

## **A G E N D A**

### **NYC DEPARTMENT OF BUILDINGS**

#### **1. Follow-up Items**

##### **A. Permit Issuance Date (MPC)**

Permits are issued with an expiration date that is the next **possible** expiration date of their insurance or license. The expiration date will automatically be updated after the licensee renews their insurance or license. If the appointment would occur after a possible expiration date, Development is declining to grant an Actual Inspection. Advanced Notice Inspections can be successfully submitted and conducted. Why should an inspection be denied on the possibility that an event can occur?

***DOB has updated its systems to check daily if insurance has been updated one month prior to expiration.***

##### **B. Registered Design Professional PAA filings and plan changes (MPC)**

The inability for registered design professionals to file PAA's or make changes to plans. Design professionals cannot change information in the Record and complete the PAA. In some cases, the Boiler Division is requiring another filing.

***DOB is addressing the issue and will follow up.***

##### **C. Their filings are not complete due to the lack of Schedule C or Schedule B**

In BIS, The Schedule B & Schedule C had mandatory boxes that had to be completed by the registered design professional. In Build, there are *pages* that are similar to both of these documents. However, the completion of these boxes is not mandatory. In addition, not all the *boxes* carried over into Build.

***DOB is updating to the information collected for PL/SP/SD filings. If industry members have any suggestions, they can provide them for consideration.***

##### **D. Fire Pump Testing**

The general procedure for pump acceptance testing in relation to standpipe flow testing needs to be clarified. Currently both of these tests are combined and really are more of a standpipe flow test than a pump acceptance test. Could we resurrect the bulletin that was supposed to go out a few years back?

***DOB is reviewing the acceptance testing criteria for standpipes and fire pumps. Corresponding updates will be made to the FP 86 to align with the requirements of NFPA, as referenced in BC Appendix Q. Draft documents will be shared for comment at the next quarterly meeting.***

## 2. Plumbing Enforcement

- A. Utility companies performing work on gas distribution piping.
- B. Utility companies restoring gas to systems without the proper authorization after the gas was shut down.

**Utility Companies are to work with DOB to verify compliance with LAA and EWN procedures before authorizing gas service restoration to a building.**

## MASTER PLUMBERS COUNCIL

### 1. Correspondence with Development Unit

- A. If a licensed Master Plumber (LMP) copy's additional persons on an email they are sometimes sent the following message:

*DO NOT send ANY emails to me or directly or 'attention to anyone else'*

#### **What is the purpose of this message?**

*Example:*

*The following comments were taken from actual emails sent by the Department to license Master Plumbers:*

*DO NOT send ANY emails to me or directly or 'attention to anyone else'*

*Example:*

*Email response that a licensed Master Plumber receives when they copy anyone on the email correspondence to the Department:*

*Good morning,*

*Please do not send ANY emails to me directly, cc or 'attention to anyone else'*

*ALL emails are to go through the appropriate borough of filing.*

*This request would be sent to **MNplumbingIR@buildings.nyc.gov** email address.*

- *For Manhattan inquiries: **MNplumbingIR@buildings.nyc.gov** email address.*
- *For Staten Island inquiries: **SIplumbingIR@buildings.nyc.gov***
- *For Queens inquiries: **QNplumbingIR@buildings.nyc.gov***
- *For Brooklyn inquiries: **BKplumbingIR@buildings.nyc.gov***
- *For Bronx inquiries: **BXplumbingIR@buildings.nyc.gov***
- *For Highrise inquiries: **highriseIR@buildings.nyc.gov***

*For transparency and documentation purposes. All emails will be address in the order received by staff personal monitoring this email address.*

**As a general matter, email inquiries need to be sent to the email inboxes provided above and not to particular staff, to allow for a more efficient process through better tracking and triaging. The message provided by the Department could stand to be clearer and we will revise accordingly.**

- B. In many cases, an LMP is asking under what specific Code section was a job failed or a comment issued. They often receive the following response:

*All NYC 2014 Code book are available online (DOB Home page) for public viewing and research.*

We believe that it would be beneficial for the Department Inspectors to provide Code specific information as to why they failed specific jobs or issued comments so that the LMP clearly understands what the issue was. This would also help resolve issues faster and move projects to the sign off stage.

***DOB will work to provide job-specific information.***

- C. LMPs are asking for specific information related to their projects. However, the disclaimer provided states that all information is for general information only. It is important to note that the industry relies on the information provided by the Department for each specific job.

***DOB will be revising the disclaimer to make clear that information provided is specific to the inquiry received and is not applicable to any unrelated inquiry.***

## 2. Inspection Reports in DOB NOW: *Inspection*

Inspection reports do not have any detailed information about inspection failures. Specific information is only viewable in the comments section. For transparency and documentation purposes, more information should be included on the reports.

***DOB will review the information displayed in Inspection Reports and will follow up.***

## 3. LAA Permits

When filing an LAA for a backflow project with a fire device, the devices require two separate permits.

- A. Plumbing permit for plumbing work.

***Plumbing permit for plumbing work should list the installation of the backflow prevention device with the specifications and associated plumbing piping.***

- B. Fire permit for connection to fire piping.

***The permit filing should note that the LAA is done in conjunction with the Plumbing LAA filing and includes all related sprinkler/standpipe of fire suppression work to be performed. Since we do not know what actual work will be performed by the licensee i.e. sprinkler heads or piping, standpipe work or other activity, we cannot provide specifics.***

Please provide formalized requirements for filing these applications.

***DOB shared requirements for filing these applications.***

#### 4. L2 Waivers

An EWN was submitted for emergency gas work and the LMP attempted to pull a permit within 2 business days. The building has an open WWOP violation and the customer does not have hot water. The LMP tried using EWP as the reason for request and was denied. Are we interpreting this properly and if so, why is this request being rejected?

***The EWP selection can be utilized when a Work Without Permit Violation is issued, specifically for Emergency Work that is being performed prior to permit. However, all previously issued WWOP Violations and civil penalty fees would be still applicable.***

#### 5. EWN Gas Work Process

A. This process was established 2016. Two Service Notices were issued. However, based on recent correspondence, we believe the procedures needs to be reaffirmed:

- Obtain an EWN.
- Make repairs.
- File for a LAA application within 2 business days.
- Conduct a Gas Finish Inspection.
- Submit for a sign-off as per the Service Notice.

What follows are some comments we have received along with our concerns:

- Need to provide the date the gas was restored if this was done under the EWN process prior to the approval of the LAA or you will be subjected to perform all required gas inspection.
- Utility Company Gas Restoration Date is required to be listed in the Proposed Work Summary:
- This is required to avoid the contractor having to perform all required gas inspection after the service has been restored.
- If the applicant does not know the entire scope of work or is awaiting support documentation a new EWN can be filed. This will generate a new EWN number.

- The other option is to file for the related LAA or plumbing permit in DOB NOW: Build.
- All related EWN numbers need to be included when submitting an LAA.
- For a gas finish inspection to be completed and recorded, we will need access to ALL gas appliances serviced by the gas meter(s) for inspection.

B. Please find below comments from the DOB from rejections of inspections and signoff requests and our concerns:

- Utility Company Gas Restoration Date is required to be listed in the Proposed Work Summary:
  - Need to provide the date the gas was restored if this was done under the EWN process prior to the approval of the LAA or you will be subjected to perform all required gas inspection.
  - This is required to avoid the contractor having to perform all required gas inspection after the service has been restored.

*Example: ALL|Plumbing – Gas Misc.*

*Amend LAA to show EWN # and what date gas was turn back on by gas company  
Open | 06/15/2021*

- For a gas finish inspection to be completed and recorded, we will need access to ALL gas appliances serviced by the gas meter(s) for inspection.

*Example ALL|Plumbing – Gas Misc.*

*Gas finish fails needs access to all 248 Apartments Open | 06/15/2021*

- Filing for a new EWN after 2 business days.
- Alternative to having to shut an active system down to conduct all required inspections.

***The existing process was established following consultation with the industry during prior Plumbing Industry Meetings. DOB is to share Minutes from that meeting and consider updates to the Service Notice.***

## 6. Development Inspection: **Published Comments**

All gas appliances are to be brought up to the NYC 2014 Fuel Gas Code.

*What is the Code basis for this requirement?*

***While particular job circumstances might trigger further compliance with the 2014 FGC based on the scope of work, the allowances in FGC 102 for existing installations to remain:***

- ***102.2 Existing installations.***
- ***102.2.1 Existing buildings.***
- ***102.4 Additions, alterations or repairs.***

***When an LMP is re-piping a building, the work has to comply with the new Code. However if the appliance is legally existing, the piping is safe.***

## 7. Licensing

- A. We would like to discuss the requirements for license renewal.
- B. We would like to discuss ideas to streamline both the application and renewal process.

***DOB will discuss Licensing Renewals in a separate meeting.***

## 8. General Questions:

Please confirm that a LAA is not subject to the provision of Article 120 of the Administrative Code and that the owner is responsible for notification posting of the plan.

***LAA's do not require a Tenant Protection Plan (TPP). The responsibility of posting a (TPP) rests with the owner of the building.***

## P.H. WORKS

Issue where employees with more than 1 year of experience are unable to obtain their limited gas qualification certification due to the required social security history of earnings. Employees with 6 months or slightly more experience are able to obtain their limited gas qualifications sooner since they are not required to provide their social security history of earnings. The requirement is different for new and older employees.

***DOB needs to verify full time earnings as the law requires and we allow paystubs for applicants with less than a year of experience because the SSA would not have a recording of wages for less than a year. A Detailed (not the certified) SSA History of Earnings is required for any experience over 1 year because there is time for recording.***

After passing the initial boiler inspection (first test), there are issues with removing *Active* status of old boilers and updating of information on BIS and DOB NOW. Also, if there are errors on the initial boiler card, and the errors are corrected, the system does not get updated with the new, correct information.

***DOB requested additional information. Once details are shared, DOB will follow-up.***

We have been having issues where some BE jobs are not showing as *Signed Off* in DOB NOW after passing inspection.

***DOB requested additional information. Once details are shared, DOB will follow-up.***

## PETRI PLUMBING AND HEATING

Why it is so difficult for my employee to obtain a gas card once they have passed the exam. Licensing requests documentation which is sent to them and rejected continuously for one reason or another. They say it takes 10 days for information to be looked at and processed but it takes weeks instead. When you resubmit, it takes more time than coming back being rejected for something additional. Why was that not said the first time.

***There is no significant backlog for plumbing gas applications. Once details are shared, DOB will follow-up***

Also, the Social Security history of earnings print out which costs \$91.00, is needed to obtain at this point. We need to substantiate 2020 earnings, sent in a check to SS on March 24, 2021 and the check has not been cashed yet and we cannot even find out if they have it. The employee went to SS office and they were extremely rude and did not help him in the least. At the same time, we also sent back to licensing the employee's W2 and that was rejected as well. This employee passed the test in the fall of last year and is still waiting to get his card.

***There have been no reported issues concerning interaction with the Social Security Administration Offices. The turnaround time for this process has improved over the past six months.***

## **ATTENDEES**

### **MASTER PLUMBERS COUNCIL**

- Patricia Brady – Deputy Director
- George Bassolino – Committee Member
- Jonathan Clark – Committee Member

### **THE PLUMBING FOUNDATION**

- Terence O'Brian
- April McIver
- Andrew Moran, General Plumbing Corp.
- Chris Hagen, Pace Plumbing
- Michael Petri, Petri Plumbing
- Drew Slocum, Inspector Point
- Jesse Skinner, Skinner Plumbing
- Asma Saddiqi, Skinner Plumbing
- Dan Lundon, National Grid
- Peter N. Giasemis, Con Edison