

BROOKBRIDGE NEWS

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In This Issue

FYI Let's Think Green	1
Principals Corner	1
Special Points of Interest	1
Calendar of Events	2
Q-&-A	2
About Us	2

Special points of interest:

- All Licensed Professionals must register with the DOB
- New Building Code may affect Public Assemblies—Details in next month's issue.
- [New Protocol for tower cranes](#)

Check out our
Web Site:

www.brookbridgeinc.com

FYI LET'S THINK GREEN

A couple of years ago, the department of buildings and Federal Government came out with some guidelines and laws that should be followed when designing and constructing new, large scale buildings. [Local Law 86/2005](#) tackles 4 key areas during the design/build process. As expected, the boiler, HVAC, lighting and plumbing systems are all addressed in this law. The government's contribution is to give tax credits and deductions for certain items that are put in place when building a new structure ([The Energy Policy Act of 2005](#)).

Although, these items addresses the construction of new buildings that fall into certain size parameters, it might be prudent to look at other ways that we can reduce our green house footprint in existing buildings as well. It is worth noting that the government may give tax benefits

for replacing older, less efficient systems with new, energy efficient systems that use renewable energy sources. Adding one or more of these systems could substantially increase the bottom line for an existing building. Additionally, updating recycling practices could reduce costs and ultimately reduce the carbon footprint.

In keeping with the "Green" theme, homes are a major supplier of the carbon footprint. [The U.S. Department of Energy](#) has some guidelines on reducing this footprint for [homes](#) and [business](#). Take look at their web site and help spread the word - "Think Green"



PRINCIPALS CORNER SPRING CLEANING!

By: Bob Silvestri—CEO

2008 is on target to be a most memorable year. The pending Presidential election is certainly going to be one of historical significance, the sub-prime mortgage collapse, the downfall of Baer Stearns, unprecedented gasoline prices and gold at over \$1,000.00. /ounce. What does any of this have to do with the New York City Department of Buildings and the building code? Sadly, we have witnessed some rare fatalities linked to non-compliant building code incidents relative to faulty cranes (directly related to improper inspections and sign offs at the New York City Department of Buildings). We can be

certain that due to the credit crunch, uncertainty of the pending election, a huge budget deficit, that lenders, risk managers and Landlords will all be focused on having their properties in a compliant state with all regulating authorities. Since 1990 New York City has electronically kept tract of all permitted construction jobs and given the recent number of incidents they will be extremely focused on assuring that all jobs are signed off (meaning that they have been completed in a code compliant manner). However, the reality is that thousands of permitted jobs have not been signed off and there is a great deal of potential exposure relative to the state or question of compliance. With the influx of money from REIT'S, Foreign Banks and Governments all Landlords are being held to a more scrutiny than ever before.

Therefore, now more than ever "Spring Cleaning " of all permitted jobs should be

addressed to prevent delays in refinancing, selling, purchasing or leasing properties due to the potential risk of having multiple potential violations on all permits left without sign offs. It is critical to be pro-active and commence with a Spring Cleaning to bring all of your properties to a position of good standing with all previously permitted jobs closed out and signed off. The process is a labor intensive, administrative and tedious process but once completed will position your property to clearly be at the head of the class when it comes to being code compliant. This will take a cooperative effort amongst your code consultant, licensed professionals, sub-contractors and various City Agencies and the time is now.... Start your Spring Cleaning !

UPCOMING EVENTS

[April 16](#) – [Trends in New York City Land Use and Real Estate Development](#)

[April 17](#) – [New York Society of Architects](#) will hold its 29th Technical forum.

[April 21](#) – The new PW1-C (Boiler Application) will be accepted at the DOB

Please Mark Your Calendar!

April 2008						
Su	Mo	Tu	We	Th	Fri	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Q - & - A

Question: Do I need to provide a sidewalk bridge or shed when replacing windows in my building?

Answer: Yes, based on section [C 27-1021 \(a\) 5](#) (see page 5 of the report); protection of the public is intended. The Manhattan Borough Office, in practice has been requesting sidewalk sheds when windows are being replaced for other than six stories residential buildings. It means that even for residential buildings more than six stories a sidewalk shed is needed. However the owner of the building can further discuss with the Borough Commissioner's office and suggest alternative barrier safeguards which could carry the intent of the law.



ABOUT US...

Brookbridge is entering its third decade of providing informed & expert knowledge in the procurement of all required approvals including the vast and complicated web of regulatory agencies that govern the development, construction, ownership, occupancy and maintenance of commercial and residential property in the Metropolitan Area and Jersey City. The

Company applies a pro-active management phi-

The Company applies a pro-active management philosophy focused on identifying and meeting deadlines.

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pert staff is poised to meet all of the various regulating authorities requirements including, but not limited to the New York City Department of Buildings, the Fire Prevention Bureau, Department of Transportation, City Planning Commission, Board of Standards and Appeals, Landmark Preservation and the Environmental Protection Agency.

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Value and Integrity*