

DOB ISSUES MONTHLY ENFORCEMENT BULLETIN

Report Highlights DOB Enforcement Outcomes from August 2025 to Deter Bad Actors and Keep New Yorkers Safe

New York, NY – The New York City Department of Buildings released its enforcement bulletin for August 2025, which provides highlights of the agency's actions to sanction and deter bad actors in the construction industry through the enforcement of safety laws and codes of conduct. Today's bulletin includes summaries of DOB-imposed disciplinary actions, including penalties, license suspensions, and revocations.

The actions below represent a portion of DOB's overall work to enforce the City's building codes and safety laws, in addition to the thousands of inspections conducted and violations issued by the agency each month for illegal building and construction conditions.

DOB completed several major enforcement actions in August, including:

- 10 violations and \$145,000 in penalties imposed for failure to safeguard construction sites at 10 locations.
- 25 violations and \$559,500 in penalties, including daily penalties, imposed for illegal building alterations at 3 locations.
- 4 violations and \$30,750 in penalties, including daily penalties, imposed for illegal transient use at 1 location.

Below are individual enforcement highlights for August 2025:

Construction and Design Professionals

- DOB's Special Enforcement Team (SET) audited nine professionally certified applications submitted by Professional Engineer Andrew Goodrich and found major code non-compliances, including filing Alteration Type 2 applications despite proposing changes in use, egress, and/or occupancy, which require Alteration Type 1 applications for a new or amended Certificate of Occupancy; failure to provide kitchenette with a window or with mechanical ventilation; proposing tenant protection plans that do not sufficiently detail the specific units that are or may be occupied during construction; failure to provide bathrooms and toilet rooms with mechanical exhaust with discharge locations to the outdoors; and various other violations of code and rules, including the Zoning

Resolution, Building Code, and Administrative Code. Based on the audits, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges, which the Engineer agreed to.

- SET audited six professionally certified applications submitted by Registered Architect Zhenhuan Xu and found major code non-compliances, including filing Alteration Type 2 applications despite proposing changes in use, egress, and/or occupancy, which require Alteration Type 1 applications for a new or amended Certificate of Occupancy; proposing plans that fail to provide fire protection based on the building classification listed on the certificate of occupancy; proposing plans that do not provide habitable rooms with natural light; proposing plans that fail to details and dimensions of new interior stair; and various other violations of code and rules, including the Zoning Resolution, Building Code, and Administrative Code. Based on the audits, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges, which the Architect agreed to.
- Following SET audits of seven professionally certified applications submitted by Professional Engineer Mohammad Billah that presented major violations of Code and Rules, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges for multiple failed audits, which the Engineer signed on December 9, 2021. Subsequently, the Engineer was subject to an internal SET audit of applicants who had surrendered Directive 14 final inspection privileges. SET discovered that while his privileges were surrendered, the Engineer submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of thirty (30) Directive 14 final inspections. SET filed a petition at OATH for false statements and before trial, and the Engineer signed a Stipulation of Settlement that included a two-year voluntary surrender of all filing privileges and permanent voluntary surrender of Professional Certification and Directive 14/Final Inspection privileges, which took effect on August 13, 2025.
- Following SET audits of 15 professionally certified applications submitted by Professional Engineer Rafi Hamid that presented major violations of Code and Rules, SET offered a voluntary surrender of Professional Certification and Directive 14 privileges for multiple failed audits, which the Engineer signed on May 10, 2022. Subsequently, the Engineer was subject to an internal SET audit of applicants who had surrendered Directive 14 final inspection privileges. SET discovered that while his privileges were surrendered, the Engineer submitted TR-1: Technical Report Statement of Responsibility forms to certify performance and sign-off of three dozen Directive 14 final inspections. SET filed a petition at OATH for false statements and before trial, the Engineer signed a Stipulation of Settlement that included a two-year voluntary surrender of all filing privileges and

permanent voluntary surrender of Professional Certification and Directive 14/Final Inspection privileges that took effect on August 1, 2025.

- DOB disciplined Construction Superintendent Ah Lan Chui for failing to note accurate arrivals/departures on logs, among other log discrepancies, and for allowing a mechanical demolition that had not been approved. The Superintendent agreed to a \$9,000 fine, a six-month suspension, and three years of probation.

Bronx

- \$15,000 in penalties sustained against Riverdale Development LLC for violations recorded at 3657 Johnson Avenue. DOB inspectors issued violations for failure to safeguard the public and property after observing a penthouse balcony with a large unsecured structure, creating a flyaway hazard during windy conditions.

Brooklyn

- \$69,300 in penalties imposed on 724 Management LLC for violations recorded at 4402 3rd Ave. DOB issued violations for to the property owner for acting as an outdoor advertising company without registration after observing two large advertising signs displayed on the property without permits and within view of the Gowanus Expressway.



- \$10,000 in penalties sustained against Galaxy Developers LLC for violations recorded at 625 Fulton Street. Inspectors issued violations for failure to safeguard the public after a ramp designed to cover the water hose in the public

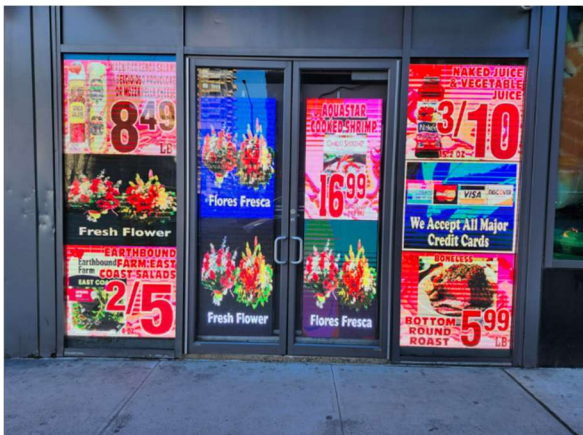
right of way was observed to be inadequate, leading to the injury of a scooter rider.

- \$10,000 in penalties imposed on Breeze National Inc. for violations recorded at 15 Hudson Avenue. DOB inspectors issued violations for failure to safeguard the work site after a worker injured his ankle during steel burning operations, and inspectors observed that bracing and other stabilization means to support demolition operations were inadequate.
- \$10,000 in penalties imposed on JSB Works Inc. for violations recorded at 2067 Pacific Street. DOB inspectors issued violations for failure to safeguard the public and property after construction operations led to bricks falling on adjacent property, as well as damage to the shared party wall.

Manhattan

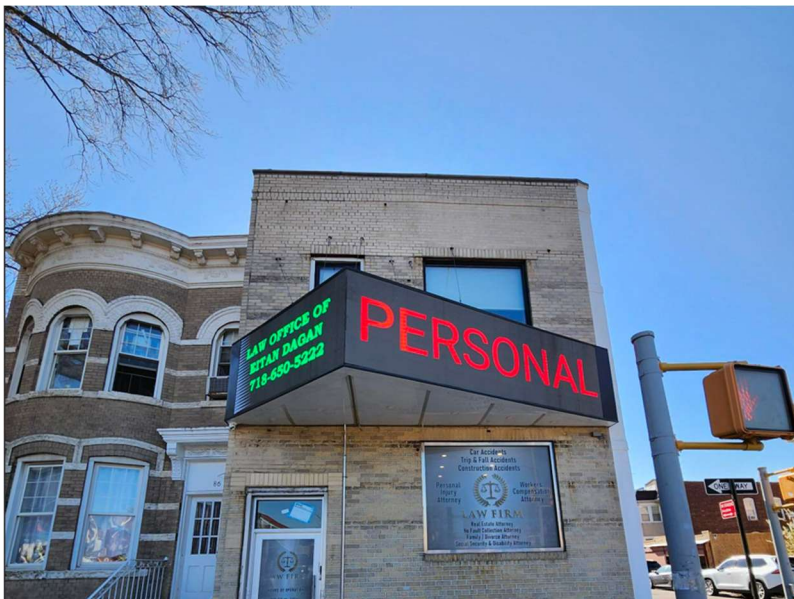
- \$250,000 in penalties imposed on Montgomery Trading LLC for violations recorded at 933 8th Ave. DOB inspectors issued violations for illegal conversion after observing that an apartment on the third floor had been converted into a five-unit dwelling by the addition of four Single Room Occupancies (SROs) with key locking devices. Inspectors also issued violations for work without a permit, and issued safety violations for lack of adequate light and ventilation, lack of secondary means of egress, and lack of required fire alarm system and sprinklers.
- \$123,250 in penalties imposed on 418 W 51 LLC for violations recorded at 418 W 51st Street. DOB issued violations for illegal conversion and work without a permit after the four-unit multiple dwelling was converted to an eight-unit by the addition of Single Room Occupancies (SROs). Inspectors also issued violations for work without a permit, and issued safety violations for lack of adequate light and ventilation, lack of secondary means of egress, and lack of required fire alarm system and sprinklers.
- \$30,750 in penalties imposed on Malneut Realty Corp. for violations recorded at 203 Canal Street. DOB inspectors issued violations for illegal conversion after a unit was determined to be used for short-term rentals. DOB also issued violations for work without a permit, and issued safety violations for lack of adequate light and ventilation, lack of secondary means of egress, and lack of required fire alarm system and sprinklers.

- \$30,000 in penalties imposed on Atlas Construction of NY for violations recorded at 90 Gansevoort Street. DOB inspectors issued violations for failure to safeguard job site after a 10' x 2' section of façade dislodged during façade operations and landed on a parked car, injuring the car and driver.
- \$27,500 in penalties imposed on Total Builder Construction for violations recorded at 113 South Street. DOB inspectors issued violations for failure to safeguard the public and property after inspectors observed a 40'-high pipe scaffold in the rear yard that was improperly installed, causing the scaffold to dislodge and fall into an adjacent property.
- \$25,000 in penalties imposed on Platinum Services NY LLC for violations recorded at 90 John Street. DOB inspectors issued violations for failure to safeguard the public after debris on planks dislodged and fell onto the street during scaffold removal.
- \$10,000 in penalties imposed on Milestone Construction Co for violations recorded at 132 West 28th Street. DOB inspectors issued violations for failure to safeguard the job site after a worker was injured during removal of barrier with chain link fence, and inspectors were informed that the dangers associated with this operation were not discussed in the pre-shift meeting.
- \$10,000 in penalties imposed on Northeast Specialist Group for violations recorded at 219 East 42nd Street. DOB inspectors issued violations for failure to safeguard the public after pieces of chimney under demolition fell on a delivery truck, with inspectors determining that the required debris netting was not in place.
- \$2,500 in penalties imposed on 765 Amsterdam Avenue LLC for violations recorded at 733 Amsterdam Ave. DOB issued violations for flashing illuminated signs that are prohibited in the C2-8 district.



Queens

- \$60,000 in penalties imposed on Meiko Group LLC for violations recorded at 36-24 169th Street. DOB inspectors issued violations for illegal conversion after observing more than the legally authorized number of dwelling units in the building which were being occupied for transient use. Inspectors also issued safety violations for lack of adequate light and ventilation, lack of secondary means of egress, and lack of required fire alarm system and sprinklers.
- \$10,000 in penalties imposed on Shalbo Construction Group for violations recorded at 95-25 Waltham Street. DOB inspectors issued violations to the contractor after observed no Site Safety Manager (SSM) on the active new building job site, and a review of the logbook revealed that the SSM had not been on site for several days.
- \$10,000 in penalties imposed on NB Owners Corp. for violations recorded at 139 35th Ave. DOB inspectors issued violations for supplying a material false statement to the Department after a Certificate of Correction was filed stating that a sidewalk shed had been erected at the site, and the inspection revealed this statement to be untrue.
- \$4,640 in penalties imposed on 86-52 Woodhaven LLC for violations recorded at 86-52 Woodhaven Blvd. DOB inspectors issued violations for a flashing advertising sign that is prohibited in the residential district, or for electrical work performed without a permit.



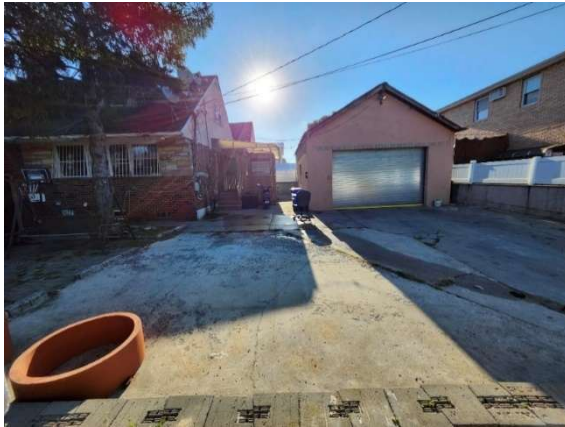
- A closure petition was filed at OATH trials for 32-19 through 32-37 Linden Place, after inspections observed use of a contractor's yard, commercial truck storage, junk salvage storage and boat storage in a vacant lot in an R6 residential district.



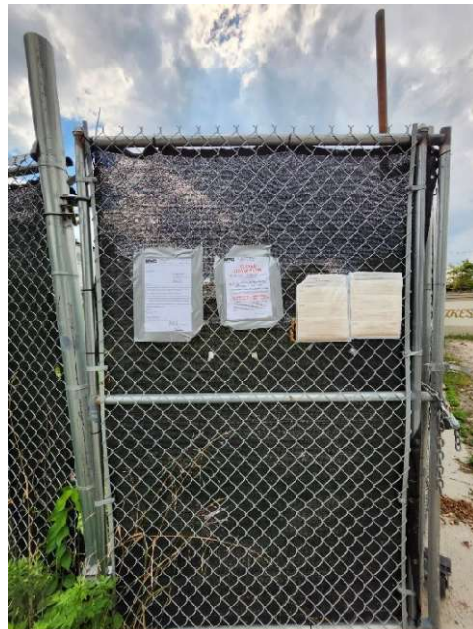
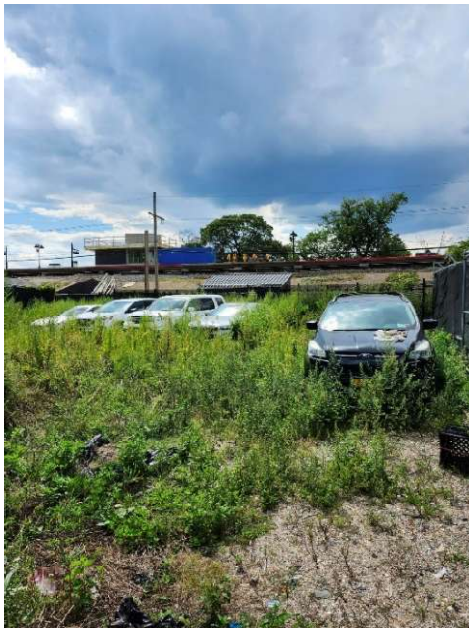
- The owners of 50-09 217 Street discontinued use of their property for dead storage of motor vehicles in an R2A residence district. After receiving warning letters and violations for illegal auto repair in the backyard and driveway of one family home, the property owner had the tenant remove all vehicles without valid license plates and registration. Below are photos of the corrected conditions.



- The owners on 130-05 125 Street discontinued illegal use of commercial vehicle storage and a building materials yard in an R3-2 residence district. After receiving padlock warning letters the property owner removed the illegal conditions. Below are photos of the corrected conditions.



- Department of Buildings executed a closure order at 116-22 Lovingham Place for dead storage of motor vehicles in a residence district following a prior period of compliance by property owner.



- The property owner of 220-21 Hempstead Avenue signed a stipulation agreement to remove the illegal storage of storage of trucks on their property located in a residence district by November 30, 2025.



Staten Island

- \$10,000 in penalties imposed on Jaspreet Singh for violations recorded at 521 Van Duzer Street. DOB inspectors issued violations for failure to safeguard after inspectors observed a non-code compliant supported scaffold at the job site that was missing toe boards, mid rails and not fully planked, with the leading ladder to scaffold not fully tied off.

- \$6,250 in penalties imposed on 4949 Arthur Kill Road LLC for violations recorded at 4949 Arthur Kill Road. DOB inspectors issued violations for operating as an outdoor advertising company without registration, and for having prohibited signs on a construction fence.

