



2012 ANNUAL REPORT





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BUILDINGS BY THE NUMBERS

BUILDINGS + PROPERTIES

975,000

EMPLOYEES

1,044

PLAN EXAMINERS

169

DEPARTMENT OFFICES

10

INSPECTORS

358

PLAN REVIEWS

446,935

311 CALLS

416,266

INSPECTIONS

281,301

WORK PERMITS

148,578

VIOLATIONS

49,958

LICENSES + REGISTRATIONS

10,998

STOP WORK ORDERS

5,130

NEW BUILDING PERMITS

1,462

DOLLARS TO BE GENERATED

\$12.2 BILLION

MAYOR'S GREETING

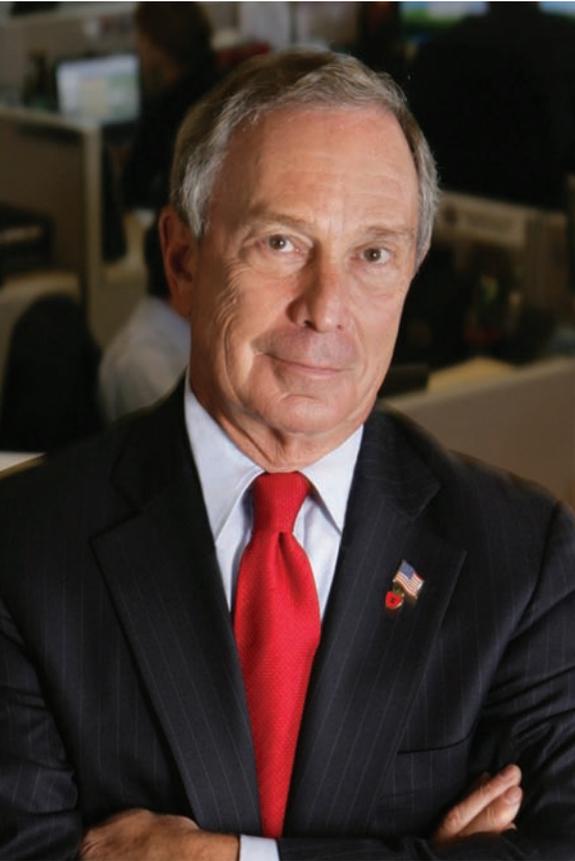


PHOTO: OFFICE OF THE MAYOR

April 2013

Dear Friends:

New York is the safest big city in the country—and this fact is central to our continued growth and prosperity. With businesses continuing to locate here and our population at a record high and climbing, the New York City Department of Buildings plays a vitally important role in helping us continue to build on that record of safety.

Since 2008, the City has implemented more than 25 construction safety laws. And to make our city more resilient in the wake of Hurricane Sandy, we are revising the building code once again to strengthen standards for flood protection and ensure that our city's buildings can withstand extreme weather.

As we increase safety at work sites, technology is playing a key role in our efforts. For example, we have opened the NYC Development Hub, where representatives from multiple City agencies review and approve applications online. Architects and engineers are submitting plans without having to leave their offices. They are getting immediate feedback by phone, email, and videoconference. Thanks to our increased use of three-dimensional building plans, inspectors are complementing their site work with virtual walk-throughs. As a result, we are cutting red tape without ever sacrificing public safety. Projects of all sizes are being approved up to three times faster, while both government and our partners in the private sector save time and money.

The demand for new homes, offices, and schools remains high across the five boroughs. As our construction professionals strive to meet that demand, and as we seek to better defend our city against natural disasters, Commissioner Robert LiMandri and his dedicated team at the Department of Buildings will continue to ensure that this work is completed in the safest ways possible.

Sincerely,

A handwritten signature in black ink that reads "Michael R. Bloomberg". The signature is fluid and cursive, with a long, sweeping tail on the "g".

Michael R. Bloomberg
Mayor

COMMISSIONER'S GREETING



April 2013

Dear Fellow New Yorkers:

We have made it easier to build in New York City than ever before.

Today, more than 90% of all construction documents can now be filed online, supporting a steady increase in construction throughout the City. We issued more construction permits in 2012 than in 2011 and 2010, and the NYC Development Hub completed its first year, living up to its mission to transform the decades-old approval process with digital construction plan reviews, virtual conferences and increased collaboration among government and industry partners.

In 2012, we developed a new mobile app, expanded online permits for smaller construction projects and hired and trained 50 new inspectors so new residential towers, office buildings and businesses can open faster. Plus, we began new, in-depth consultations with homeowners and licensed professionals to help them break ground faster.

Construction is vital to our City's economic future, but safety will always be our top priority. After Hurricane Sandy, our inspectors, engineers and architects led the largest building inspection initiative—of any kind—in our history. We canvassed the five boroughs and performed more than 80,000 inspections to ensure structures were safe to re-enter. Suffering their own losses from Sandy, many of our employees worked tirelessly to assess conditions, document the devastation and help homeowners recover.

Following this unprecedented storm, our work has never been more valuable for the safety and future of the City. In the year ahead, we will continue this effort by partnering with local, state and federal agencies to help thousands of New Yorkers rebuild their lives—and their homes.

Sincerely,

A handwritten signature in black ink that reads "Robert D. LiMandri". The signature is cursive and somewhat stylized, with a prominent "L" and "M".

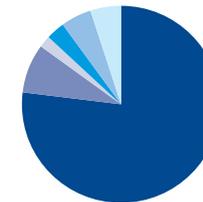
Robert D. LiMandri
Commissioner



AGENCY OVERVIEW

Fiscal Year 2012 marked our third consecutive year of reduced expenditures—while expanding new services to support development and hiring new inspectors. Together, these new employees successfully completed more than 17,000 hours of classroom and field training, making our Department stronger than ever before.

SPENDING



- 77% Staffing + Overtime
- 8% Contracts
- 2% Information Technology
- 3% Supplies + Equipment
- 5% Facilities
- 5% Other

REVENUES AND EXPENSES

Annual Resources	FY08	FY09	FY10	FY11	FY12
Expenditures (\$mill.)*	\$99.4	\$109.7	\$101.5	\$99.0	\$95.8
Revenues (\$mill.)*	\$152.9	\$147.1	\$132.9	\$165.2	\$198.2
Budgeted Personnel	1,240	1,227	1,174	1,094	1,067

*Expenditures do not include fringe benefits.



THOMAS FARIELLO, RA
First Deputy Commissioner

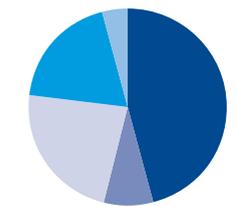


BUILDING OUR FUTURE

Development continued to grow throughout the City in 2012, with a slight increase in major construction projects and total construction permits over 2011. In Manhattan, new building permits increased 72%, plus there was a significant rise in the number of units created. Smaller construction projects, from home renovations to office upgrades, continued to increase citywide: Alteration Type-2 and -3 applications increased 3%, while Limited Alteration Applications jumped 15%.

2012 WORK PERMITS ISSUED

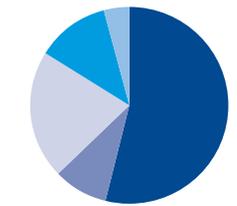
Citywide Total: 148,578



- 46% Manhattan
- 19% Queens
- 8% Bronx
- 4% Staten Island
- 23% Brooklyn

POTENTIAL CONSTRUCTION DOLLARS GENERATED

Citywide Total: \$12.2 billion



- Manhattan: 54% – \$6.6 billion
- Queens: 12% – \$1.5 billion
- Bronx: 9% – \$1.1 billion
- Staten Island: 4% – \$0.5 billion
- Brooklyn: 21% – \$2.5 billion



FRED MOSHER, JR., RA
Deputy Commissioner, Development

NYC DEVELOPMENT HUB: THE FIRST YEAR

Our paperless construction process at the **NYC Development Hub** has transformed the way buildings are designed and constructed in New York City. In its first full year, the Hub harnessed the latest technology to accelerate the construction project approval process as never before.

With videoconferencing at our state-of-the-art center in Lower Manhattan, our Hub plan examiners approved 339 new buildings and major construction projects in its first year—up to three times faster than projects filed with traditional paper plans. Together, these new, approved projects will generate \$1 billion in potential economic activity. Many of these upcoming buildings are featured in a new, online brochure to commemorate the Hub's successes, available at nyc.gov/buildings.

To encourage participation, Deputy Commissioner of Development **Fred Mosher, Jr., RA**, has led scores of meetings with the region's leading design professionals to explain the advantages of digital plans. In 2012, Commissioner LiMandri appointed **Elizabeth Skowronek, RA, LEED**, as Development Commissioner to assist with expanding Hub operations. Commissioner Skowronek brings 28 years of architectural and information technology expertise to our Department.

NYC DEVELOPMENT HUB—INSPECTION SERVICES

In his 2011 State of the City address, the Mayor announced that the Department would reduce inspection wait times to jumpstart development across the City. He set an ambitious goal for our inspectors—every electrical, plumbing and construction inspection would be performed within 10 days of an appointment request.

We met that goal—and exceeded it.

To achieve this, we cut red tape—not corners. Led by Executive Director of Inspection Services **Thomas Connors**, we created a new unit called **Hub Inspection Services**, an expansion of the NYC Development Hub that centralizes construction, electrical and plumbing inspections so buildings can be occupied faster. Now, electrical inspections are performed on average within seven days—from a citywide average of 38 days. Plumbing and construction inspections are performed within an average of eight days and seven days, respectively.



HUB SELF-SERVICE

We extended the Hub's services once again in 2012 with **Hub Self-Service**. With this program, led by Acting Director Bharat Gami, RA, online permits can be issued within one business day for the smallest construction projects in New York City—from office improvements and façade repairs to home renovations. This is the latest addition to our online filing options, first offered in 2005 with eFiling permit renewals.

Licensed design professionals are now submitting professionally certified plans, paying necessary fees and obtaining permits—without leaving their offices. More than 50,000 applications for small projects are submitted each year, and this modernized process is expected to save the building industry up to \$50 million annually in labor costs.

To assist registered architects and professional engineers in using *Hub Self-Service*, we created seven online tutorials, showing users how to enroll, file, use forms, opt in, pay fees, upload documents and validate submissions. You can view these at nyc.gov/buildings.



ELIZABETH SKOWRONEK, RA
Development Commissioner

“ LICENSED DESIGN PROFESSIONALS ARE NOW SUBMITTING PROFESSIONALLY CERTIFIED PLANS, PAYING NECESSARY FEES AND OBTAINING PERMITS— WITHOUT LEAVING THEIR OFFICES. ”





DEPARTMENT OF BUILDINGS BOROUGH OFFICES

Standardizing our operations across our borough offices remains a key focus as we improve our processes. As part of this effort, and for the second time in four years, we have rotated our borough office commissioners. **Martin Rebholz, RA**, has been promoted to Manhattan Borough Commissioner. **Ira Gluckman, RA**, is now Brooklyn and Staten Island Borough Commissioner. **Derek Lee, RA**, has moved to our Queens Borough Office as Borough Commissioner, and **Werner deFoe, RA**, continues his service as Bronx Borough Commissioner. These borough offices will play a pivotal role in the rebuilding process following the devastation from Hurricane Sandy.

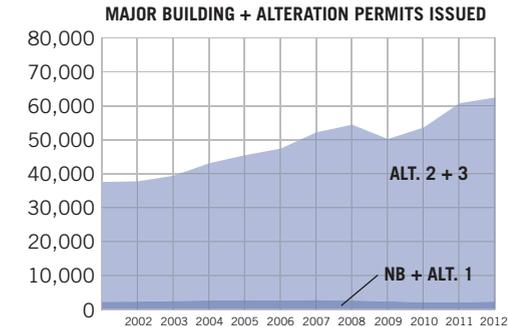
“OUR BOROUGH COMMISSIONERS HAVE A COMBINED 124 YEARS OF EXPERIENCE IN THE ARCHITECTURAL, ENGINEERING AND CONSTRUCTION FIELDS.”

MANHATTAN

Martin Rebholz, RA, is the most recent Borough Commissioner to join our borough management team. He was recruited to the Department in 2011 as Deputy Borough Commissioner in Manhattan before being promoted. In his 32 years working in architecture and construction, Borough Commissioner Rebholz has served as the Director of Building Code Compliance for the New York City School Construction Authority and has extensive private-sector experience—which includes operating his own architectural firm. This broad professional experience serves him well as he leads our Manhattan Borough Office, where the City's largest and most complex projects are underway.

Last year in Manhattan, we issued 4% more construction permits and 72% more initial new building permits than in 2011.

Permits Issued	68,451
Plans Reviewed	181,788
Inspections Performed	36,144
Certificates of Occupancy Issued	967
Limited Alteration Applications Granted	5,551



MARTIN REBHOLZ, RA
Manhattan Borough Commissioner



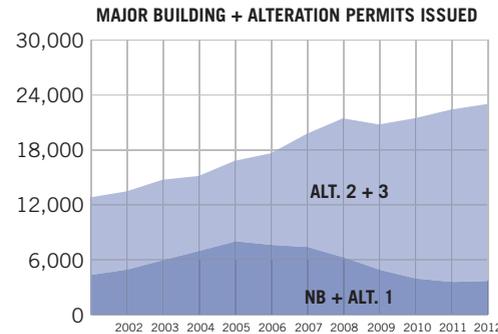
IRA GLUCKMAN, RA
Brooklyn Borough Commissioner

BROOKLYN

Borough Commissioner **Ira Gluckman, RA**, now leads our Brooklyn and Staten Island Borough Offices. With more than 32 years of experience in architecture and construction, Borough Commissioner Gluckman joined the Department in 2006 as Deputy Borough Commissioner in Staten Island. He was appointed Borough Commissioner there in 2007 and had been serving as Queens Borough Commissioner until 2012.

Last year in Brooklyn, we issued 5% more total construction permits and 8% more initial new building permits than in 2011.

Permits Issued	33,619
Plans Reviewed	107,058
Inspections Performed	30,105
Certificates of Occupancy Issued	1,650
Limited Alteration Applications Granted	4,328

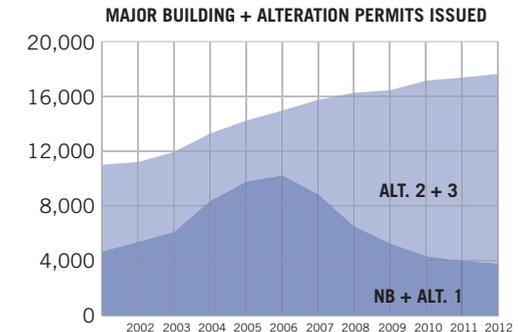


QUEENS

Borough Commissioner **Derek Lee, RA**, is serving once again as Queens Borough Commissioner, having been appointed to serve as Brooklyn Borough Commissioner in 2008 and as Manhattan Borough Commissioner in 2009. Borough Commissioner Lee brings 35 years of experience to the Department in commercial, industrial and institutional buildings.

The number of construction permits issued in Queens remained level in 2012, with the Department issuing 28,597 permits there.

Permits Issued	28,597
Plans Reviewed	106,264
Inspections Performed	28,675
Certificates of Occupancy Issued	2,120
Limited Alteration Applications Granted	5,166



DEREK LEE, RA
Queens Borough Commissioner

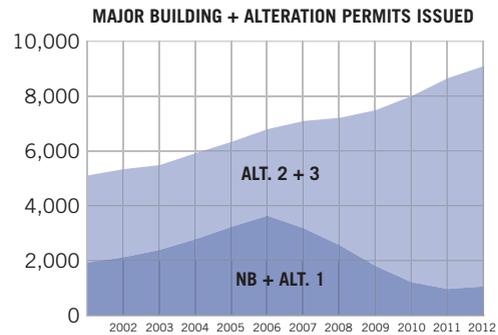


BRONX

Werner deFoe, RA, continues to serve our Department as Bronx Borough Commissioner, having been appointed to that position in 2010. Joining our Department in 2003 as Deputy Borough Commissioner in Staten Island, Borough Commissioner deFoe is a New York State Registered Architect with more than 25 years of experience in architecture and construction.

In the Bronx, we issued 83% more initial new building permits, 6% more total construction permits and 5% more Alteration Type-2 and -3 applications in 2012 than in 2011.

Permits Issued	11,979
Plans Reviewed	32,650
Inspections Performed	11,871
Certificates of Occupancy Issued	600
Limited Alteration Applications Granted	2,438

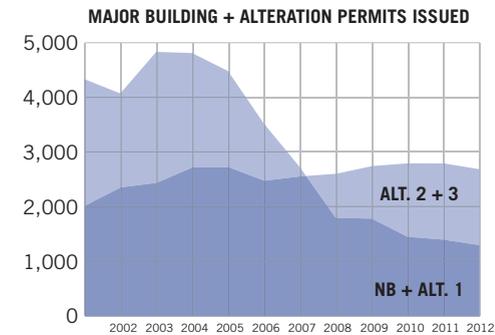


STATEN ISLAND

Borough Commissioner **Ira Gluckman, RA**, leads our Staten Island Borough Office, with support from Deputy Borough Commissioner **Frank Marchiano**, who was appointed in July 2012.

The number of total construction permits issued in Staten Island remained virtually level in 2012.

Permits Issued	5,932
Plans Reviewed	19,175
Inspections Performed	6,588
Certificates of Occupancy Issued	789
Limited Alteration Applications Granted	862



PROTECTING OUR CITY

Safe construction depends upon safe and compliant designs by licensed architects and engineers, properly trained and attentive workers—and strong enforcement by the Department of Buildings. In 2012, Commissioner LiMandri appointed **Timothy E. Hogan** as the Department’s Deputy Commissioner of Enforcement. Deputy Commissioner Hogan is a former Deputy US Marshal for the Eastern District of New York. With more than 30 years of experience in law enforcement, he now oversees our Department’s Enforcement Bureau, including all emergency and safety operations, complaint inspection and construction accident investigations.

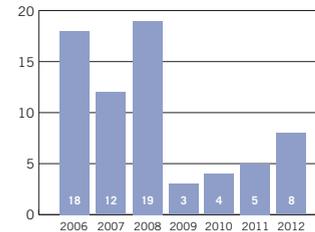


TIMOTHY E. HOGAN
Deputy Commissioner
of Enforcement

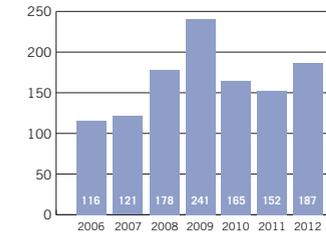
“THIRTEEN NYS-LICENSED ARCHITECTS AND ENGINEERS SURRENDERED FILING PRIVILEGES AFTER DEPARTMENT ATTORNEYS AND INVESTIGATORS UNCOVERED THEIR REPEATED CODE AND ZONING VIOLATIONS.”

TRENDS

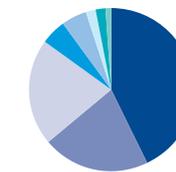
CONSTRUCTION-RELATED FATALITIES



CONSTRUCTION-RELATED INJURIES



2012 ACCIDENT CAUSES



- 43% Worker Fell
- 21% Other Construction Related
- 21% Material Fell
- 5% Scaffold/Shoring Installations
- 5% Site Protection
- 2% Mechanical Construction Equipment
- 2% Demolition
- 1% Excavation/Soil Work



MONA SEHGAL, ESQ.
General Counsel

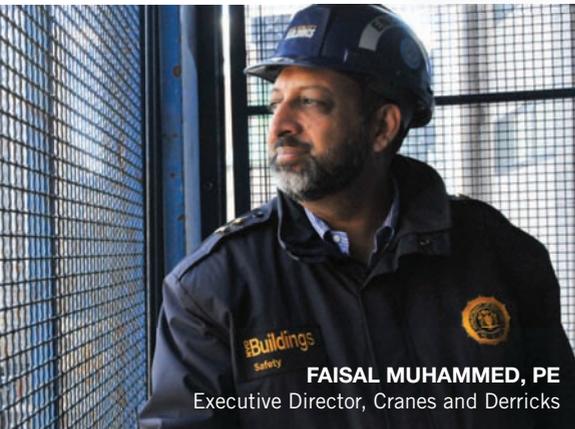
SPECIALIZED UNITS

Construction projects are comprised of many specialized, individual operations. Proper oversight requires trained enforcement teams that focus on specific work—performing inspections in the field and auditing construction documents. We are also raising the industry’s standards. Last year, we implemented strict new licensing and testing requirements for all crane operators who operate this machinery in New York City.

In 2012, our investigators and attorneys took 127 civil and criminal actions against unlicensed contractors and property owners—including 84 actions in criminal court and at the Environmental Control Board. We also disciplined 53 licensed or registered construction industry members who flouted the law and put the public’s safety at risk. To pressure dishonest landlords, we obtained 150 access warrants for illegal living conditions—nearly twice as many as in 2010.

ENFORCEMENT UNITS

- ▶ Administrative Enforcement
- ▶ Boilers
- ▶ Borough Enforcement
- ▶ Building Enforcement Safety Team
- ▶ Concrete
- ▶ Cranes + Derricks
- ▶ Elevators
- ▶ Emergency Operations
- ▶ Excavations/Interior Demolitions
- ▶ Façade Integrity + Audit
- ▶ Forensic Engineering
- ▶ Internal Audits + Discipline
- ▶ Licensing + Exams
- ▶ Local Law Enforcement
- ▶ Professional Certifications + Inspections
- ▶ Scaffold Safety Team
- ▶ Signs + Padlocks
- ▶ Special Enforcement
- ▶ Special Operations + Enforcement



FAISAL MUHAMMED, PE
Executive Director, Cranes and Derricks

HURRICANE SANDY

Our Department is made of New Yorkers who dedicate their careers to serving this City and helping residents when they need us the most. Hurricane Sandy impacted the lives of thousands of New Yorkers, including many of our employees—some of whom lost their homes. Despite unprecedented challenges, our staff went above and beyond the call of duty to help New York City recover.

While our headquarters in Lower Manhattan was without power for a week, our teams relocated to Queens and other borough offices. Our inspectors overcame gas shortages to reach 40,000 buildings and perform 80,000 windshield inspections to determine structural stability. Our inspectors, architects and engineers fanned across the City, posting red, yellow and green placards, so New Yorkers would know—at a glance—if a building was structurally safe to enter. We extended plan examination appointments to Saturdays to help keep construction projects moving forward in areas that were not affected by the storm.

As the clean-up began, we launched the rebuilding effort, staffing the City’s emergency information centers during the day, at night and on weekends, and we waived permit fees and civil penalties to ease the burden on property owners. We also created a detailed guide for architects and engineers, explaining how to rebuild with more flood-resistant construction and utilize the Mayor’s Executive Order that waived certain Zoning Resolution provisions.

“**DEPARTMENT ENGINEERS MET WITH MORE THAN 650 PROPERTY OWNERS, OUTLINING THE STEPS TO DEMOLISH AND REBUILD THEIR HOMES.**”



THOMAS CONNORS
Executive Director, Inspection Services



PHOTO: JONAS FREDWALL KARLSSON FOR VANITY FAIR

HURRICANE SANDY—PREVENTING A CATASTROPHE

As Hurricane Sandy approached New York City on October 29, 2012, the 150-foot boom of a tower crane, perched 1,000 feet above Carnegie Hall, gave way under fierce winds. The boom hung above West 57th Street in Midtown Manhattan, triggering emergency operations throughout the area—and revealing our leaders and heroes.

As the storm battered the City, Engineering and Emergency Operations Assistant Commissioner **Michael Alacha, PE**, and Investigative Engineering Services Acting Assistant Commissioner **Timothy Lynch, PE**, braved 80-mile-per-hour winds, climbing 54 flights of stairs to determine whether the compromised crane posed an immediate risk to Midtown and New Yorkers. Thankfully, it did not. Over the following days, they—along with Cranes and Derricks Executive Director **Faisal Muhammed, PE**, Cranes and Derricks Assistant Chief **Frank Damiani**, Cranes and Derricks Chief **Porfirio Irizarry** and Acting Assistant Commissioner of Engineering and Safety Operations **Christopher Santulli, PE**—met with the project's contractors, engineers and the City's Fire and Police Departments to determine the safest way to hand-rotate the equipment, secure it and, ultimately, dismantle it safely.

Featured in a *New York Times* article and video and included in *Vanity Fair's* Hall of Fame, Assistant Commissioner Alacha and Acting Assistant Commissioner Lynch represent the best of so many of our experts who have dedicated their lives to protecting New Yorkers each day. We thank them.

“ASSISTANT COMMISSIONER MICHAEL ALACHA AND ACTING ASSISTANT COMMISSIONER TIMOTHY LYNCH BRAVED 80-MILE-PER-HOUR WINDS, CLIMBING 54 FLIGHTS OF STAIRS TO DETERMINE WHETHER THE COMPROMISED CRANE POSED AN IMMEDIATE RISK TO MIDTOWN AND NEW YORKERS.”

3D SITE SAFETY PLANS

In 2012, the Department became one of the first regulators to use **Building Information Modeling** to enhance construction site safety. Whether following pipes and ductwork or reviewing crane pick zones, three-dimensional site safety plans make it significantly easier for our plan examiners and inspectors to spot potential dangers and noncompliance. Plus, as our inspectors begin to use iPads in the field, we can easily access the most up-to-date site safety plans to be sure the work complies with the approved plans.

Since beginning our program to accept BIM site safety plans, we have reviewed 174 models, which include 15 new building projects and eight façades.

“WHETHER FOLLOWING PIPES AND DUCTWORK OR REVIEWING CRANE PICK ZONES, THREE-DIMENSIONAL SITE SAFETY PLANS MAKE IT SIGNIFICANTLY EASIER FOR OUR PLAN EXAMINERS AND INSPECTORS TO SPOT POTENTIAL DANGERS AND NONCOMPLIANCE.”

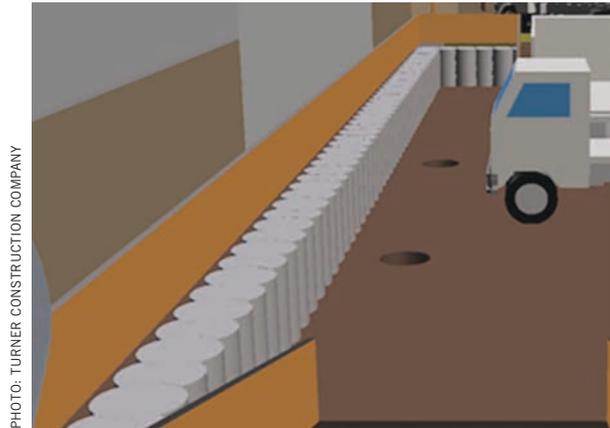


PHOTO: TURNER CONSTRUCTION COMPANY





KANDA GORDON

Associate Commissioner, Borough Operations

JAMES P. COLGATE, RA, ESQ.

Assistant Commissioner, Technical Affairs

THE PLUMBING AND ELECTRICAL CODES: UPDATES AND NEW ENFORCEMENT

Recognizing advancements in technology, the evolution of materials and concerns for our environment, the **NYC Plumbing Code** was updated in 2012, reflecting the most recent edition of the International Plumbing Code. With modifications that reflect New York City's unique character and challenges, this updated Plumbing Code also eases bureaucracy, making it easier to build.

Simultaneously, a new enforcement structure took effect for the **NYC 2011 Electrical Code**. Now, the Department may issue Environmental Control Board Notices of Violations for electrical work that does not meet the City's standards. This change improved our enforcement structure by standardizing our processes to all of our codes.

INSPECTOR TRAINING ACADEMY

In 2012, we fundamentally improved our training for inspectors joining our ranks by creating and implementing a new **Inspector Training Academy**. To reinforce consistency and better foster collaboration among employees, we created a 440-hour, 12-week intensive education program for new inspectors to begin their service with the Department. This classroom and field training spans 35 topics—from computer skills to construction accident prevention to law and code enforcement.



JAMES SCHIAVO

Electrical Inspector

“**LAST YEAR, 50 NEW INSPECTORS SUCCESSFULLY COMPLETED THIS TRAINING, SETTING A NEW STANDARD OF EXCELLENCE AT OUR DEPARTMENT.**”

2012 BUILD SAFE | LIVE SAFE CONFERENCE

Building upon our earlier success with the first **Build Safe | Live Safe Conference** in 2011, we extended this new, annual event to a full day of construction safety seminars. The sold-out conference addressed a host of cutting-edge topics, including 3D Site Safety Plans, which the Department now accepts as part of a new program to improve safety. Conference attendees were able to earn professional education credits.

Build Safe | Live Safe kicked off **Construction Safety Week**, during which we continued the **Experience Is Not Enough** safety campaign by distributing bracelets and posters to remind workers that they must always use fall protection, no matter how long they've been in construction.

2012 BUILD SAFE | LIVE SAFE TOPICS

- ▀ Safety Plan Reviews in 3D
- ▀ 3D Site Safety Plans
- ▀ Engineering Solutions in Safe Construction
- ▀ Elevator Construction, Maintenance + Repair
- ▀ Façade Maintenance + Repair: Local Law 11/98
- ▀ Best Practices in High-Rise Construction
- ▀ Excavations, Scaffolds + Interior Renovations
- ▀ Concrete Enforcement + Testing

**2012
Build Safe | Live Safe
Conference**
Marriott Marquis, Times Square
April 23



NYC
Buildings
Michael R. Bloomberg, Mayor
Robert D. L. Mandli, Commissioner



PARTNERING WITH OUR COMMUNITIES

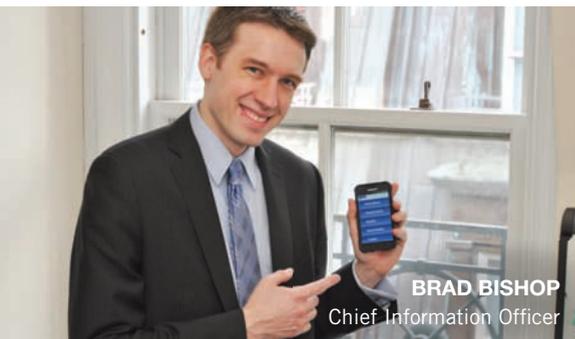
Our **Build Safe | Live Safe** motto reflects our Department's ongoing commitment to improving New Yorkers' safety and quality of life, even after construction is completed. Critical to this is our commitment to advancing New York City's sustainability. From adding **Sustainable Contractor Registration** to expanding the **Get It Done. Together.** program that helped us approve Solar PV Projects faster, protecting our environment has become—and will remain—a priority.

Helping to lead the Department's focus on sustainability, Commissioner LiMandri appointed **Gina Bocra, RA**, as the Department's Chief Sustainability Officer. Bocra brings 17 years of experience in sustainable design, plus a Master of Urban and Environmental Planning from the University of Virginia—and LEED AP, BD+C and ID+C Specialties.



GINA BOCRA, RA
Chief Sustainability Officer

PARTNERING WITH OUR COMMUNITIES



NEW APP DEVELOPED

We developed a new **smartphone app** that gives New Yorkers easy access to the construction history—and current project information—of nearly 1 million properties throughout the City. Plus, users can receive alerts about our new services and active construction site managers can receive inclement weather warnings.

The app is free and available for iPhone and Android phones—and more than 5,300 people have downloaded it so far.

NYC °COOLROOFS

We launched the latest coating season in our **NYC °CoolRoofs** program last summer in Queens—and by the end of the season, our 1,417 volunteers had cooled 84 additional buildings. Plus, we supported owners who cooled another 41 properties. Together, we added nearly 1.2 million square feet in coated rooftops, bringing the total cooled roofs in the City to 3.7 million square feet.

A coated rooftop attracts less heat than a conventional black roof, so cooling equipment doesn't need to run as much. Coated roofs help reduce the Heat Island Effect, where urban areas tend to be warmer. Thanks to Con Edison—lead sponsor of NYC °CoolRoofs—and our partner, NYC Service, we are helping New York City reach the Mayor's goal of cutting our greenhouse gas emissions 30% by 2030.

CONSTRUCTION INFORMATION PANEL

To improve the quality of life in our neighborhoods, we created the **Construction Information Panel Pilot Program**. This new signage improves the pedestrian experience by combining permit postings, contractor information and a project rendering into one simplified, easy-to-read, large panel. Participating sites must also keep their construction fences clean and freshly painted, easing the effects of construction on our communities.



JUNIOR ARCHITECTS AND ENGINEERS

We continued our commitment to teaching the youngest generation of New Yorkers about construction safety—and shared the fun of careers in architecture or engineering.

Leading our third and fourth semesters of our innovative **Junior Architects and Engineers Program**, Department design professionals and inspectors visited schools across the City and taught fourth and fifth graders about the construction process. We also educated the students about the Agency's critical role in ensuring construction is performed safely and lawfully. More than 500 students have participated in the program since 2011.

ELEVATOR SAFETY WEEK

Knowledge empowers children to better protect themselves, and that's why we led our ninth annual **Elevator Escalator Safety Awareness Week** in the City's schools. Our Elevators Unit taught elementary school students how to stay safe while riding the more than 60,000 elevators and escalators throughout the City.

Kicking off this year's program at Public School 16 Leonard Dunkly in Brooklyn, the national Safety Kat mascot taught first, second and third graders to **ring, relax and wait** if they ever experience an elevator malfunction. More than 1,500 children now know to ring the elevator's alarm, relax because help is on the way—and wait patiently without trying to open the elevator doors.

HABITAT FOR HUMANITY

More than 20 Department of Buildings employees volunteered with **Habitat for Humanity-NYC** in 2012, helping build eight affordable, energy-efficient housing units in the Bedford-Stuyvesant section of Brooklyn.

This is the third consecutive year our employees traded their regular duties for Habitat-NYC's hardhats and tools to participate with the non-profit organization.





2012 AWARDS FOR EXCELLENCE

Each year, the **Commissioner's Awards for Excellence** honors our most dedicated employees for their commitment to serving New Yorkers. Department employees nominate their colleagues and themselves, and Commissioner LiMandri and his Awards Committee select the honorees after meeting with the semifinalists. In 2012, we honored 24 exemplary public servants at The Cooper Union in Manhattan. We congratulate—and thank—all of our winners.

Before the ceremony, we held our first Department-wide Staff Summit, where Commissioner LiMandri outlined the Agency's past accomplishments and our goals for the future.



JUNE 2012 INSPECTOR GRADUATES



COMMISSIONER ROBERT LIMANDRI



FROM LEFT, AWARD WINNERS MICHAEL MAFFEI, THOMAS SPINA AND MATTHEW FRASER

2012 AWARD FOR EXCELLENCE



INDIVIDUAL EXCELLENCE

Matthew Fraser
Project Manager
Strategic Planning and Implementation



TEAM EXCELLENCE

COST VALIDATION UNIT
Krystyna Grebski, Acting Deputy Director
Siham Hanna, Assistant Plan Examiner



ADVANCING PUBLIC SAFETY

Alfred Morris, Mail Room Support,
General Services
Joe Swift, Office Services
Supervisor, General Services



IMPROVING QUALITY OF LIFE

Michael Maffei
Brooklyn Construction Chief

SAFETY EDUCATION

ELECTRICAL CODE ENFORCEMENT
Azer Athansios
Althea Bender, Esq.
Joseph Casciano, Esq.
Frank Coluccio
Vivian Currie, Esq.
Robert Diamond
Bonnie Gerard, LEED GA
Renaldo Hylton
Chantal Senatus, Esq.



EXCELLENCE IN SERVICE

Jacquetta Callender
Code, Zoning and Audit Clerical Supervisor



EXCELLENCE IN ENFORCEMENT

Thomas Spina
Brooklyn Construction Inspector



MAGDI MOSSAD AWARD FOR DISTINGUISHED PUBLIC SERVICE

Tani Essrog
Deputy Director, Applications Development

INNOVATION IN BOROUGH OPERATIONS

FAST APPLICATION PROCESS
Joseph Bruno, RA
Linette Castillo
Rashid Kearns
Cheryl Leon
Ravi Patur
Scott Pavan, RA





We began 2013 by continuing to streamline development procedures and expand important safety initiatives, including the multi-lingual Experience Is Not Enough safety education campaign. At construction sites across the five boroughs, our inspection teams are educating workers who may be putting themselves at risk of falling or using substandard practices while constructing low-rise buildings.

As our inspectors focus on safe operations in the field, our technical experts have nearly completed their updates to the 2008 NYC Construction Codes. This enterprise will reflect advances in construction materials and processes—ensuring that the City's standards continue to support the design professionals and workers who are building New York City.

And, to create an enhanced, collaborative environment, we are modernizing the plan examination areas in our Manhattan offices. When completed later this year, we will have more space for appointments, offer digital construction plan reviews—and provide easier access to our code and zoning experts.

2013 will be a pivotal year for New York City. We expect development to continue to rise as the City's recovery from Hurricane Sandy moves forward. With new regulations and guidelines, we will help New Yorkers ensure their homes are rebuilt stronger and safer than ever before.

The Department of Buildings is proud to be playing a key role in this unprecedented rebuilding process while supporting the City's growth for decades to come.

Robert D. LiMandri
Commissioner



MICHAEL R. BLOOMBERG

Mayor

ROBERT D. LIMANDRI

Commissioner

THOMAS FARIELLO, RA

First Deputy Commissioner

GINA BETRO

Assistant Commissioner
Administration

BRAD BISHOP

Chief Information Officer

JAMES P. COLGATE, RA, ESQ.

Assistant Commissioner
Technical Affairs and Code Development

KANDA GORDON

Associate Commissioner
Borough Operations

TIMOTHY E. HOGAN

Deputy Commissioner
Enforcement

FRED MOSHER, JR., RA

Deputy Commissioner
Development

SUSAN J. POGODA, ESQ.

Deputy Commissioner
Legal Affairs

TONY SCLAFANI

Associate Commissioner
Communications and Public Affairs

MONA SEHGAL, ESQ.

General Counsel

Special thanks to former Deputy Commissioner of Enforcement Eugene Corcoran, former Senior Policy Advisor Alexandra Fisher, Esq., former Chief of Staff Vincent Grippo and former Assistant Commissioner of Administrative Policy and Enforcement Ari Wax, Esq. for their dedicated service to New Yorkers.

We remember Property Control Coordinator Anthony Armatti for supporting his colleagues and serving New York City.

EXECUTIVE STAFF



WERNER DEFOE, RA

Bronx Borough Commissioner

IRA GLUCKMAN, RA

Brooklyn + Staten Island Borough
Commissioner

DEREK LEE, RA

Queens Borough Commissioner

MARTIN REBHOLZ, RA

Manhattan Borough Commissioner

MICHAEL ALACHA, PE

Assistant Commissioner
Engineering and Emergency Operations

LANNY ALEXANDER, ESQ.

Executive Director
Loft Board

GINA BOCRA, RA, LEED

Chief Sustainability Officer

ROBIN BROOKS, ESQ.

Assistant Commissioner
Executive Communications

DMITRI DITS

Assistant Commissioner
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DAN ESCHENASY, PE

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Acting Assistant Commissioner
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BERNADETTE NESPOLE

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CHRISTOPHER SANTULLI, PE

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Development Commissioner

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