Overview of DOB NOW

Updated: October 2020
• 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

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

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
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

<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</td>
</tr>
<tr>
<td></td>
<td>Curb Cut</td>
</tr>
<tr>
<td>October 2017</td>
<td>Fence, Scaffold, Sidewalk Shed Sign</td>
</tr>
<tr>
<td>December 2017</td>
<td>Electrical</td>
</tr>
<tr>
<td></td>
<td>Elevator</td>
</tr>
<tr>
<td>October 2018</td>
<td>Limited Alteration (LAA)</td>
</tr>
<tr>
<td>December 2018</td>
<td>Place of Assembly (PA)</td>
</tr>
<tr>
<td></td>
<td>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>
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<tr>
<td></td>
<td>• Air Conditioning System</td>
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<tr>
<td></td>
<td>• Refrigeration</td>
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<tr>
<td></td>
<td>• Refrigeration</td>
</tr>
<tr>
<td></td>
<td>• Associated Ducts and Piping</td>
</tr>
<tr>
<td></td>
<td>• Cooling Towers</td>
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<tr>
<td></td>
<td>• Generators</td>
</tr>
<tr>
<td></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</td>
</tr>
<tr>
<td>April 2020</td>
<td>Cranes Prototypes</td>
</tr>
<tr>
<td></td>
<td>Cranes Devices</td>
</tr>
<tr>
<td>July 2020</td>
<td>Cranes Notices</td>
</tr>
</tbody>
</table>

### DOB NOW 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>

### DOB NOW Safety

<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>

### DOB NOW 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>
## Upcoming Releases

<table>
<thead>
<tr>
<th>Planned Date</th>
<th>Work Types / Common Functionality</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 28, 2020</td>
<td>General Construction - Alteration jobs (formerly Alt-2 &amp; Alt-3) only</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>Site Safety Plan</td>
</tr>
<tr>
<td></td>
<td>Tenant Protection Plan</td>
</tr>
<tr>
<td></td>
<td>Withdrawal &amp; Supersede functionality (Design Professional &amp; Licensee/Contractor)</td>
</tr>
<tr>
<td>January 2021</td>
<td>General Construction - New Buildings &amp; Alt-CO jobs (formerly Alt-1)</td>
</tr>
<tr>
<td></td>
<td>Certificate of Occupancy (Core &amp; Shell, Temporary, Interim/Partial and Full)</td>
</tr>
</tbody>
</table>
## DOB NOW Overview – Future Releases

### DOB NOW 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

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

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

### DOB NOW 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
- Alt-CO (impacts C of O)
- Alt (no impact on C of O)
- Full Demolition
- No Work
- Cranes

- 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).

![Diagram](image-url)

**Job Number**

- 9 Characters
- 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