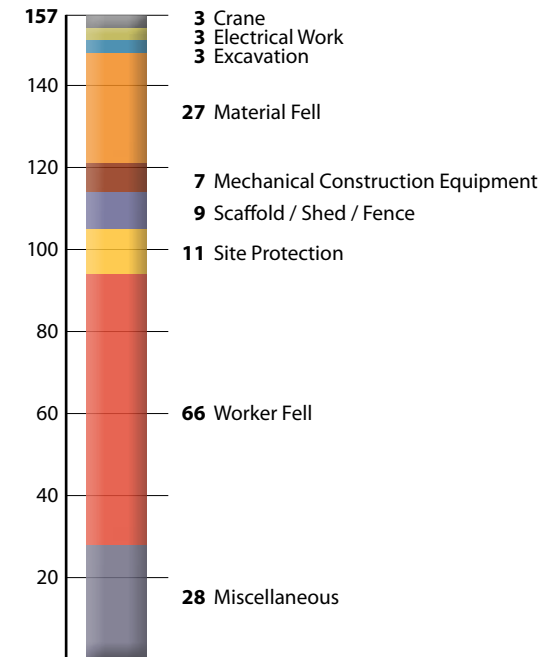
Construction-Related Fatalities



Construction-Related Injuries



2010 Accident Causes





Safety + Enforcement

Specialized Units

Our specialized units oversee specific areas during the construction process, including operations that pose the most risk to New Yorkers. These teams are comprised of experienced inspectors, engineers, architects and attorneys who enforce the law when it counts the most.

2010 Oversight + Enforcement	
Building Enforcement Safety Team	21,974 Inspections
Boilers	15,330 Inspections
Concrete	1,229 Inspections
Cranes + Derricks	4,698 Inspections
Elevators	60,917 Inspections
Emergency Response Team	9,966 Inspections
Excavations	4,640 Inspections
Façade Integrity + Audit	1,940 Audits
Forensic Engineering	448 Investigations
Interior Demolitions	879 Inspections
Internal Audits + Discipline	3,416 New Investigations
Limited Alterations Applications	12,892 Granted
LMCCC	2,393 Inspections
Local Law Enforcement	1,969 Inspections
Plumbing – Central	8,132 Inspections
Professional Certifications + Inspections	4,323 Inspections
Quality of Life	7,772 Inspections
Scaffold Safety Team	8,269 Inspections
Signs + Padlocks	1,390 Violations
Special Ops + Enforcement Inspections	28,984 Inspections



Concrete Safety

The Department is improving the safety and strength of the concrete used in construction projects across the City.

As a result of the law enforcement investigation involving Testwell Laboratories, the Department developed a new standard to test concrete at construction sites and existing buildings. We ordered the owners of properties involved in the investigation to have their concrete retested — and we created the Concrete Unit. There are more than 30 private laboratories licensed by the Department, and this team audits their work — a level of oversight never done before. These audits are performed in the field and in the lab — and we're conducting our own independent tests to make sure licensees are performing this work properly.



In 2010, we bolstered this specialized team with a registered architect, a professional engineer and a former prosecutor with the Manhattan District Attorney's Office. All testing labs must be accredited and meet national standards. To hold people accountable, our Concrete Unit's inspectors and engineers are now all certified by the American Concrete Institute.

2010 Concrete Oversight + Enforcement

- Conducted 220 field audits;
- Issued 321 ECB violations to concrete testing laboratories, contractors and licensees;
- Inspected 44 concrete laboratories;
- Tested 291 concrete cylinders from 49 sites; and
- Revoked, denied or secured the surrender of 6 lab licenses.

Façade Safety

In 2010, the Department launched the largest façade safety initiative in New York City's history. Led by our Local Law Enforcement Unit, our inspectors and engineers swept the five boroughs to be sure New Yorkers were safe from potentially dangerous façades and balconies.



Between March and September, our teams examined nearly 850 buildings, which included street-level inspections with binoculars to discern signs of wear. The Department found dangerous conditions at the balconies of 17 buildings across the City, including loose railings, spalled concrete edges and exposed rebar. We ordered thousands of residents to stop using their balconies until they were made safe. When property owners and managers failed to keep their residents off the compromised areas, we issued violations and ordered owners to seal and lock all doors to their balconies.

New York City building owners with properties taller than six stories must have their properties inspected by a licensed professional every five years, file a technical report on their facades' condition — and then repair any damage. In 2010, we made the filing process easier for owners by staggering the report deadlines into sub-cycles, while simultaneously implementing more comprehensive filing requirements.

Stalled Construction Sites

Construction safety is paramount — even when work is stalled. The Stalled Sites Unit protects communities by monitoring halted work, making sure property owners and contractors are keeping their projects from endangering New Yorkers. In 2010, the team performed more than 6,100 stalled sites inspections.

Thanks, in part, to our team's diligence, there were no stalled sites injuries or accidents this year. First launched in 2009, this team has performed more than 10,000 inspections.

Properties lose funding or secure new financial backing continually, and the Department has identified more than 350 once-stalled sites that became active in 2010. New Yorkers have a right to know about the construction activity in their neighborhoods, so we post regularly updated stalled sites lists on our website at nyc.gov/buildings.





Safety + Enforcement

Undercover Illegal Conversion Sweep

In a 2010 sting, Department investigators conducted their first undercover operation to combat illegal conversions — part of a new enforcement and educational approach. These residences threaten tenants, neighbors and first responders: These illegal dwellings typically violate safety standards and make it difficult to escape during an emergency.



The Mayor announced the sweep, joined by Commissioner LiMandri and FDNY Assistant Chief of Fire Prevention Richard Tobin.

To protect New Yorkers, our investigators posed as potential tenants to inspect illegal apartments advertised on Craigslist. They found illegal conditions in 54 of the 62 apartments they inspected — and more than half of the apartments posed such serious danger that investigators immediately issued Orders to Vacate. Together, they issued 104 violations to property owners, with large penalties ranging from \$6,000 to \$25,000.

Department inspectors respond to illegal conversion complaints every day, but property owners and tenants often refuse to grant them access. Even though it's difficult to obtain a search warrant to investigate an illegal conversion complaint, Department inspectors and attorneys were able to secure 81 warrants in 2010 — more than double the number of warrants obtained during the three prior calendar years combined.

Safety + Enforcement

Construction Safety Week

The Department launched its sixth annual Construction Safety Week in 2010, joined by Fire Commissioner Salvatore J. Cassano and Office of Emergency Management Commissioner Joseph F. Bruno.



Commissioner LiMandri kicks off the 2010 Construction Safety Week in Brooklyn.

Together, they kicked off the series of events that emphasized best practices and outlined new safety standards. In 2010, we expanded our safety message to communities. In meetings co-sponsored by each of the borough presidents, we spoke with New Yorkers about construction safety and the development in their neighborhoods.

This year's industry events included seminars on:

- Site Safety at Stalled Construction Sites;
- Site Safety Professional Requirements and Special Inspections;

- Safe Practices at High-Rise Construction Sites;
- Building in a Dense Urban Environment; and
- Safety and Sustainability in the Building Code and Zoning Resolution.

Department inspectors and borough management visited job sites in the Bronx, Brooklyn, Manhattan and Queens to remind workers to fight the complacency that comes with time on the job. Our experts also led a safety training session for workers in Staten Island.

No-Penalty Retaining Wall, Deck + Porch Inspections

Owners are legally responsible for keeping their properties in safe condition. This includes their retaining walls, which often abut public areas. These walls hold back soil, and regular weather cycles and heavy rainfall can undermine them, endangering nearby buildings, properties and people.



Photo: Ryan FitzGibbon

To encourage property owners to repair these walls, the Department offers the No-Penalty Retaining Wall Inspection Program each year. When homeowners request a free inspection under the program, we dispatch an inspector to assess walls for bulging, displaced material, cracks or misalignments. If repairs or corrections are necessary — but there's no immediate danger — homeowners will be given time to fix the problems without being issued a violation. If there's an immediate threat to safety, the Department will work with owners as they have the emergency repairs done. In some cases, the City will have the repairs performed at the owner's expense.

2010 marked the program's fourth year, and we expanded it by launching the No-Penalty Deck and Porch Inspection Program. These outdoor structures are also susceptible to freeze-and-thaw cycles, so property owners must be sure their decks and porches remain safe.

Green Initiatives





Green Initiatives

New York City's 975,000 buildings and properties account for 75% of our carbon emissions. Improving their energy efficiency is essential if we're going to succeed in protecting our environment.



It's going to take all of us to offset New York City's carbon footprint, and the Department of Buildings is a leader in this effort. We're helping property owners secure tax incentives for planted roofs and solar panels, and we are making it easier for building owners to embrace green technology, such as microturbines. We're also implementing strategic legislation to require improvements across many types of buildings. Together, we're keeping New York City great — by making it green.



Green Initiatives

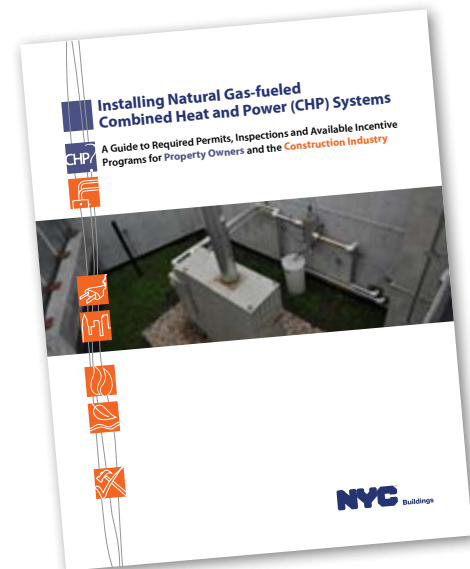
Buildings Sustainability Board

Sustainability is increasingly important to New Yorkers, and many homeowners, property owners and developers are eager to install the latest green technologies. The Department is helping them do this by making sure these innovations are safe and meet the demands of our dense, urban environment.

Experts in engineering, architecture and renewable energy technology serve on the Buildings Sustainability Board, alongside our Department's sustainability team. In 2010, the Board developed criteria for water recycling systems. Property owners will now be able to install equipment that saves water and reduces the City's wastewater treatment. By collecting and processing wastewater and rainwater, this technology directs the treated water to building systems that would otherwise use drinking water. Recycled water can be used for flushing urinals and toilets, cooling mechanical systems, running laundry systems and washing buildings and sidewalks. The Board also focused on safety standards for wind turbines and ventilation systems and will continue these efforts in 2011.

Cogeneration Manual

Once the Buildings Sustainability Board approved cogeneration and trigeneration — generators that use the excess heat they create to run other building systems — the Department created a resource for property owners and the industry, explaining how this technology can benefit buildings and balance sheets. Thanks to this 2010 guide, New Yorkers can now understand how these systems work and why they may be a good investment. Plus, it gives licensed professionals a step-by-step summary of the required permits, inspections and incentive programs available for these systems.





Energy Conservation Code

The NYC Energy Conservation Code is now in effect, and it sets new standards for buildings' energy efficiency. This includes requirements for lighting, power, heating and cooling systems, insulation and windows.

It's crucial that design professionals become proficient in the new Energy Code. In 2010, the Department launched a program to help architects and engineers transition to this new Code. With the Energy Code Compliance Study, we're homing in on the areas posing the greatest challenges to these designers. This will enable us to create a focused and efficient education and training program for the industry — making sure that energy-efficient design becomes best practice.



Department sustainability experts tour a solar panel installation at a Bronx rooftop.

Green Initiatives

New Legislation

To improve our environment, making smaller changes at more buildings is as important as making major changes in just a few. Ten new local laws passed and signed in 2010 will improve New York City's sustainability.

LL 05/10

Establishes Green Team + Energy Review Board

LL 47/10

Improves Lobby Lighting Efficiency

LL 48/10

Sets Commercial Building Energy Efficiency

LL 49/10

Outlines Environmental Purpose in Codes

LL 51/10

Improves Temporary Construction Lighting

LL 54/10

Prohibits Drinking Water Use for Cooling Systems

LL 55/10

Requires New Faucets for Drinking Fountains

LL 56/10

Prevents Water Waste

LL 57/10

Enhances Water Efficiency

LL 66/10

Implements the Energy Code



Green Initiatives

NYC °CoolRoofs

The Department of Buildings is leading the way for New Yorkers to go green — by coating our rooftops white. Partnering with NYC Service to mobilize volunteers, the NYC °CoolRoofs program is improving New York City's environment by coating one rooftop at a time with a white reflective coating.



Reflective roofs repel the sun's heat, making it easier to cool buildings. They can even reduce our ambient air temperature. In 2010, we coated more than 1,000,000 square feet of New York City rooftops, an initiative created by Mayor Michael R. Bloomberg. Over the life of those coated rooftops, they'll cut about 500,000 pounds of carbon dioxide emissions annually — the same benefit we'd have if 300 New Yorkers opted not to drive for an entire year. And we're not stopping. We'll coat another 1,000,000 square feet in 2011.

DOB in the Community



DOB in the Community

Making New York City a better place to live, work and build isn't just about ensuring safe construction and facilitating development. Providing New Yorkers with information they need to live more safely is critical to improving our quality of life.



For example, we've distributed more than 100,000 fliers, warning New Yorkers about the dangers of living in illegal homes, and we issued 10 useful tips to help renters avoid living in an illegally converted residence. We also embraced social media to communicate faster with the public and industry through Facebook, Twitter and YouTube.

From hosting educational events to leading a nationwide competition that will beautify construction sites, the Department is embarking on this new effort to make the lives of New Yorkers a little bit better, a little bit brighter.

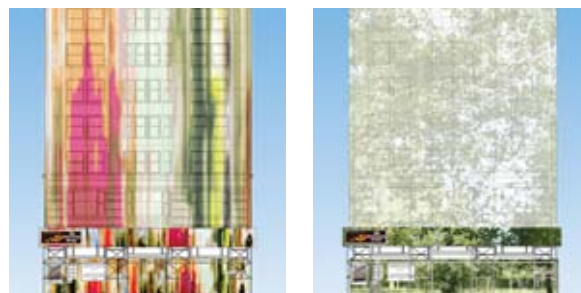
urbancanvas

The urbancanvas Design Competition is revitalizing construction sites by beautifying sidewalk sheds, scaffoldings, fences and cocoon enclosure systems.

Artists and designers from 17 states submitted 133 designs, and the urbancanvas jury chose eight semi-finalists based upon artistic merit, originality and adaptability. New Yorkers then cast nearly 4,000 votes online to name the four winners. The winning designs complement and enliven our streetscapes — and promote the safe maintenance of temporary protective structures.



Photo: Rachel Richards



Clockwise, from far left: "Color Mesh," by Mauricio Lopez, installed at Atlantic Yards in Brooklyn; "My Urban Sky," by Jen Magathan, installed at the Hunter College School of Social Work in Manhattan; "Green Screen" by Corinne Ulmann; and "BREATHING_WALL_UC," by Monika Bravo.

We thank those who helped make urbancanvas a success:

Mayor Michael R. Bloomberg
First Deputy Mayor Patricia E. Harris
City Planning Commission Chair Amanda Burden
Department of Cultural Affairs Commissioner Kate D. Levin
Public Design Commission of the City of New York
Executive Director Jackie Snyder
The Mayor's Fund to Advance New York City
The Rockefeller Foundation

The urbancanvas Jury

Polly Apfelbaum, Artist
Dan Brodsky, Brodsky Organization + REBNY
Ignacio Ciocchini, IDSA + Bryant Park Corporation
Carl Galioto, FAIA, HOK + the New York Building Congress
Sagi Haviv, Chermayeff + Geismar
Jennifer McGregor, Wave Hill
Sara Reisman, NYC Department of Cultural Affairs
Eddie Torres, The Rockefeller Foundation

Paula Scher, Pentagram Design

Competition Advisor Susanna Sirefman,
Dovetail Design Strategists

Habitat for Humanity

In 2010, Department employees left their desks and inspection routes to help build affordable housing. Donning hardhats and using saws, hammers and drills, Commissioner LiMandri and 20 other Department volunteers joined Habitat for Humanity-NYC to help construct new family residences in Brooklyn.



This marked the first time volunteers from the Department collaborated with Habitat. Our employees — ranging from inspectors to administrative staff to members of Buildings University — helped build a four-story residential building on Lafayette Avenue in Bedford-Stuyvesant. Volunteers spent the day constructing the interior of the new apartments by installing insulation, measuring and cutting, installing and sanding drywall.

This project is part of Mayor Bloomberg's 165,000-unit affordable housing plan — the largest municipal affordable housing plan in the nation's history.



Living Safely Campaign + Renters' Tips

Illegal residences remain a serious concern in New York City. To improve quality of life, the Department continued its initiative to warn New Yorkers about the dangers of illegal housing.

Led by our Community Affairs Unit, Department volunteers have distributed more than 100,000 fliers in neighborhoods with recurring illegal conversion complaints. The 11-language Living Safely educational campaign explains that these illegally built living spaces typically ignore safety standards and can make it difficult to escape in an emergency.

In 2010, we expanded the program by outlining 10 steps renters should take to avoid illegal conversions when looking for an apartment. New Yorkers should:

1. Know the real estate market;
2. Beware of basements or attics;
3. Avoid rooms with very small windows or none at all;
4. Beware of the word "flex," which can imply illegal rooms;
5. Be tipped-off when utilities are included;
6. Avoid apartments with "unique" or "interesting" layouts;
7. Be wary when a landlord won't give the exact address;
8. Be leery of apartments where mail can't be delivered;
9. Be suspicious of no-lease apartments; and
10. Check for easy access to exits.

We first launched the Living Safely campaign in 2009, following a fatal fire in Woodside, Queens, where three people died in illegal cellar residence.



Elevator and Escalator Safety

It's never too early — or too late — to learn how to protect yourself. That's why the Elevators Unit leads our annual Elevator and Escalator Safety Awareness Week for elementary school students across the City. In 2010, we expanded the program to include more children — and added events at two New York City senior citizen centers.

Coinciding with National Elevator and Escalator Safety Awareness Week, inspectors and supervisors from the Department's Elevators Unit visited 18 schools across the five boroughs.

This is the sixth year we've led this educational program for our City's kids. Our team taught more than 3,100 first, second and third graders how to stay safe when using elevators and escalators. The Safe-T Kat mascot helped by emphasizing that they should "Ring, Relax and Wait" if they ever get stuck in an elevator. By the end, students knew to ring the alarm, relax because help is on the way and wait without prying open the doors. We also provided safety training to 350 senior citizens.

Since 2004, the unit has taught thousands of students how to safely ride the City's 60,000 elevators and 2,200 escalators and what to do in an emergency.



Facebook + Twitter

We've improved how quickly we reach New Yorkers by incorporating Facebook and Twitter into our regular communications.

Building upon our success with the bimonthly electronic newsletter, *Buildings News*, which has more than 25,000 subscribers, we have embraced social media as a new way to communicate to the industry and the public.



Social media sites are becoming a key element in how we let our constituents know about new regulations, operational changes and major announcements. Plus, these tools give us a fast new way to warn property owners and contractors to secure their sites for adverse weather. Follow the Department at:

- facebook.com/nycbuildings;
- twitter.com/nyc_buildings; and
- nyc.gov/buildings.

Buildings at Work

Our experts inspect construction jobs every day, making sure contractors are keeping their sites safe and workers are protecting themselves and the public. Often, though, our work goes unnoticed by New Yorkers, who safely pass sites, unaware of the attention given to their protection.



To bring our efforts to life, we're producing new features on how our specialized teams are keeping New York City construction safe. In 2010, we focused on our Scaffold Safety Team and Building Enforcement Safety Team. These videos are housed on YouTube — and they've been viewed nearly 4,000 times.

Canstruction

In 2010, we competed against some of New York City's best-known architecture and engineering firms in Canstruction, an annual design contest to raise food donations for New York City's hungry.

To build our design, employees throughout the Department donated money to help buy more than 3,000 cans of food. Our volunteer designers and builders worked late into the night to construct *Slice Hunger*, our homage to New York City and its skyline. The food used in the Canstruction entries was donated to City Harvest, which coordinates food distribution citywide.



2010 Commissioner's Awards for Excellence

For the first time in a formal ceremony, the Department of Buildings honored exemplary employees who have served New Yorkers with dedication, integrity and skill. Following online nominations by their colleagues, Commissioner LiMandri and his jury selected these public servants for their outstanding work. He also presented the late Magdi Mossad with the Distinguished Public Service Award — recognizing his accomplishments during his 26 years with the Department. We congratulate all of our winners.



INDIVIDUAL EXCELLENCE

Sai-Yung Wat, PE

Borough Engineer
Zoning and Code Specialist



IMPROVING QUALITY OF LIFE

Ferron Pinnock

Inspection Training Manager

Donald Ranshte

Director of Intergovernmental +
Community Affairs



EXCELLENCE IN SERVICE

Vena Jones

Inspections Service Manager, Brooklyn



TEAM EXCELLENCE

Robert D'Alessio

Director
The Excavations Unit



ENFORCEMENT

**ECB Attorneys for the
Administrative Enforcement Unit**



ADVANCING PUBLIC SAFETY

Forensic Engineering Unit



INNOVATION IN BOROUGH OPERATIONS

Monica Pareja-Freyre

Assistant Plan Examiner, Queens



DISTINGUISHED PUBLIC SERVICE

Magdi Mossad, PE

2010 COMMISSIONER'S
AWARDS FOR EXCELLENCE

JUNE 24, 2010 THE COOPER UNION, MANHATTAN

Photo: Sy Bram

2011 + Beyond





2011 + Beyond

Construction revitalizes New York City, and we're focused on speeding up the construction process — without compromising safety.

In 2011, we're striving to move more of our transactions online than ever before. Electronic processing will mean industry professionals will spend more time advancing their projects and less time at one of the Department's borough offices. We're exploring ways architects and engineers can submit plans electronically to significantly reduce the time it takes to launch a construction project. More construction projects generate more jobs, and more jobs strengthen New York City's economy.

We're also changing our inspection structure to improve efficiency: Inspectors will be routed for safety, emergency response and investigations or be assigned to compliance inspections to help development move forward.

Safety and development are the Department's top priorities, but we've found ways to improve this City's quality of life, too. From educating students about safety to coating rooftops for the sake of the environment, we're expanding our role in New York City's neighborhoods like never before.

Safe construction means safer communities. We must build safe so we can live safe, now and for generations to come.

Robert D. LiMandri
Commissioner
New York City Department of Buildings



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Communications and Public Affairs

Mona Sehgal, Esq.
General Counsel

Special thanks to **Marilyn King-Festa** and **Stephen P. Kramer, Esq.** for their dedicated service.

We remember Electrical Inspector **Paul Endrulat**, Manhattan Inspection Community Associate **Chun Loi**, Plumbing Inspector **Dennis Scheffler** and BEST Inspector **Raymond Walkowiak** for their service to all New Yorkers.



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