

2011 ANNUAL REPORT





Buildings by the Numbers

Buildings + Properties	975,000
Employees	1,041
Inspectors	317
Plan Examiners	172
Department Offices	9

2011 at a Glance

Plan Reviews	450,508
311 Calls	417,123
Inspections	293,778
Work Permits	143,999
Violations	56,472
Licenses + Registrations	10,142
Certificates of Occupancy	6,531
Stop Work Orders	5,189
New Building Permits	1,523
Dollars to Be Generated	\$9.6 billion



Table of Contents

Mayor’s Message	1
Commissioner’s Greeting	2
Agency Overview	3
Development	5
Safety + Enforcement	17
Green Initiatives	28
DOB in the Community	32
Commissioner's Awards for Excellence	42
2012 + Beyond	44



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



Photo: Office of the Mayor

Mayor's Message

March 2012

Dear Friends:

With a near-historic low number of fire fatalities, a 10th consecutive year of fewer than 600 murders, a record-breaking low number of traffic deaths — and an 18% decrease in construction-related accidents — New York City was the nation's safest big city in 2011.

Our progress is thanks to unprecedented reforms, designed and implemented to protect all New Yorkers — from construction workers to residents to passers-by. Since 2008, the Department of Buildings has implemented more than 25 new safety laws. The steps we are taking today to improve our safety and quality of life will protect us all for decades to come.

Last year, we launched our latest innovation, the NYC Development Hub. This state-of-the-art facility is designed to make it far easier and faster for New Yorkers and private businesses to interact with the Department. The Hub offers digital reviews, virtual collaboration, no lines, better customer service — and multi-agency coordination that makes it easier for architects and engineers to secure project approvals. More projects mean more jobs — and a stronger New York City economy.

Construction also means new vitality and vibrancy in our neighborhoods, which helped us draw 50.5 million visitors here last year — a record number of tourists who boosted our small and large businesses with an estimated \$32 billion in spending. With our population expected to reach 9 million by 2030, it's our responsibility to keep making New York City stronger and safer than ever. And we are right on track.

Sincerely,


Michael R. Bloomberg
Mayor



Commissioner's Greeting

March 2012

Dear Fellow New Yorkers:

We began 2012 with two consecutive years of reduced construction-related accidents and injuries — while construction permits rose 7.7% from last year. As construction work increased and accidents declined, we issued 23% fewer Stop Work Orders — indicating that the construction industry is meeting the Department's higher safety standards and making safe practices a key part of their operations.

We're proving that we can build New York City safely and efficiently. Last summer, our Get It Done. Together. pilot program embraced a new way of collaborating with industry members and other government agencies to accelerate the approval process like never before. The result: Projects could break ground faster. Using the lessons we learned, we launched the NYC Development Hub in the fall, making collaborative digital reviews and virtual communication part of our standard process for major project approvals. Now — just five months later — we're preparing to launch the Partnership to Build NYC, a public-private organization that is designed to improve our operations and reduce wait time for construction inspections citywide. Our goal is that by cutting red tape with new resources and equipment, we'll perform construction, plumbing, electrical and boiler inspections within 10 days of an inspection request. This is an ambitious goal — and our successes in 2011 show that, together, we can deliver.

By focusing on new ways to increase safety and development, we're proud to do our part in making sure New York City continues to be the greatest city in the world.

Sincerely,

Robert D. LiMandri
Commissioner



Agency Overview

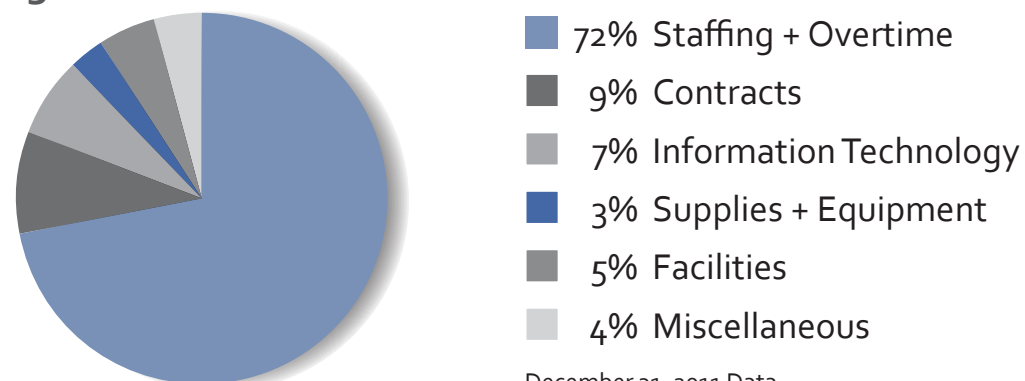
With two consecutive fiscal years of reduced expenditures, we're committed to improving our efficiency and simplifying our processes — while strengthening our workforce. In 2011, we provided our employees with nearly 52,000 hours of technical, professional and inspectorial training — 73% more education hours than in 2010.

Revenues and Expenses

Agency Resources	FY07	FY08	FY09	FY10	FY11
Expenditures (\$ mill.)*	\$87.2	\$99.4	\$109.7	\$101.5	\$99.6
Revenues (\$ mill.)	\$133.0	\$152.9	\$147.1	\$132.9	\$164.9
Personnel	1,181	1,240	1,227	1,174	1,094

* Expenditures do not include fringe benefits.

Spending



December 31, 2011 Data



Agency Overview

Appointed First Deputy Commissioner in 2011, Thomas Fariello, RA, has been an essential part of the Department's leadership since 2003, when he became deputy borough commissioner in Brooklyn. Since then, he has served as borough commissioner there and in the Bronx. Fariello's expertise contributed to major, defining projects in New York City: He played a key part in Coney Island's rejuvenation by reviewing and approving applications for the Luna Park re-opening — and he helped bring the new Yankee Stadium to fruition by overseeing DOB's inspections and sign-offs.

Today, First Deputy Commissioner Fariello is helping lead this 1,000-person agency, overseeing our development, technical and borough operations. His experience before joining the Department — as a private-sector architect and plan examiner with the New York City School Construction Authority — cultivated his deep understanding of the laws governing construction and the importance of leading this agency to provide professional, efficient public service.

In 2011, we reorganized our structure to create the Bureau of Enforcement and Bureau of Development. This is strengthening compliance — while facilitating construction.



Development

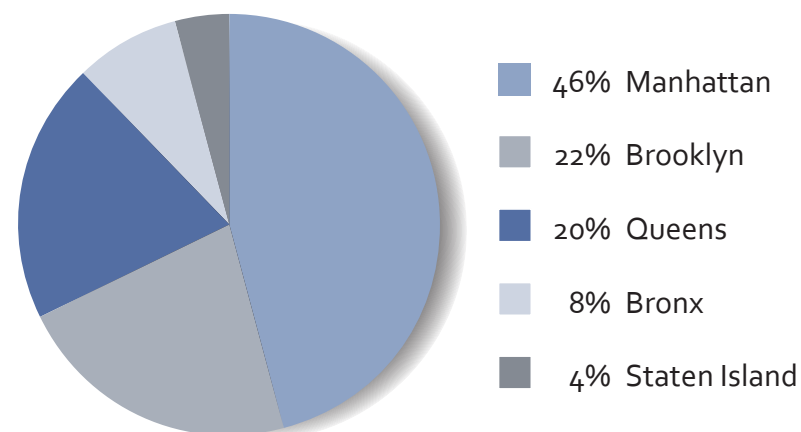


Development

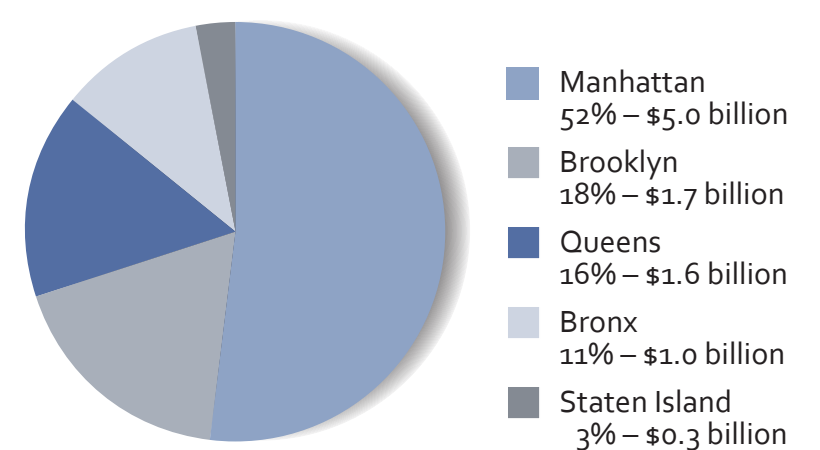
We're keeping New York City's economy and workforce strong with a new, faster way of doing business — expanding electronic filing and reorganizing operations — so borough offices and plan examiners can better focus on moving development forward, while specialty units concentrate on safety inspections and enforcement.

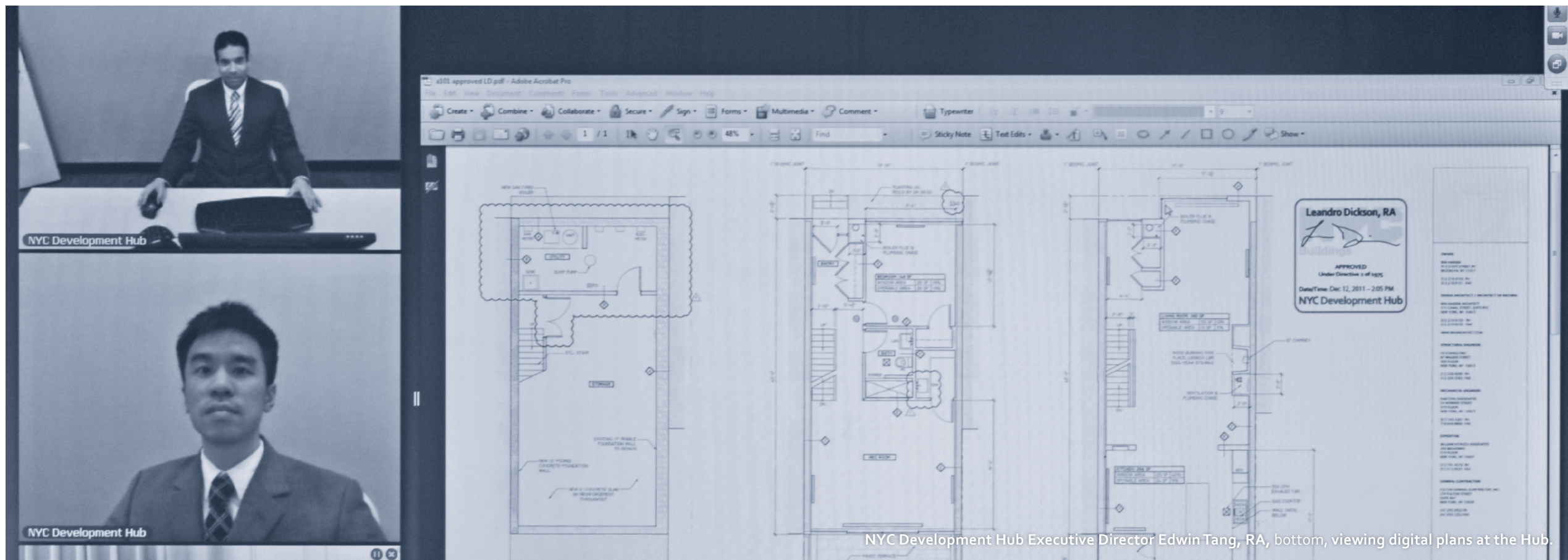
Integral to this modernization was creating the position of Deputy Commissioner of Development and appointing **Fred Mosher, Jr., RA** to the post. With nearly 25 years of architectural experience in the private sector, Deputy Commissioner Mosher is leading the **NYC Development Hub** — and finding ways to leverage technology, partner with the construction industry and accelerate project reviews and approvals.

2011 Work Permits Issued
Citywide Total: 143,999



Potential Construction Dollars Generated
Citywide Total: \$9.6 billion





NYC Development Hub Executive Director Edwin Tang, RA, bottom, viewing digital plans at the Hub.

Development

NYC Development Hub

New York City is now among the first cities in the country to accelerate development by offering digital plan reviews and approvals. This state-of-the-art facility is equipped with a secure website, large monitors, webcams, electronic tablets and high-speed interconnectivity. Equipped with these tools, the **NYC Development Hub** is leading a new, collaborative, modernized process, which eliminates lines, paper and waiting. We're working with architects and engineers — in real time — by video conference, email and phone to resolve design issues and move to project approval.

The Hub also incorporates virtual consultations with the Fire Department, Department of Environmental Protection, Landmarks Preservation Commission, Department of Transportation, City Planning and the Department of Parks and Recreation into the approval process. By doing this, we've cut red tape — enabling the industry to focus on generating additional projects.



Strategic Planning and Implementation Executive Director William Kendall outlines operations at the Hub.



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First Deputy Commissioner Fariello reviewing plans at the *Get It Done. Together.* program.

Development

Get It Done. Together.

In mid-2011, we launched the **Get It Done. Together.** pilot program to explore how team reviews and better interagency coordination could improve our approval process. It was an overwhelming success. We approved more projects per hour — as much as 52% more — than during our normal operations, and 1,400 new projects were able to break ground last summer. These new jobs will potentially generate more than \$1 billion in economic activity across New York City.

With 385 projects approved during the pilot's first month — including 49 new buildings and 56 major alterations — this experiment ultimately became the prototype for the NYC Development Hub, launched just five months from the pilot program's debut.



Associate Commissioner of Borough Operations Kanda Gordon overseeing the *Get It Done. Together.* pilot program launch in May 2011.



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608

new
enterprises
opened for
business
33% faster.



Inspector Artan Mujko conducts an inspection.

Development

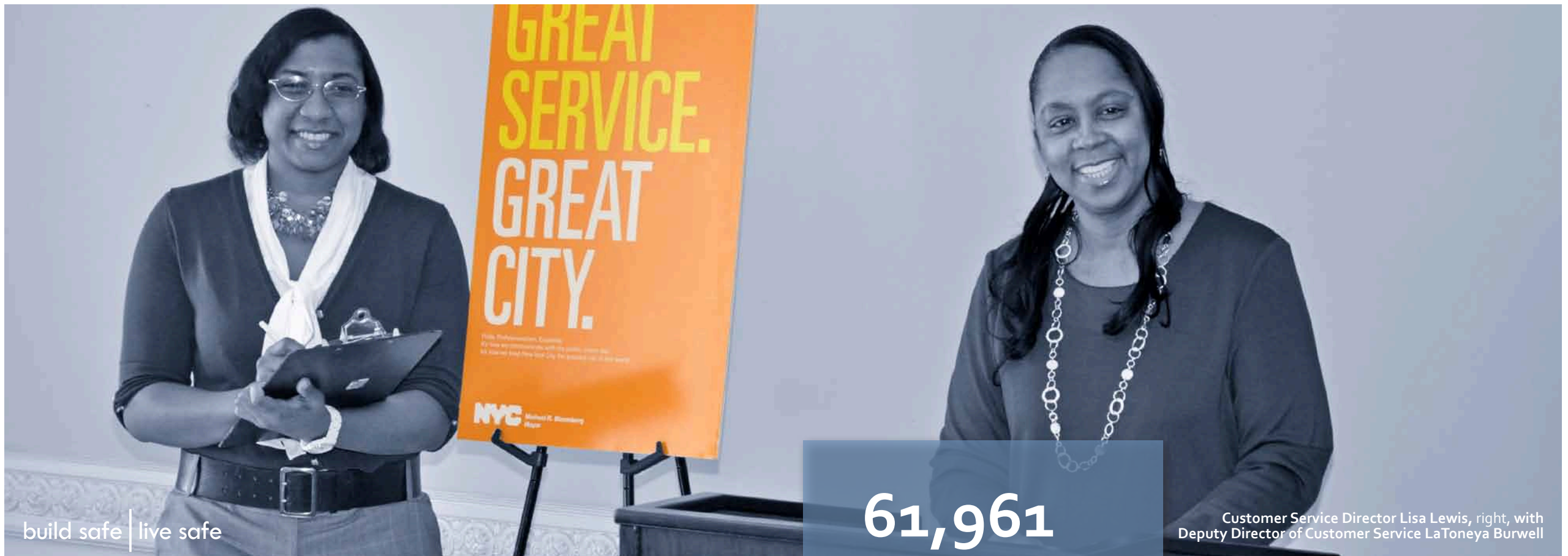
New Business Acceleration Team

More than 600 new food enterprises opened their doors for business 33% faster, thanks to a partnership among our Department, the New York City Fire Department, Department of Environmental Protection, and Department of Health & Mental Hygiene. Mayor Michael R. Bloomberg's and Council Speaker Christine C. Quinn's **New Business Acceleration Team** coordinates these agencies' construction plan reviews and health and safety inspections. With NBAT, we're working with business owners to resolve issues faster — saving them time and money.

Since first launching in 2010, NBAT has helped 608 new businesses open more than two months earlier — bringing 6,400 new jobs to the market for New Yorkers. Earlier grand openings mean workers get on the payroll faster — and businesses generate tax revenues sooner. NBAT's accelerated openings have generated \$9 million in additional tax revenue and \$50 million in sales.

Establishments Served by NBAT

Bakeries
Bars
Butcher Shops
Cafés
Catering Halls
Coffee Shops
Delis
Drinking Establishments
Grocery Stores
Juice Bars
Restaurants
Supermarkets



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61,961

calls came to
our in-house
customer service
specialists, who
answered 90%
of them within
30 seconds.

Customer Service Director Lisa Lewis, right, with
Deputy Director of Customer Service LaToneya Burwell

Development

Agency-wide Customer Service Training

Collaboration is a crucial component in public service, and we reinforced this value in a new training program mandated for all Department employees. Whether we're processing applications, reviewing plans or enforcing safety standards, it's imperative that our employees provide professional customer care so this City can continue to grow.

In 2011, our **Customer Service Unit** developed an extensive program that trained employees how to offer guidance and assistance to New Yorkers, even in the most challenging situations. Case studies, role playing, computer-based exercises and study materials reinforced this training for employees across our agency.



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Development

Expanding Electronic Services

We continue to modernize our operations by going digital. In 2011, we made it easier for contractors to renew After-Hours Variances and submit Limited Alteration Applications for minor standpipe, sprinkler, plumbing and oil burner work. More than 40,000 of these applications could be submitted online each year, potentially saving the industry nearly \$8.5 million annually.

We've also improved the Code and Zoning determination process. Architects and engineers may now electronically request a review of how the NYC Construction Codes or Zoning Resolution was applied in their projects. Plus, digital submissions make it easier for our borough offices and Office of Technical Affairs to communicate with design professionals during reviews and once decisions have been made.

Industry Professional + Homeowner Tool Kits

We've given homeowners and industry professionals easy, new reference guides for more than two dozen construction-related topics. From construction safety and compliance to energy conservation and Department processes, the **Industry Professional Tool Kit** and the **Homeowner Tool Kit** provide a comprehensive overview of what property owners need to know about safe and compliant construction.

These convenient, pocket-sized folders are available in all of our borough offices — and all 27 topics are on the [Brochures](#) page of the Codes & Reference section at nyc.gov/buildings.



Development

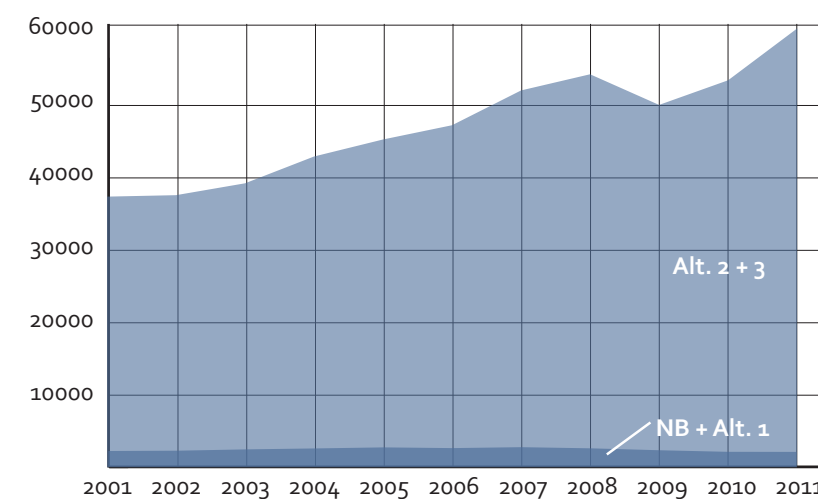
Manhattan

Manhattan maintained its level of major construction projects in 2011 compared to 2010, with an approximate half-percent drop in permits for new buildings and major renovations, known as type-1 alterations.

Building owners continued to invest in their properties last year: The borough saw a 13% increase in type-2 and -3 alteration work — and a 45% increase in Limited Alteration Applications.

Manhattan at a Glance

Permits Issued	65,976
Plans Reviewed	179,099
Inspections Performed	32,612
Certificates of Occupancy Issued	1,033
Limited Alteration Applications Granted	4,442





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John Gallagher, RA Acting Brooklyn Borough Commissioner

Development

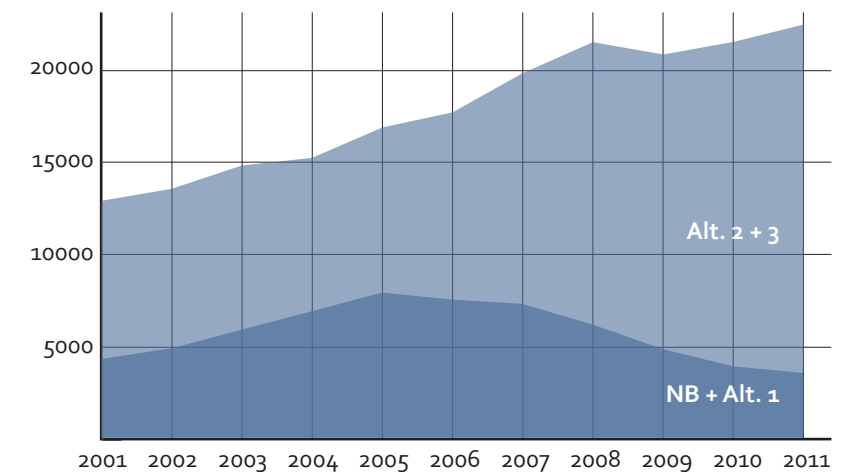
Brooklyn

More permits for small-scale construction were issued in Brooklyn in 2011 than since we began modernized data tracking in 1996.

Alt-2 and -3 applications — for minor renovations — increased 4%, to a record 22,503, and Limited Alteration Applications increased 26% to 3,870. Permits for major construction, however, declined 9% to 3,570.

Brooklyn at a Glance

Permits Issued	32,081
Plans Reviewed	108,154
Inspections Performed	32,916
Certificates of Occupancy Issued	1,789
Limited Alteration Applications Granted	3,870





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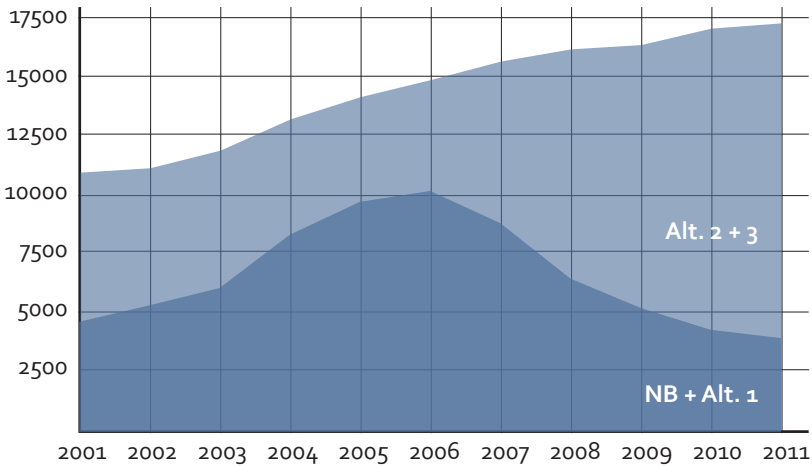
Ira Gluckman, RA Queens Borough Commissioner

Development

Queens

In Queens, work permits for small-scale projects rose slightly to 17,369 last year — the highest level since 1996 — and Limited Alteration Applications jumped 10% to 4,832. Permits for new buildings and type-1 alterations declined 8% to 3,993.

Queens at a Glance	
Permits Issued	28,631
Plans Reviewed	109,480
Inspections Performed	37,860
Certificates of Occupancy Issued	2,306
Limited Alteration Applications Granted	4,832





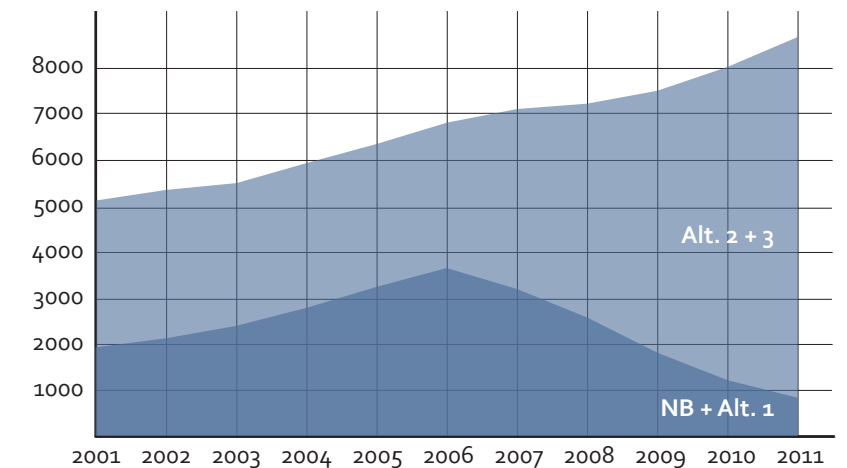
Development

Bronx

Similar to the citywide average, Bronx permits for minor work increased, while permits for new buildings and major alterations declined.

Permits for minor work increased 8%, to 8,664, and Limited Alteration Applications rose 6% to 1,786. Permits for large-scale projects declined by 21%, to 955.

Bronx at a Glance	
Permits Issued	11,291
Plans Reviewed	33,370
Inspections Performed	12,689
Certificates of Occupancy Issued	635
Limited Alteration Applications Granted	1,786





Development

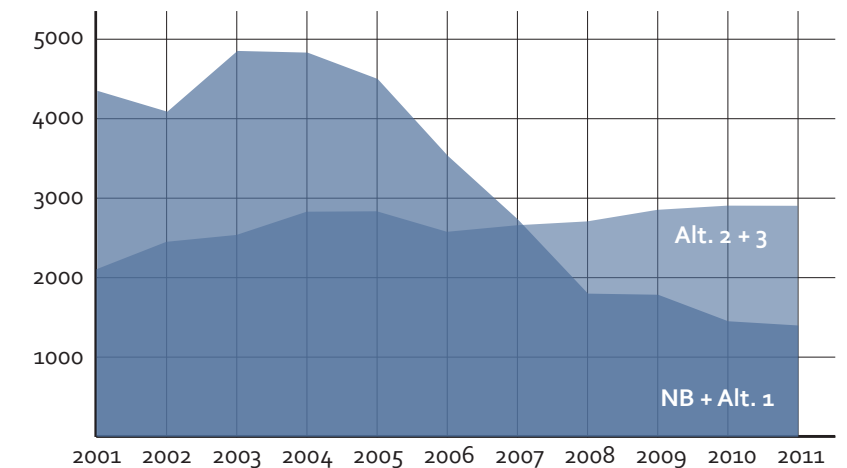
Staten Island

Staten Island's construction remained fairly level in 2011, with larger projects declining 4% to 1,394 and smaller work leveling at 2,807.

The borough saw a 43% surge in Limited Alteration Applications.

Staten Island at a Glance

Permits Issued	6,020
Plans Reviewed	20,405
Inspections Performed	8,997
Certificates of Occupancy Issued	768
Limited Alteration Applications Granted	974





Safety + Enforcement



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Deputy Commissioner of Enforcement
Eugene Corcoran tours a construction site.

Safety + Enforcement

As one of our country's oldest cities, it is critical that we protect our existing structures as new buildings and major renovations bring new homes, offices and shops to the five boroughs. 2011 marked the second consecutive year of reduced construction-related accidents and injuries — and we're focused on maintaining this trend.

We have technical units targeting specific, recurring dangers — plus teams of attorneys who keep unskilled, unlicensed or irresponsible people from risking New Yorkers' safety. In 2011 alone, our lawyers brought 72 actions in criminal court and at the Environmental Control Board against people who performed work without a license. Plus, we disciplined 42 Department-licensed contractors and 26 New York State-licensed architects or engineers.

With more than 25 new construction safety laws implemented since 2008, we have set our standards high — and we expect the industry to do the same.

150
actions were taken
against unlicensed
contractors
and property
owners — from
civil enforcement
to levying
criminal charges.



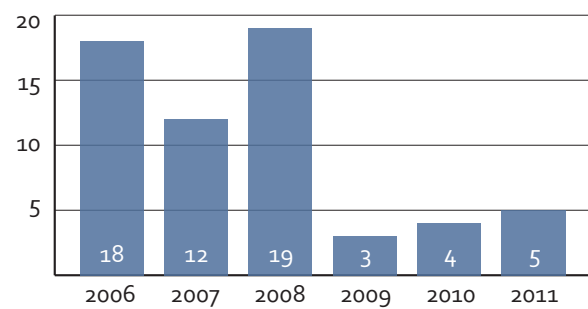
Safety + Enforcement

Trends

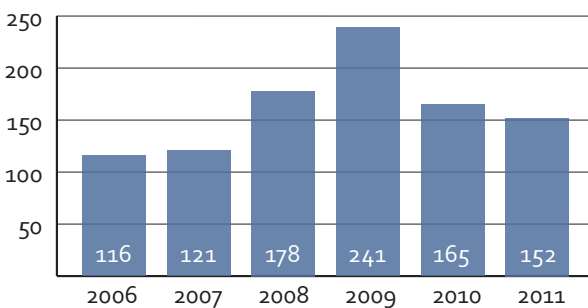
The number of construction-related accidents continued to decline: In 2011, there were 18% fewer than in 2010, which follows an almost 28% reduction in 2010 from 2009.

Construction-related injury rates also continue to improve. There were approximately 8% fewer injuries in 2011 over 2010, following a nearly 32% decline in 2010 from 2009. Construction-related fatalities remained low, with five caused by falls or shoddy construction.

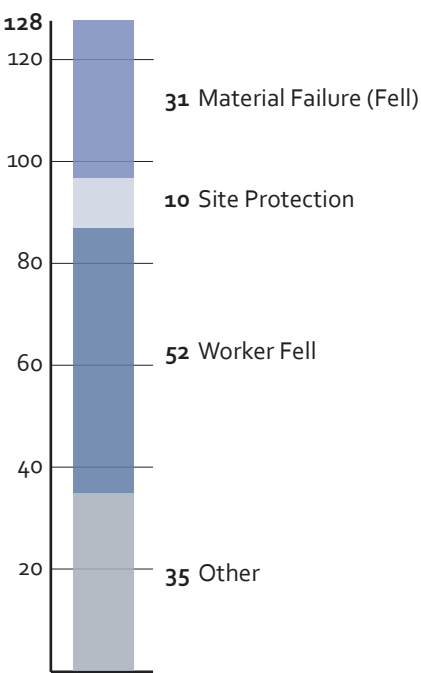
Construction-Related Fatalities



Construction-Related Injuries



2011 Accident Causes





Elevators Unit Inspectors James Bedics, right, and Craig Gaultieri inspect an amusement ride.

Safety + Enforcement

Specialized Units

Construction work that requires specialized training often demands specialized enforcement. This is why we dedicate many of our inspectors, architects, engineers and attorneys to specific safety concerns.

For example, engineers with our **Forensic Engineering Unit** are focusing on the Second Avenue subway construction zone — which contains 800 buildings that may be affected by the project. In total, FEU engineers performed 611 investigations last year, from building collapses to structures damaged by a fatal fire. Simultaneously, our **Cranes and Derricks Unit** performed 4,945 inspections during 2011, 5% more than in 2010. Plus, our **Special Operations and Enforcement Inspections** performed 32,363 inspections citywide last year — that's up 12% from 2010.

This focused enforcement better enables us to identify areas that deserve heightened attention.

Enforcement Units

Boilers
Building Enforcement Safety Team
Concrete
Cranes + Derricks
Elevators
Emergency Operations
Excavations/ Interior Demolitions
Façade Integrity + Audit
Forensic Engineering

Internal Audits + Discipline
LMCCC
Local Law Enforcement
Plumbing – Central
Professional Certifications + Inspections
Scaffold Safety Team
Signs + Padlocks
Special Operations + Enforcement Inspections



Safety + Enforcement

Experience Is Not Enough

Complacency can affect even the most seasoned construction workers — since being comfortable on the job can bring more risk. To target this workforce, we launched our **Experience Is Not Enough** safety campaign with construction-fence orange bracelets, banners and posters.

This initiative reminds work crews that safety harnesses and guardrails save lives — and that workers must protect themselves, no matter how long they've been in construction. Since April 2011, we've distributed more than 15,000 bracelets, banners and posters in English, Spanish, Chinese, Polish and Russian.





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5,065

Elevators Unit Inspector
Jeffrey Pahulik inspects a device.

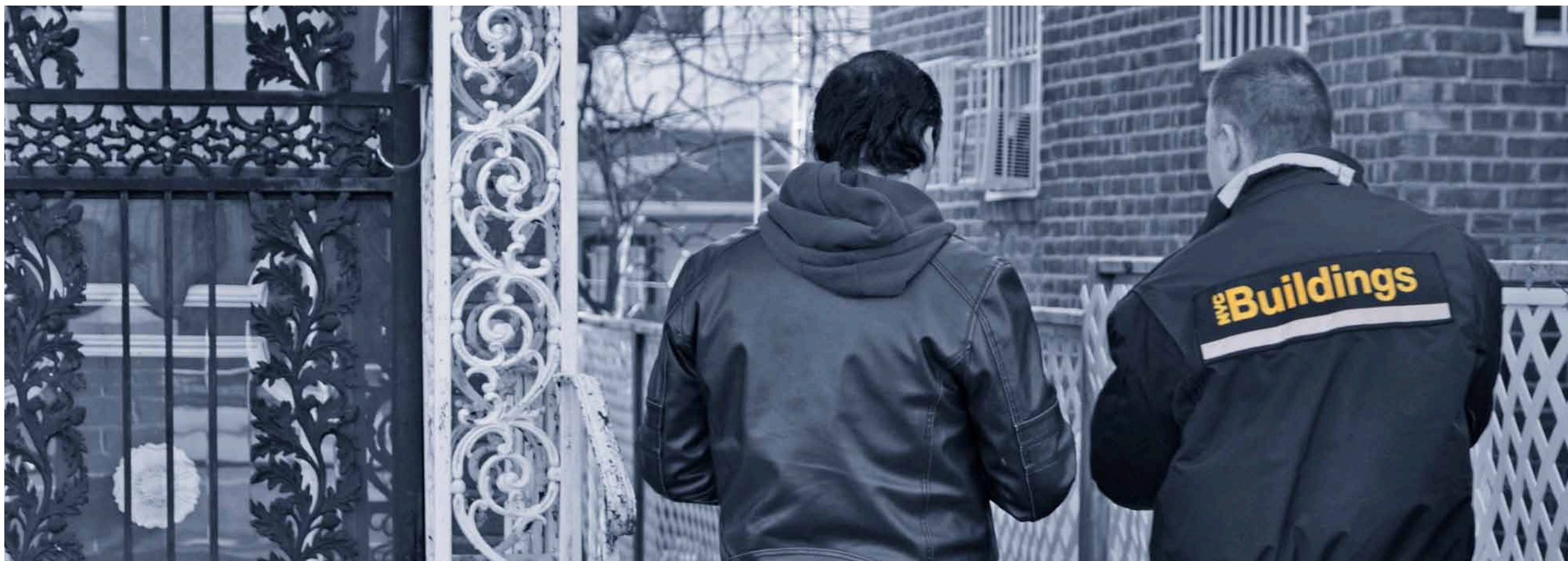
Safety + Enforcement

Elevator Safety Sweep

The Department undertook the most extensive sweep of elevators in City history, following a tragic elevator accident at a Madison Avenue office building in December. This citywide initiative was part of the Department's new, aggressive enforcement approach, which includes crane and façade sweeps and undercover illegal conversion inspections. As the Department investigated the elevator fatality with the Department of Investigation, our **Elevators Unit** inspected more than 650 devices across New York City to confirm that the malfunction was not part of a larger trend. More than half of the elevators inspected were owned or maintained by Transel Elevator, Inc., the contractor that was servicing the Midtown Manhattan elevator just before the accident.

Our sweep indicated that the tragedy was an isolated event, and we found no immediate concerns regarding overall elevator safety. There are 60,000 elevators in New York City, and every property owner is required to perform two tests on each device every two years.

Environmental
Control Board
violations
were issued
to elevators
across New York
City in 2011.

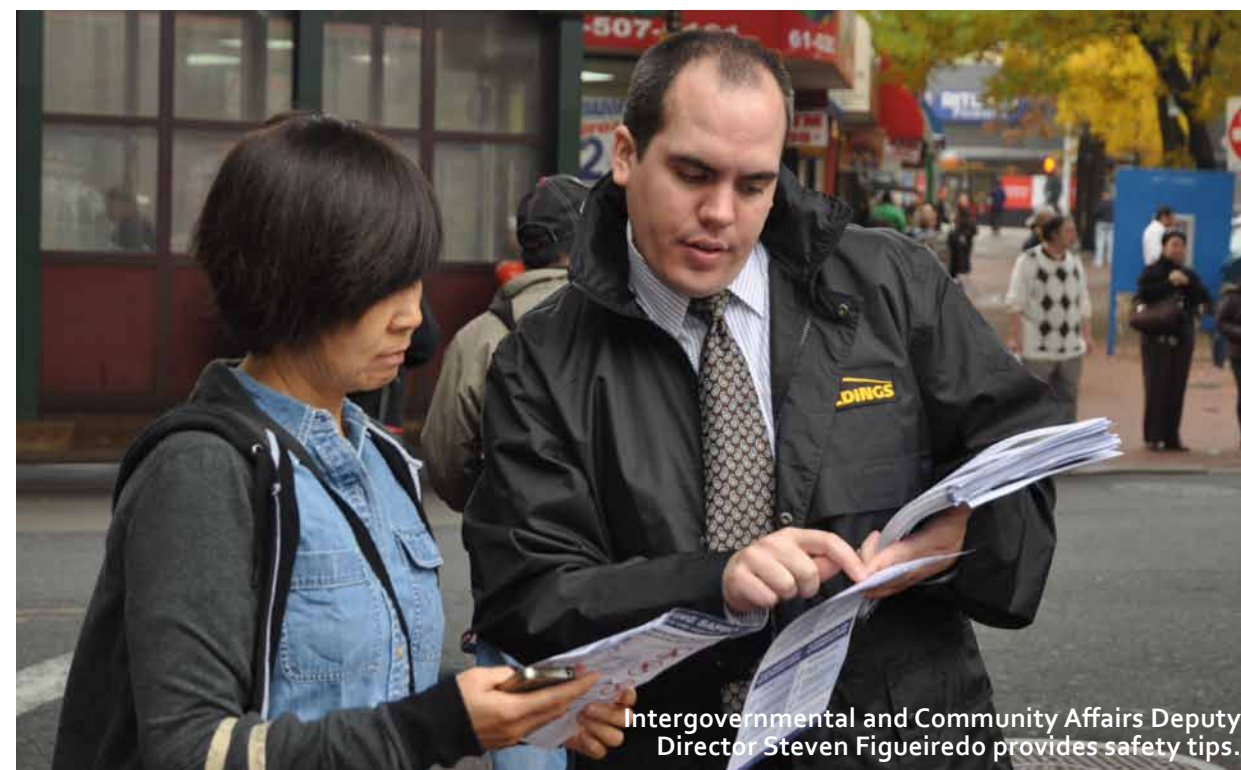


Safety + Enforcement

Illegal Conversion Task Force + Outreach

We're combating dangerous, illegal housing by employing new and creative approaches in enforcement. This includes going undercover to gain access to these illegal conversions and joining a new task force led by the Mayor's Office. From padlocked exits to carbon monoxide exposure, illegal residences threaten tenants, neighboring residents — and firefighters and police officers responding to emergencies.

We've now distributed nearly 160,000 flyers in our 11-language **Living Safely** campaign, which teaches New Yorkers how to identify illegal conversions and protect themselves. We added sting operations to this effort, posing as potential tenants to inspect suspected illegal housing advertised online. In 2011, we inspected 86 apartments; investigators found illegal conditions in 73 of those locations. And, we're proud to be a part of the joint task force — with the New York City Fire Department and Department of Housing Preservation and Development — using risk analysis to identify the most dangerous properties before tragedy strikes.



Intergovernmental and Community Affairs Deputy Director Steven Figueiredo provides safety tips.



Safety + Enforcement

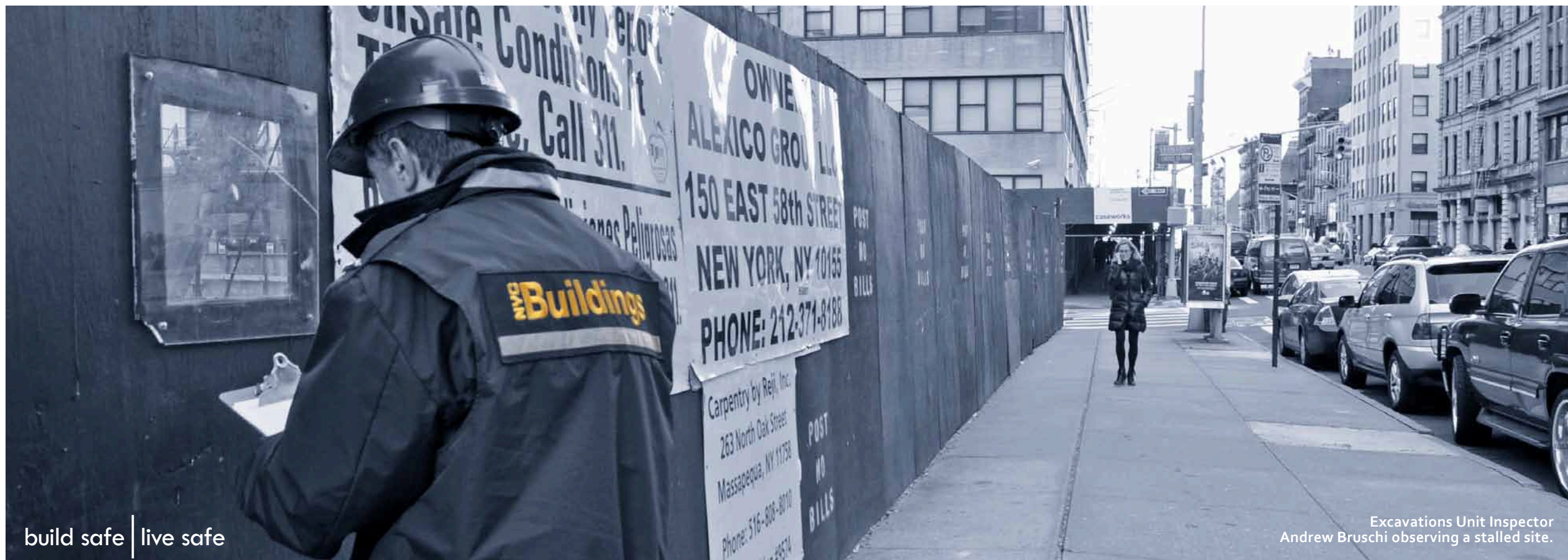
Major Projects Initiative

The City's largest construction projects are often the most complex, and we created a program to increase site safety *before* the first shovel hits the ground. Under the **Major Projects Initiative**, we dedicate skilled inspectors and managers to work closely with developments in densely built areas, with high-risk operations and/or under regulation by multiple City, State or federal agencies.

This structure changed the way we regulate. Expanding upon our standard duties, we work with developers, contractors and construction managers in pre-construction planning and biweekly meetings, and we coordinate joint inspections with multiple agencies. This enhanced approach enables us to better communicate and enforce expectations, proactively address noncompliance — and help keep sites safer for everyone.

Thanks to this program, developments in the Major Projects Initiative have 82% fewer full Stop Work Orders, 380 more days at work and 40% fewer accidents compared to similar projects before the program's launch.

We issued
49%
fewer violations
for complex
projects
participating
in this new
program designed
to improve
site safety.



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Excavations Unit Inspector
Andrew Bruschi observing a stalled site.

Safety + Enforcement

Stalled Construction Sites

Experience has taught us that construction sites are safer for everyone once a building's envelope is in place. For this reason, we began tracking — and monitoring — stalled sites in 2009, just after the economic downturn halted construction across the City. Many of these properties were partially built, while others had only broken ground or poured foundations.

Last year, there were no injuries at any stalled site thanks, in part, to our monitoring. Since launching this oversight and inspection process, we performed 14,765 inspections where construction had stalled. 2011 also saw 190 projects get back to work — adding to the 350 sites that had recommenced construction in 2010.

Stalled Sites Oversight	
Total Stalled Sites	602
Total Jobs Back to Work	621
2011 Inspections	3,800
Total Inspections Since 2009	14,765



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Commissioner LiMandri speaks at a press conference on the earthquake on August 23, 2011.

Safety + Enforcement

Earthquake Response

Immediately after the August 2011 earthquake in Virginia that rattled New York City, our engineers fanned out to perform precautionary inspections of sensitive properties — including hospitals and buildings that had been slated for demolition before the quake.

Because temblors are so rare here, we simultaneously consulted with seismic experts in Los Angeles on our response strategy. Department inspectors responded to complaints, finding that the City suffered only isolated, minor damage.

Hurricane Irene Preparation + Response

As part of the City's preparation for Hurricane Irene, we mandated that all construction sites brace for the dangerous weather — and we halted their work for more than 36 hours. We conducted inspection sweeps to make sure sites were prepared for the storm and that temporary structures — such as scaffolds, fences and sheds — were properly maintained.

After Irene passed, we took an aerial survey of the City to assess damage — and performed approximately 500 inspections across the boroughs, making sure properties and buildings posed no danger.



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John Chiusano, RA, Assistant Chief of Technical Review for the Building Enforcement Safety Team, discussed demolition safety.

Safety + Enforcement

Build Safe | Live Safe + Construction Safety Week

We launched the 7th Annual **Construction Safety Week** with our new **Build Safe | Live Safe** conference at New York University. With more than 250 attendees at this sold-out event, our experts and industry specialists focused on best practices and innovations in fall prevention.

We also teamed up with the Empire State Building to light the icon in our Construction Safety Week's orange and white colors. Special thanks to the Empire State Building Company for helping us spread our safety message!

During the 2011 Construction Safety Week we:

- Distributed **Experience Is Not Enough** bracelets to construction workers;
- Taught New Yorkers how to prevent carbon monoxide poisoning during **Tenants' and Homeowners' Night**;
- Distributed thousands of **Living Safely** flyers on avoiding danger in illegal residences; and
- Led continuing-education programs for professionals on safe and sustainable construction.

Build Safe | Live Safe Seminars

Preventing Accidents in NYC

Safety Innovations at NYC's Largest Projects

New Concrete Requirements

Safe Demolition Operations

Safe Scaffold Operations

Community Partnerships



Green Initiatives



Green Initiatives

From new codes to brighter rooftops, we're helping to reduce New York City's carbon footprint. In 2011, Mayor Bloomberg signed the **NYC 2011 Electrical Code** into law — and the Department only issues electrical permits if the project meets **2011 NYC Energy Conservation Code** requirements. We also completed an in-depth analysis of the challenges design professionals had been encountering as they embraced the new Energy Code — and created an unprecedented, six-part learning tool and two-day professional seminar to help them. Plus, we recruited 19 corporate groups to join our **NYC °CoolRoofs** effort — helping keep our City one of the coolest on the planet.

The City's overarching commitment to better our environment is taking hold: Our new green standards will reduce greenhouse gas emissions by 5%, save 30 billion gallons of water, treat 15 million gallons of toxic construction water, recycle 100,000 tons of asphalt and save \$400 million in overall energy costs — all by 2030.

26
new building
and construction
standards —
signed into law
since 2009 —
are improving
New York City's
environment.



Sustainability Plan Examiner Warren Fray, RA, left, and Sustainability Inspector Andrew Yap survey a solar panel installation.

Green Initiatives

New York City Energy Conservation Code

We developed a unique training program to help the industry better understand the **New York City Energy Conservation Code**. Our six new interactive modules guide users through an in-depth explanation of the NYCECC's standards. Partnering with The Cooper Union, we transformed this electronic program into an intensive, two-day seminar for architects, engineers, contractors and property owners. Anyone can easily access this training — we've housed the entire program at nyc.gov/buildings.

NYCECC Training Modules:

- Administrative
- Residential
- Commercial Envelope
- Commercial HVAC-1
- Commercial HVAC-2
- Commercial Lighting

New Environmental Legislation

We continue to implement environmentally friendly local laws to reduce our greenhouse gas emissions. Eight new laws were added in 2011, and all will be in effect by early 2015.

LL 20/11 – Effective 04/29/11

Solar Rooftop Installations

LL 21/11 – Effective 01/01/12

Roof Coating

LL 22/11 – Effective 04/29/11

Combined Heat + Power Systems

LL 49/11 – Effective 08/17/11

Greenhouses

LL 70/11 – Effective 07/01/12

Concrete Washout Water

LL 71/11 – Effective 01/01/15

Reclaimed Asphalt Pavement

LL 72/11 – Effective 01/01/13

Soot Filtration



Green Initiatives

NYC °CoolRoofs

We're helping New York City stay cool — one roof at a time. Partnering with NYC Service, we coordinated the cooling of more than 1.3 million square feet of rooftops in 2011 — with help from more than 1,200 volunteers who took rollers in hand.

Thanks to Con Edison and Google — lead sponsors of **NYC °CoolRoofs** — 288 buildings in all five boroughs have been coated. Since the 2010 program launch, approximately 2.5 million square feet of rooftops are cooler than ever — helping helping NYC reach the Mayor's PlaNYC goal of reducing our greenhouse gas emissions 30% by 2030.



Executive Director of Community Partnerships Danielle Grillo, right, with Chief Information Officer Brad Bishop, center, cooling a traditional roof.



DOB in the Community



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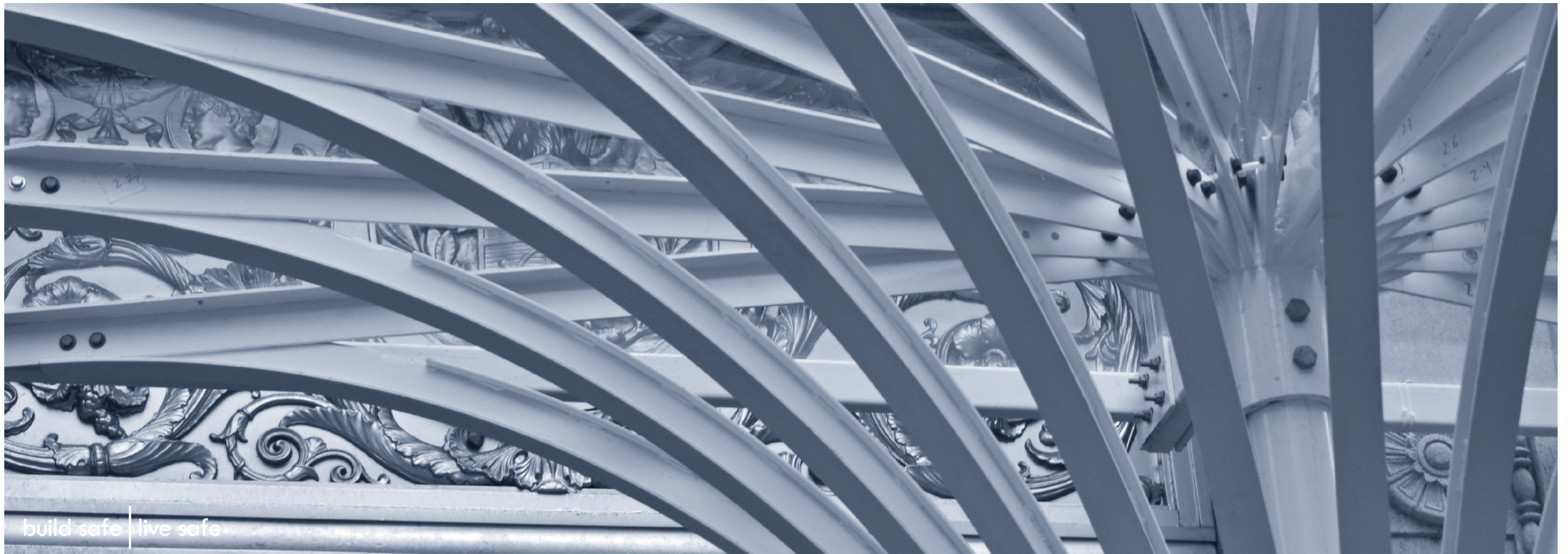
DOB in the Community

We don't stop working after the Certificate of Occupancy is issued. Our new motto — **Build Safe | Live Safe** — captures the essence of our primary mission: to ensure New Yorkers are protected during *and after* construction.

We've embraced a new role in New York City's neighborhoods — adding community and quality-of-life initiatives to our day-to-day development, safety and enforcement duties. We're even volunteering to build affordable homes and teaching our children about their future career opportunities. We're doing this to protect New Yorkers, improve their quality of life — and make sure New York remains the greatest city in the world.

1,000

updates on
Facebook, Twitter,
YouTube and
Tumblr in 2011
made it easy for
New Yorkers to
learn how we
can help them.



DOB in the Community

urbanSHED

We unveiled the next generation of pedestrian protection — the winner of the **urbanSHED International Design Competition**. The new **Urban Umbrella** sidewalk shed was installed at 100 Broadway in Lower Manhattan, and its parasol-like design will make it easier to navigate sidewalks during construction, improve storefront visibility and ease building access. The sleek design is safer because it will better resist falling debris, vehicular impact and strong winds.

The concept was developed by Young-Hwan Choi, who created the initial design, and Andrés Cortés, RA, and Sarrah Khan, PE, from the New York-based design firm Agencie Group, who oversaw the creation and installation of the structure. The competition's winning design was selected from 164 designs submitted by architects, engineers, designers and students from 28 countries around the world.

urbanSHED was made possible by support from the Alliance for Downtown New York and the Mayor's Fund to Advance New York City, through a grant from the Real Estate Board of New York.





DOB in the Community

urbancanvas

Site by site, we're adding artwork to beautify New York City's construction projects. Our **urbancanvas Design Competition** challenged professional artists and designers to create works that could be reproduced on a grand scale — such as the mesh screens that shroud tall pipe scaffolds and across fences that enclose construction sites.

New Yorkers selected [the winners](#) by voting for their favorites, and now, four new works of art are gracing construction fences, sidewalk sheds and scaffoldings. These large installations are helpful, too, since they incorporate a new, standardized panel that includes an architectural rendering and information on the project. This innovation is thanks to support from a Rockefeller Foundation grant to the Mayor's Fund to Advance New York City.



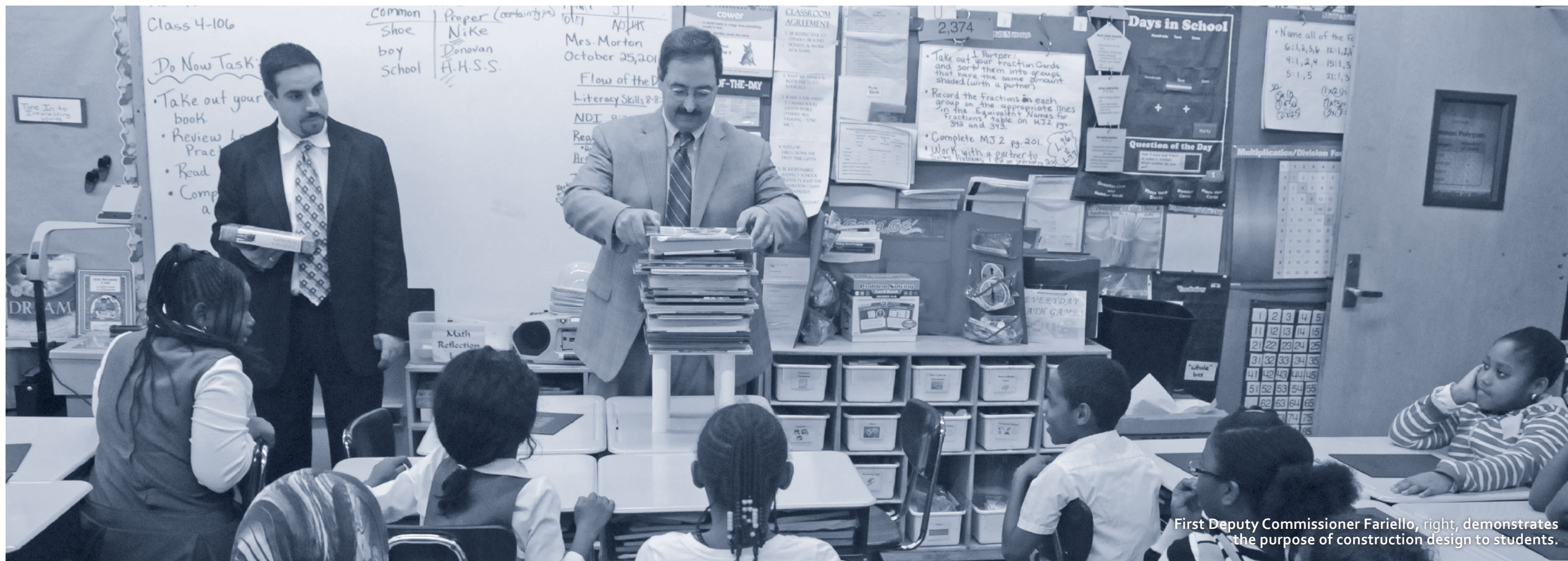


DOB in the Community

QR Codes

We've made our online property information even easier to access by adding Quick Response codes to our construction permits, After-Hours Variances and Place of Assembly certificates. By downloading a free application on a smart-phone, New Yorkers can scan the QR code of any construction permit and instantly learn details about the ongoing project — including the approved scope of work, identities of the property owner and job applicant, other approved projects associated with the permit — and the location's complaints and violations. Plus, by just clicking a link, users can contact 311 to make a complaint.





First Deputy Commissioner Fariello, right, demonstrates the purpose of construction design to students.

DOB in the Community

Junior Architects and Engineers

We're grooming the City's next generation of design professionals in our **Junior Architects and Engineers** program. Our experts — from **First Deputy Commissioner Thomas Fariello, RA** to **Chief Inspector of Brooklyn Construction Michael Maffei** — visit elementary school classes across the five boroughs, teaching students about the construction process (including a demonstration in physics). We also explain our role in keeping New York City safe.

After we go to their classrooms, the students and their teachers can tour the Department's borough offices to see how plans are reviewed and approved. Since launching in early 2011, we've led the program during the spring and fall school semesters.



Photos on this page: Sy Bram



Elevators Unit Director Harry Vyas and Elevators Unit Supervising Inspector Louis Rodriguez taught children how to stay safe on elevators and escalators.

DOB in the Community

Elevator Escalator Safety Awareness Week

With more than 60,000 elevators and 2,400 escalators in New York City, this equipment is such a safe and standard part of our day-to-day lives that few people contemplate how to ride them correctly. Since problems are rare, it's easy for parents to forget to teach their children what to do if they get stuck. That's why — for eight years — we've been leading **National Elevator Escalator Safety Awareness Week** in our schools.

Joined by the Safe-T Rider mascot, we taught more than 2,000 first, second and third graders to **ring, relax and wait** if they're ever in an elevator that stops working. We also explained how to use an escalator the right way. We visited 11 schools across the City in the 2011 program.





build safe | live safe

Department employees measured, installed and sanded drywall in new affordable housing in July 2011.

DOB in the Community

Habitat for Humanity – New York City

With screwdrivers, saws and hammers in hand, 20 Department of Buildings employees volunteered to help **Habitat for Humanity – New York City** build 12 new affordable housing units in Brooklyn. For the second year in a row, inspectors, architects, engineers, lawyers and administrative assistants left their desks and inspection routes to work alongside one of the future homeowners. Together, they measured, installed and sanded drywall at 1812 St. John's Place, where a four-story building will have two- and three-bedroom condominiums. This Ocean Hill-Brownsville development is expected to be completed in 2012.

These units are part of Mayor Michael R. Bloomberg's 165,000-unit affordable housing plan, the largest municipal affordable housing plan in the nation's history.





Media join DOB at Atlantic Yards during the 2011 Construction Safety Week.

DOB in the Community

Website, Newsletters + Social Media

We've changed our online look – making our website easier to use than ever before! Now, nyc.gov/buildings consolidates everything you need to begin your project — forms, applications, permits and license information. Our homepage offers four portals that give direct access to our most important resources: the NYC Development Hub; eFiling; License Search; and Building on My Block, an easy way to learn what's going up or coming down in your neighborhood.

In 2011, the Department's Communications team also revamped our **Buildings News** electronic newsletter — to help readers more easily process the information they need to know — and we joined Tumblr to share our photos, videos, links and quotes in a blog. And, don't miss our **Buildings at Work** video series on YouTube, which people have viewed more than 11,500 times.



Join the conversation!
Follow DOB on Tumblr
Like Us on Facebook
Receive Our Tweets
Watch Us on YouTube



DOB in the Community

Excellence in Technology Awards

Congratulations to our employees who won Department of Information Technology & Telecommunications awards for Driving Digital Government, Best In-House Developed Application and Overall Excellence in Technology! Each year, DoITT holds the **Excellence in Technology Award Program** to honor City agencies' most innovative tools that serve New Yorkers.

Henry Beaucejour
Raheem Bethune
Brad Bishop
James Brown
Xinli Chen
Mini Cheriyan
Tani Essrog
Matthew Fraser

Matti Friedman
Sharon Gershfeld
Kanda Gordon
Danielle Grillo
Vincent Grippo
Primrose Johnson
William Kendall
Wai Leong

Peter Lin
Rob Morgan
David Presley
Daniel Socolov
Joy Sutherland
Riley Tonge
Peter Wong
MinJie Zhang

Hayes Prize

We're proud to share that our **Constadino "Gus" Sirakis, PE**, was a 2011 winner of the prestigious **Hayes Prize**, named for Fred Hayes, an admired New York City budget director devoted to promoting government innovation.

Having joined the Department in 2006, Gus was recently promoted to Executive Director of Technical Affairs. In this role — as technical advisor for the revision of the 2008 NYC Construction Codes' structural provisions — he and his team are updating the Department's design and safety standards. Gus' expertise is helping ensure that the City's construction requirements keep pace with advancing technology, materials and practices.

2011 COMMISSIONER'S AWARDS FOR EXCELLENCE

HONORING OUTSTANDING EMPLOYEES FOR THEIR
SERVICE AND DEDICATION TO NEW YORKERS IN 2010

Commissioner's Awards for Excellence



Commissioner's Awards for Excellence

Each year, we honor our most dedicated employees for their commitment to serve New Yorkers with integrity and skill. Department employees nominate their colleagues and themselves in an online nomination process. Commissioner LiMandri and his Awards Committee select the honorees after reviewing all nominations and meeting with the semifinalists. In 2011, we celebrated 45 exemplary public servants in a formal ceremony at The Cooper Union in Manhattan. We congratulate all of our winners.



INDIVIDUAL EXCELLENCE
Anthony Pollicino
Queens Project Advocate



IMPROVING QUALITY OF LIFE
Community Partnerships



EXCELLENCE IN SERVICE
Emilio Salazar
Help Desk Technician



TEAM EXCELLENCE
Queens B-SCAN Team



SAFETY EDUCATION
Bharat Gami, RA
Chief Plan Examiner
Asbestos Technical Review Unit (A-TRU)



EXCELLENCE IN ENFORCEMENT
Concrete Enforcement Unit



ADVANCING PUBLIC SAFETY
Façade Safety Initiative



INNOVATION IN BOROUGH OPERATIONS
Tomasz Bielecki
Bronx Borough Manager



MAGDI MOSSAD AWARD FOR DISTINGUISHED PUBLIC SERVICE
Hilda Carroll-Holiday
Manhattan Certificate of Occupancy Supervisor



2012 + Beyond



2012 + Beyond

We began 2012 with two consecutive years of declining construction accidents and injuries — and a nearly 8% increase in construction permits over 2011. Using this momentum, we're keeping safe development moving forward with new initiatives and improved processes.

At our headquarters in Manhattan, for example, what had once been a long, early-morning line for customer service is markedly shorter. That's because we vastly cut customer wait time — by as much as 75% — by combining pre-filing and applications processing. This simple change is such an improvement that we've recently made it our borough office standard. We're also making it easier for architects and engineers: Design is underway for easy-to-use checklists to help professionals make sure they have what they need to move toward approvals. And, we're now charging toward the 2008 NYC Construction Codes updates — thanks to support from private-sector experts volunteering to serve on our Codes committees.

Safe development rests on more than good government — it requires a commitment from the construction industry. We have that. In his State of the City address in January, Mayor Bloomberg announced the Partnership to Build NYC, a nonprofit organization designed to accelerate the construction approval process like never before. Comprised of agency and industry leaders, this Partnership will provide new equipment and training to our employees so more construction projects can break ground and more jobs will be created. This Department is an integral part of the City's economic future, and our efforts prove it.

Robert D. LiMandri
Commissioner
New York City Department of Buildings



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General Counsel

Special thanks to former First Deputy Commissioner **Fatma M. Amer, PE**, for her dedicated service.



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