Brooklyn Industry Meeting – In person

October 26th, 2023 at 2:00 PM

Additional information

- DOB NOW Build Release Notes link below for important updates and information.

https://www.nyc.gov/assets/buildings/pdf/dob_now_build_release_notes.pdf

- CCD1, ZRD1 and 2nd Plan Exam Reviews will be live in DOB NOW Build on October 30th, 2023.

- City of Yes – City Planning Initiative – Economic Opportunity - ZEO

https://www.nyc.gov/site/planning/plans/city-of-yes/city-of-yes-economic-opportunity.page

- DOB NOW Build applications can be submitted before LPC approval by requesting deferral of LPC approval prior to DOB approval under the "Documents" tab, select the Action drop down for the Landmark Approval and select "Request Deferral"

- When submitting a waiver of items for CO request, you must submit the CO application with the waiver request in order for the waiver to be reviewed by DOB. The application will not be considered QA fail, upon submission the waiver request will show "pending waivers" and DOB staff will review internally.

- Only buildings that are on the State or National Historic Register are exempt from Energy Submission, buildings in a Landmark/historic district are NOT exempt.

1. Recently I have been asked by attorneys to provide records showing the sign offs for the different inspections (construction, plumbing, electrical etc.). This is for them to arrange for closings dates, renew loans, or any other reasons. DOB NOW program does not specify "sign off" for any inspections (as the BIS system does) it only shows "INTERIM" which is a computer language that nobody outside of our industry understands or knows that it means signed off. Can this be revised somehow and be more simplified? The same as we had the required items list on BIS clearly showing SIGN OFF.
    Response #1:
    Unknown.

2. When working on an LPC project, can we file multiple GC work types under the same job number as subsequents? One GC app would be for exterior work that requires a public hearing and has a long lead time, and the second GC app would be for interior work that can be approved at staff level. This would allow the owner to start a portion of the work earlier and complete the renovation sooner.
    Response #2:
    Yes, you can have multiple GC filings as subsequents.

3. An existing 2-story four-family Class 4 (wood frame) attached building has ordinary use in the cellar - can I combine the cellar with the 1st floor apartment, if a fire-rated door is provided between the 1st floor and cellar.
    It is acceptable for Class 3, but with frame I'm somewhat unsure.
    Response to #3:
    The required construction of said stair depends on the MDL Classification (assuming either a Old Law Tenement Art.7 or Converted Dwelling Art.6 since a wholly New Law Tenement would have been prohibited)

    As a reminder the creation of additional "rooms" (i.e living rooms) anywhere in the building would be contrary may contrary to MDL 56 (2 & 5). Cellar use of frame building for living accommodation will be a prohibited increase in bulk (floor area) if that is what is meant by "combine cellar with 1st floor apartment."

    More information needed. Please submit a predetermination.

4. Do you need to file an Alt-CO for a one- or two-family building when installing a roof deck if the existing roof structure is to remain and a new steel support structure is installed over the roof (load bearing wall to wall) to support decking material to be used as an occupied recreational deck for the occupants? Can this be filed as an alteration GC

application as per BB 2018-002 item E. since the existing structure of the roof would remain (no change to existing live loads) and a new steel beam support structure would be installed for the decking material?

Response to #4:

An Alt CO application is required because the proposed structural work would not meet condition #4 of Part E of Buildings Bulletin 2018-002 which states "Such conversion does not require structural alterations to increase the live loads capacity so as to trigger a revision to the live loads stated on the most current C of O,…"