



Top News

Construction Superintendents
are Limited to Three Jobs

All new Suspended Scaffold
filings will be required to be
submitted in DOB NOW: Build.

Annual Parapet Observation

Welcome 2024!

As we enter the new year, we are thrilled to share the latest updates related to service notices from NYC Buildings.

Our training team has successfully implemented a new training calendar which meets your needs.

Please visit citysafetycompliance.com for the latest list of training classes.

Wish you have a safe new year.



Service Notice

Local Law 149 of 2021: Construction Superintendents are Limited to Three Jobs

Beginning January 2, 2024, the Department of Buildings will not issue a permit if the Construction Superintendent (CS) designated on the permit application is already designated on 3 or more active permits.

Local Law 149 of 2021 provides that, beginning on January 1, 2024, an individual may not be designated as the primary construction superintendent for more than 3 jobs. This is a change from the current limitation of 5 jobs. Construction superintendents who are designated on more than 3 active jobs must choose which jobs to withdraw from to reduce their total jobs to three. If one of the jobs for which the CS is designated as a primary Construction Superintendent is on a building that meets the definition of a major building, the individual may only be designated as the primary CS for that job and may not serve as the primary CS for any other job. To reduce the total number of jobs on which the CS is designated:

Withdraw a CS from a Permit

For DOB NOW jobs, the CS selects Withdraw Site Safety Stakeholders from the Filing Action column on the Work Permits dashboard. For BIS jobs, the CS requests to be withdrawn from a permit by submitting a signed letter of intent to withdraw to the Borough Commissioner's Office.

Change the CS on a Permit

For DOB NOW jobs, the permit applicant renews the permit with change at any time. For BIS jobs, the permit applicant renews the permit with change by dropping off a PW2 at the Borough Office. Permit renewals with change cannot be processed in eFiling.

Release Site Safety Requirements (Release the CS)

Review the July 8, 2022 Service Notice for the process for requesting site safety release. For assistance, submit an inquiry via the DOB Help Form at nyc.gov/dobhelp.

Service Notice

DOB NOW: Build to Launch Suspended Scaffold Work Type

Beginning November 15, 2023, all new Suspended Scaffold filings will be required to be submitted in DOB NOW: Build. This applies to applications that are currently submitted using either the CD5 or PW1 form.

Suspended Scaffolds in DOB NOW

To file for a suspended scaffold in DOB NOW, select the new Suspended Scaffold (SC) work type and subcategory Suspended Scaffold or Industrial Rope Access. Depending on the scope of the work, the applicant of record can be a licensed Rigger, a licensed Sign Hanger, or a Registered Design Professional (PE/RA). Only a PE/RA can select Filing Review Type Professional Certification.

Notifications of Installation & Removal

Required notifications of installation and removal of the suspended scaffold will be submitted in DOB NOW. Select +Notifications, Suspended Scaffold, and enter the DOB NOW or BIS Job Filing Number or the CD5 application (SR) number or proceed without a job filing number if a permit exception in Building Code 3314.2 applies.

CD5 Suspended Scaffolds Filed Prior to DOB NOW Launch

The following will apply to suspended scaffolds filed prior to the DOB NOW launch:

CD5 Suspended Scaffolds Filed Prior to DOB NOW Launch

The following will apply to suspended scaffolds filed prior to the DOB NOW launch:

CD5 Application Status as of November 15, 2023	On & After November 15, 2023
Objections/Disapproved	Follow the current CD5 process
CD5 Permit issued or renewed after November 2022	File amendments, renew permits, and submit notifications in DOB NOW
CD5 Permit expired before November 2022	Refile in DOB NOW

Service Notice

REQUIREMENT: Annual Parapet Observation

Beginning January 1, 2024, owners of buildings with parapets fronting the public right-of-way (a public street, avenue, sidewalk, roadway, or any other public place or public way), regardless of height, are required to have an annual observation of the building's parapet performed. See NYC Administrative Code §28-301.1.1 and Title 1 of the Rules of the City of New York §103-15.

Exceptions

- detached one- or two-family homes
- buildings with a fence or other barrier preventing access to the exterior wall.

Who Can Perform the Observation

A person competent to inspect parapets can perform the observation. This includes, but is not limited to a bricklayer, building superintendent, handyman, mason or a person in a similar construction-related trade, a NYS-licensed architect or engineer, a NYS-authorized building inspector or an inspector working for a NYS-authorized insurance company, or any other individual capable of identifying hazards on the parapet.

Report Requirements

The person performing the observation or the owner in consultation with the person performing the observation is required to prepare a report of the observation. Owners must maintain the observation reports for at least 6 years and make the reports available to DOB upon request. Review 1 RCNY §103-15 for more information about the observation and report requirements.

Hazardous or Unsafe Conditions

If hazardous or unsafe conditions are identified during the observation:

- the person performing the observation must immediately notify DOB by calling 311 and emailing parapets@buildings.nyc.gov
- the owner must immediately install public protection, such as erecting sidewalk sheds, fences, and safety netting to secure the safety of the public, and have the unsafe condition remedied. The public protection must remain in place until the unsafe condition is remedied.
- If a sidewalk shed needs to be installed, the applicant for the sidewalk shed filing in DOB NOW will answer YES to the new question on the Sidewalk Shed Scope of Work, Is the sidewalk shed related to the required periodic observation of the building's parapet (1 RCNY §103-15)?

The unsafe conditions must be corrected within ninety (90) days from the notification to DOB. Additional Information

Visit the [Parapets web page](#) and [Parapet FAQs](#) on DOB's website for more information.



Careers Page is Live!

City Safety Compliance is actively recruiting skilled and experienced professionals for a range of positions within our organization. We are currently seeking candidates for roles such as Site Safety Manager, Site Safety Coordinator, Construction Site Fire Safety Manager, and Construction Superintendent.

Visit:

citysafetycompliance.com/careers

Upcoming Training

- [30-Hour OSHA Construction Outreach](#)
- [10-Hour OSHA Construction Outreach](#)
- [8 Hour Fall Protection Site Safety Course](#)
- [32 Hour CSC Card Supervisor Course](#)
- [30 Hour Concrete Safety Manager Course](#)

For more upcoming training classes please visit

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