FDNY

ANNUAL REPORT TO THE DISTRICT ATTORNEY OF NEW YORK COUNTY

CDA Inspections
CY-2011

Salvatore J. Cassano
Fire Commissioner
FDNY 2011 ANNUAL REPORT ON CDA INSPECTIONS

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This report describes the New York City Fire Department’s continuing efforts to improve its construction, demolition and asbestos abatement (CDA) inspection program and provides data on the results of those efforts. The Department remains in compliance with its agreement with the Manhattan District Attorney’s Office following that Office’s investigation into the tragic August 2007 fire at 130 Liberty Street.

Throughout 2011, the Department continued to utilize CDA inspections to ensure CDA buildings comply with the City’s Fire Codes. Among other accomplishments in 2011, the Department:

- Completed more than 25,787 inspections at CDA sites
- Audited 3,410 of those CDA inspections
- Partnered with IBM to analyze CDA business processes and developed requirements necessary to improve those processes
- Worked with the Mayor’s Office of Operation’s and DOITT to create Data Share. Data Share’s primary goal of CDA data integration is intended to improve information sharing between the CDA agencies (FDNY, DEP, DOB, and ECB) and is the next step in implementing Recommendation # 25 of the Mayor’s CDA Report. Initiated in November 2011, Data Share is expected to result in a timely and reliable information exchange to improve public safety and inter-agency coordination.

Results of Inspections

The Fire Department reports on compliance for the entire CDA building workload, which includes buildings inspected by both the Fire Prevention CDA Unit and Fire Operations’ field units. The Fire Prevention CDA Unit primarily inspects buildings 75 feet and taller that are legally required to have standpipes. Fire Operations field units are responsible for inspecting CDA buildings that are less than 75 feet in height.

As of December 31, 2011, the CDA workload consisted of 2,486 buildings. Since July 2009, 5,243 CDA buildings have returned to the regular cyclical building inspection program after construction, major alteration, or abatement work was completed, and an additional 1,425 buildings have been demolished.

Between January 1, 2011 and December 31, 2011:

- The FDNY conducted 25,787 CDA inspections:
  - Fire Operations field units conducted 21,500 CDA inspections
Fire Prevention’s CDA Unit conducted 4,287 CDA inspections and traced 2,773 stand pipes

- CDA inspections resulted in 4,244 enforcement actions:
  - 3,609 Violation Orders
  - 496 Notices of Violation
  - 139 Summonses

- Fire Operations field units conducted 376 familiarization drills on CDA buildings in the Fire Prevention CDA Unit’s workload

Current Status

As of December 31, 2011, the on-time CDA inspection compliance rate for both the Fire Prevention CDA Unit and the Fire Operations field units was 93.40% with 2,322 of 2,486 buildings in the program being inspected within the required time frame.

Separately, the compliance rates are:

- 92.82% for Fire Operations field units, with 1,990 of the 2,144 buildings in the Operations workload inspected timely; and
- 97.08% for the Fire Prevention CDA Unit, with 332 of the 342 buildings in the CDA Unit workload inspected timely.

Staffing

The Fire Prevention CDA Unit has 16 Fire Prevention Inspectors and four Supervising Inspectors. The Compliance Unit CDA Audit Group has four Fire Prevention Inspectors and one Supervising Inspector. The Fire Prevention Suppression Unit has two Fire Prevention Inspectors also conducting CDA audits.

CDA Inspection Audits

CDA Audit units from the Bureau of Fire Prevention Suppression Unit and the Department’s Compliance Unit CDA Audit Group (“CDA Compliance Unit”) perform inspection audits on randomly selected buildings. Audits include tracing standpipes, issuing enforcement actions, follow up inspections on Violation Orders, and working closely with Fire Operations and the Fire Prevention CDA Units to identify training issues and improve inspection procedures. The Fire Prevention Suppression Unit only audits inspections on buildings with standpipes that were inspected by the Bureau of Fire Prevention’s CDA Unit. The CDA Compliance Unit audits inspections conducted by both the Fire Prevention CDA Unit and Fire Operations’ field units.

Between January 1, 2011 and December 31, 2011, the efforts of the Fire Prevention Suppression Unit and the CDA Compliance Unit yielded the following results:
• 3,410 Quality Assurance (QA) random audits and follow-up inspections when required:
  o 946 Fire Prevention Suppression Unit random audits and follow-up inspections completed
  o 2,464 CDA Compliance Unit random audits and follow-up inspections completed

• 2,030 random QA audits conducted by the CDA Compliance Unit
  o 1,396 QA audits of Fire Operations’ field unit inspection sites (buildings 75 feet and taller)
  o 634 QA audits of Fire Prevention’s CDA Unit inspection sites (buildings under 75 feet tall)

• 1,226 Standpipes traced:
  o 615 by the Fire Prevention Suppression Unit
  o 611 by the CDA Compliance Unit

• 660 enforcement actions resulting from CDA audits and inspections:
  o 606 Violation Orders
  o 4 Notices of Violation
  o 50 Summonses

Enhanced Computer Tracking

The Department continues to develop a Risk-Based Inspection System (RBIS). This initiative, previously known as the Coordinated Building Inspection and Data Analysis System (CBIDAS), is a $25 million, four-year project that includes partnerships with a number of City agencies, including the Department of Buildings and the Department of Environmental Protection, with significant work being performed by IBM. During the first year of the RBIS project, the Department created a building data warehouse with access to computerized building information, data entry and reporting for Fire Operations field personnel. With IBM, the Department has also developed a ground-breaking inspection scheduling protocol using a customized and adjustable risk-assessment model that schedules CDA inspections and prioritizes inspections of the buildings with the greatest fire risk. After making a series of modifications based on feedback from Fire Operations personnel, the Department is currently piloting this application in the Bronx and Manhattan.

The second phase of the RBIS project was completed in late summer 2011. It entailed a comprehensive business process analysis and requirements review of all Fire Prevention units including those involved with CDA inspections.

During this phase, the Department and IBM worked with FDNY Fire Prevention subject matter experts to map out, analyze, and document the business processes for each of the 22 units in the Bureau of Fire Prevention. IBM also identified commonalities inherent in the inspection workflows of each of those units and recommend modifications to streamline the workflows in the future.
The Department’s ultimate objective is to consolidate all inspection activities into one comprehensive inspection tracking, scheduling, and reporting system.

Conclusion

The FDNY continues to achieve excellent results from the CDA inspection and auditing groups and looks forward to improving all fire prevention activities. These efforts have enhanced the safety of both the public and FDNY’s first responders.
93.40% or 2,322 of the 2,486 buildings currently in the program are in compliance.
92.82% or 1,990 of the 2,144 Buildings Currently In the Operations Program Are In Compliance
97.08% or 332 of the 342 Buildings Currently In the CDA Unit Program Are In Compliance.
CDA BUILDINGS COMPLETED SINCE JULY 2009
No Further Special Inspections Needed
As of December 31, 2011

- Buildings Constructed: 4,089, 61.32%
- Buildings Demolished: 1,425, 21.37%
- Buildings Abated: 443, 6.64%
- Alterations: 711, 10.66%

Data Source: BISP Discoverer CDA Inspection Report
CDA
All Buildings
as of Report Date: 31-DEC-2011

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# CDA

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OPERATION'S FIELD UNIT
FAMILIARIZATION DRILLS
CY-2011

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*Data Share: In November 2011 the FDNY began receiving CDA Buildings electronically via Data Share. The initial data load included buildings that had been pending transfer during September and October and buildings that did not meet the CDA inspection criteria. The numbers will decrease as these buildings are more closely examined and the Data Share transfer parameters are refined.

Data Source: Oracle Data Warehouse/Discoverer/CDA Inspection Report
*Data Share: In November 2011 the FDNY began receiving CDA Buildings electronically via Data Share. The initial data load included buildings that had been pending transfer during September and October and buildings that did not meet the CDA inspection criteria. The numbers will decrease as these buildings are more closely examined and the Data Share transfer parameters are refined.

Data Source: Oracle Data Warehouse/Discoverer/CDA Inspection Report
### SUMMARY OF AUDIT AND INSPECTION ACTIVITIES

Cumulative Summary CDA FP Suppression Unit Audits and Inspections – JANUARY 1, 2011 TO DECEMBER 31, 2011

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Cumulative Summary CDA Compliance Unit Audits and Inspections – JANUARY 1, 2011 TO DECEMBER 31, 2011

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1/1/2011 - 12/31/2011

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Calendar Year Summary of all Inspections by Compliance / CDA

- Total Audits (OPS+CDA): 2030
- Total Inspections: 434
- Total Violation Orders (VO) Issued: 390
- VOs Cured: 377
- VOs Still Active: 0
- Number of Summons (VOs Overridden and Non VO Affiliated): 16
- Number of NOVs: 4
# CDA Compliance Unit Summary of Critical Elements

1/1/2011 - 12/31/2011

## Number of Fire OPS VOs Entered by CDA Compliance = 323

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<td>7</td>
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## Number of FPCDA VOs Entered by CDA Compliance = 67

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Total Number of VOs Issued by Compliance CDA Inspectors as of 12/31/2011 = 390