

BROOKBRIDGE NEWS

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Check out our New Web Site:
www.brookbridgeinc.com

A Look to the Future

Enforcement of the New New York City Codes

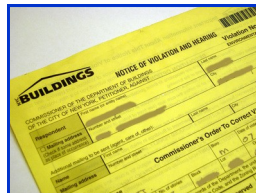
The Buildings Department worked with more than 400 volunteers from industry, real estate, labor and government who dedicated their time to streamline and modernize New York City's 1968 Building Code and Electrical Code. The result: the new NYC Construction Codes. Initially known as Intro 578-A, the new Building Code, Mechanical Code and Administrative Provisions became Local Law 33/2007 when Mayor Bloomberg signed them into law on July 3, 2007. The Department of Buildings will enforce the new law based on the time line below:

- May 2007—Submittal
- June 2007—Enactment
- July 2008—Effective
- July 2009—Mandated

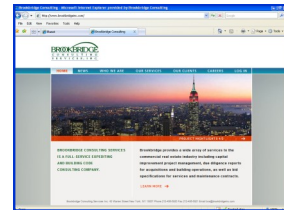
FYI

ONE STEP FORWARD...

Recently the DOB has implemented a new system whereby they scan all new applications and host the documents online. The physical DOB folders are now essentially repositories for the drawings because they do not have the capability to scan the drawings at this time. This is a sign of the times to come as NYC is committed to streamlining and forging ahead with technological advances. However, this will be a multi-year process and until they have the ability to scan all documents, it is more important than ever that the property owner and or their representative have the capability of electronically archiving all compliance and approvals procured from NYC agencies. For example, a critical document that they will NOT be scanning has to do with Reconsiderations. A reconsideration is a decision rendered by a borough commissioner waiving certain conditions or accepting an alternative means of compliance with the building code. It is essential to have any and all reconsiderations available at all times as failure to do so may cause a building inspector to write a violation during a routine visit. Essentially, the burden of proof is with the building to demonstrate that a "recon" is available for an exiting non-compliant condi-



tion. Until recons are put on the electronic database system at the City, this situation can be a stressful one, at best, and may result in fines and/or closures if the situation is deemed unsafe.



Luckily, this change coincides with the launch of Brookbridge's proprietary new online database PLANET. Our new system allows subscribers to access every filing we have performed for your building(s). You will be able to determine accurately where a filing is, who owes what to whom, and many other crucial details pertaining to work in your building. Additionally, we have the ability to host base building drawings and critical documentation—such as reconsiderations—online for retrieval any time, day or night.

In the future, we are sure that the Department of Buildings will eventually have the capability of electronically uploading and storing these important document. In the mean time, our new online system allows for the storage of these and other valuable documents that are available around the clock.

PRINCIPALS CORNER

A PERSPECTIVE ON CHANGE

By: Bob Silvestri—CEO

Over the past few years there have been numerous changes to the NYC building code in both a technical and administrative sense. Change can often be confusing, stressful and clumsy as we are all creatures of habit. However, remaining stagnant is a poor option. When one considers how many millions of square feet are being built, altered, demolished and

occupied throughout the 5 boroughs, NYC can be very proud of it's low number of construction related accidents. Even more impressive is the remarkably low number of personal and property damage in hi-rise properties. I believe that this speaks volumes for the NYC Building Code and the administrative review process that assures compliance. It may take a few days to a couple of

weeks longer to get a job started but when you consider the ultimate result of occupying a safe and legal occupancy it is well worth the wait. The key to the success of a timely alteration is to plan well enough ahead to meet all of the regulatory requirements and realize that in the long run the NYC Building Code is a great model for all.

SIDEWALK SCAFFOLDING IS ON THE DOB RADAR

Based on recent sidewalk shed and scaffolding accidents, the Department of Buildings has put together a task force to begin inspecting at least 1,500 of these structures. These inspections are the first step in the Department's new Safety Analysis and Field Evaluation (SAFE) Scaffold & Shed Initiative. This is a comprehensive package of increased enforcement, operational and regulatory initiatives, and design improvements to increase scaffold

and sidewalk shed safety in the five boroughs.

Since May 2007, when an initial progress report was delivered, the Buildings Department, OSHA and the Mayor's Office of Immigrant Affairs have worked together to implement 12 of the 13 recommendations from the City's strategic plan to improve scaffold safety. To learn more about construction safety regulations and worker training requirements, visit the [Construction Safety](#) section of

the Buildings Department website or view the [Progress Report](#) (37 kb) on implementation of the [Scaffold Task Force's Report](#) (772 kb pdf). Click here to read the [DOB News Release](#) for the full report.



Q - & - A

Question: What are the consequences of working without a permit?

Answer:

If construction work is performed without a permit, the owner of the building, as well as the individual or company who performed the illegal work, may be subject to violations, summonses, court appearances and fines.

In addition, there may be the imposition of an additional civil penalty when plans to legalize the work are filed and a permit is sought. Civil penalties are 14 times the amount of the filing fee with the minimum being \$5000 for a building other than 1 & 2 family homes.

Stop Work Orders can also be issued which will not only stop all work on the site but will prevent or delay all future permits from being issued for any other work in the building. Violations and Stop Work Orders issued for working without a permit are discovered either as a result of a complaint, a scheduled inspection for an application, a review of previously issued violations or a sweep performed by city inspectors.

Working with an expired permit is considered the same as working without a permit and are also subject to violations and penalties.

Editor's Note: We would like to hear from you. If you have a question you would like answered here, please email it to bcs@brookbridgeinc.com.

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

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losophy focused on identifying and meeting deadlines. The Company's ex-

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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*The Place To Go for
Value and Integrity*