Overview of DOB NOW

March 2020
Building One City

- To expedite the right kind of development, we must expedite the development process.
- “What we need, and what we will have, is fundamental reform at the Department of Buildings.” - Mayor Bill de Blasio, State of the City 2015
Building One City Commitments

**Public Safety**
Reinforce public safety by strengthening DOB’s enforcement efforts

**Faster Processing**
Enable DOB customers to quickly navigate the regulatory process

**Transparency**
Provide clear information about DOB’s process and requirements

**Customer Service**
Increase online offerings, redesign public spaces & enhance education strategy

**Streamlined Operations**
Increase resources and retention to support day to day operations

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**End-State Vision**
Customers will interact with a redesigned Buildings Department in which:

- 100% of applications, reviews, payments and scheduling can be handled electronically
- 100% of projects have a clear and transparent status
- 100% of inter-agency handoffs are automated
- Cycle times for major processes are best-in-class for major US cities
- An Affordable Housing Unit is used to prioritize New York’s affordable housing filings
- Integrity is high among all DOB staff and the risk of fraud is reduced by transparent processes
- Resources are targeted to the highest risk and highest priority work
- More filings are self-certified, particularly low-risk filings
- The building industry’s first ever Code of Conduct is in place and enforced with a firm zero-tolerance policy
- Proactive enforcement will increase compliance with public safety standards
- Expeditors are no longer necessary resources for navigating City processes; skilled consultants can still support applicants

DOB NOW
DOB NOW: **Build** upon completion will include job filings, permits, corrections, Post Approval Amendments, Supersedes, Withdrawals, After Hour Variances, Certificates of Occupancy, and Letters of Completion.

DOB NOW: **Inspections** handles both enforcement and development/build inspections through online scheduling, tracking, and notifications.

DOB NOW: **Licensing** allows Licensees to apply for and renew licenses as well upload insurance and other pertinent documents.

DOB NOW: **Safety** upon completion will handle all compliance filings (facades, boilers, elevators, etc.) that have to be submitted on an annual or other regular basis.
Submit a job filing online
Customers do not have to travel to the DOB office for filings.

Real time job filing information online
Real time access to job status and information

Greater transparency of the filing process
Filing status can be viewed at any time

Faster processing time
Digital filing allows for quicker turnaround time for submitted filings
### DOB NOW Overview – Past Releases

#### Work Type

<table>
<thead>
<tr>
<th>Date</th>
<th>Work Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 2017</td>
<td>Plumbing, Sprinkler, Standpipe</td>
</tr>
<tr>
<td>August 2017</td>
<td>Antenna Curb Cut</td>
</tr>
<tr>
<td>October 2017</td>
<td>Fence, Scaffold, Sidewalk Shed Sign</td>
</tr>
<tr>
<td>December 2017</td>
<td>Electrical Elevator</td>
</tr>
<tr>
<td>October 2018</td>
<td>Limited Alteration (LAA)</td>
</tr>
<tr>
<td>December 2018</td>
<td>Place of Assembly (PA) Temporary Place of Assembly (TPA)</td>
</tr>
<tr>
<td>July 2019</td>
<td>Mechanical Systems</td>
</tr>
<tr>
<td></td>
<td>• Heating System</td>
</tr>
<tr>
<td></td>
<td>• Ventilation System</td>
</tr>
<tr>
<td></td>
<td>• Air Conditioning System</td>
</tr>
<tr>
<td></td>
<td>• Refrigeration</td>
</tr>
<tr>
<td></td>
<td>• Associated Ducts and Piping</td>
</tr>
<tr>
<td></td>
<td>• Cooling Towers</td>
</tr>
<tr>
<td></td>
<td>• Generators</td>
</tr>
<tr>
<td>September 2019</td>
<td>Structural</td>
</tr>
<tr>
<td></td>
<td>• included Concrete Design Sampling and Testing</td>
</tr>
<tr>
<td>September 2019</td>
<td>Boiler Equipment</td>
</tr>
<tr>
<td></td>
<td>• Boiler</td>
</tr>
<tr>
<td></td>
<td>• Fuel Burner</td>
</tr>
<tr>
<td></td>
<td>• Fuel Storage (included replacement, modification, removal of tanks)</td>
</tr>
</tbody>
</table>

#### Inspections

<table>
<thead>
<tr>
<th>Date</th>
<th>Inspection Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 2015</td>
<td>Enforcement</td>
</tr>
<tr>
<td>December 2015</td>
<td>Development</td>
</tr>
<tr>
<td>August 2018</td>
<td>Mobile Summons</td>
</tr>
</tbody>
</table>

#### Compliance

<table>
<thead>
<tr>
<th>Date</th>
<th>Compliance Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 2016</td>
<td>Facades</td>
</tr>
<tr>
<td>August 2017</td>
<td>Boilers</td>
</tr>
<tr>
<td>September 2018</td>
<td>Elevators</td>
</tr>
</tbody>
</table>

#### Licensing

<table>
<thead>
<tr>
<th>Date</th>
<th>License Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 2018</td>
<td>Journeyman</td>
</tr>
<tr>
<td></td>
<td>• included Gas Work Qualifications</td>
</tr>
<tr>
<td></td>
<td>Welders</td>
</tr>
</tbody>
</table>
### DOB NOW Overview – 2020 Releases

<table>
<thead>
<tr>
<th>Planned Date</th>
<th>Work Types / Common Functionality</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 30, 2020</td>
<td>Cranes (Phase 1)</td>
</tr>
<tr>
<td></td>
<td>• Crane Prototypes</td>
</tr>
<tr>
<td></td>
<td>• Crane Devices</td>
</tr>
<tr>
<td>Late May 2020</td>
<td>Cranes &amp; Derricks (Phase 2)</td>
</tr>
<tr>
<td></td>
<td>• Crane Notices</td>
</tr>
<tr>
<td>Late 2020</td>
<td>General Construction</td>
</tr>
<tr>
<td></td>
<td>Foundation</td>
</tr>
<tr>
<td></td>
<td>Earthwork</td>
</tr>
<tr>
<td></td>
<td>Support of Excavation</td>
</tr>
<tr>
<td></td>
<td>Protection &amp; Mechanical Methods</td>
</tr>
<tr>
<td></td>
<td>Certificate of Occupancy (Core &amp; Shell, Temporary, Interim/Partial and Full) functionality</td>
</tr>
<tr>
<td></td>
<td>Withdrawal &amp; Supersede functionality</td>
</tr>
</tbody>
</table>
DOB NOW Overview – Future Releases

**BUILD**
- Full Demolition
- Special Construction
- Suspended Scaffold
- Builders Pavement Plan (BPP)
- Letter of No Objection (LNO)
- Property Profile Management
- Solar
- Green Roof
- Energy Code Compliance
- Site Safety, Tenant Protection
- Audits
- Cost Validation
- Legalization
- Loft Board
- Record Request / FOIL
- Subdivision
- Waterfront Properties

**INSPECTIONS**
- Cranes and Derricks
- Concrete Enforcement
- Forensic Engineering
- Temporary Amusement Rides
- Septic
- SWO, Vacate

**SAFETY**
- Violations
- Complaints
- Padlock Process
- Structurally Compromised Buildings
- Gas Piping Periodic Inspections
- Fees for No Shows / Unprepared
- Energy
- Retaining Walls
- Audits / Sweeps

**LICENSING**
- Design Professional (PE/RA)
- Lift Director
- Filing Representative
- Rigger
- Plumber
- Electrician
- General Contractor
- Hoisting Machine Operator
- Fire Suppression Contractor
- Oil Burner Installer
- Concrete Safety Manager with Labs
- Elevator Agencies
- Sign Hanger
- Portable and Stationary Engineer
- Site Safety (CS / SSC / SSM)
- Special Inspection Agency
- Owner (profiles)
Transitioning to DOB NOW: **BUILD**

- Filing structure will be modified to allow for approval and permitting of separate work types

### Current (BIS) Job Types:
- New Building (NB)
- Alteration Type 1 (Alt 1)
- Alteration Type 2 (Alt 2)
- Alteration Type 3 (Alt 3)
- Full Demolition (DM)
- Place of Assembly (PA)
- Sign (SG)
- Sub division (SC or SI)
  - Condominiums
  - Improved

### Future (DOB NOW) Job Types:
- New Building*
- Alteration*
  - Major Alt (CofO change)
  - Minor Alt
- Cranes*
- No Work
- Full Demolition

*expected availability in 2019

- Each job can have multiple filings of different work types
- Each filing will require its own approval and permits
Transitioning to DOB NOW: BUILD

- During the ongoing transition period, users will need to utilize both BIS and DOB NOW
- Filings and permits initiated in BIS will generally ‘live out’ in BIS
- DOB NOW: Build filings and permits are easily distinguishable as they begin with a letter designating the borough (BIS filing numbers are all numeric)

Job Number

- 9 Characters
- M00000001
  - Borough (M,B,X,Q,S) + 8 Digits
  - M = Manhattan, B = Brooklyn, X = Bronx, Q = Queens, S = Staten Island

Permit Number

- 13 Characters
- M00000001 - I1 - PL
  - Job Number + Filing Number + Permit Type
  - AN = Antenna, CC = Curb Cut