STATE OF NYC
NEIGHBORHOODS
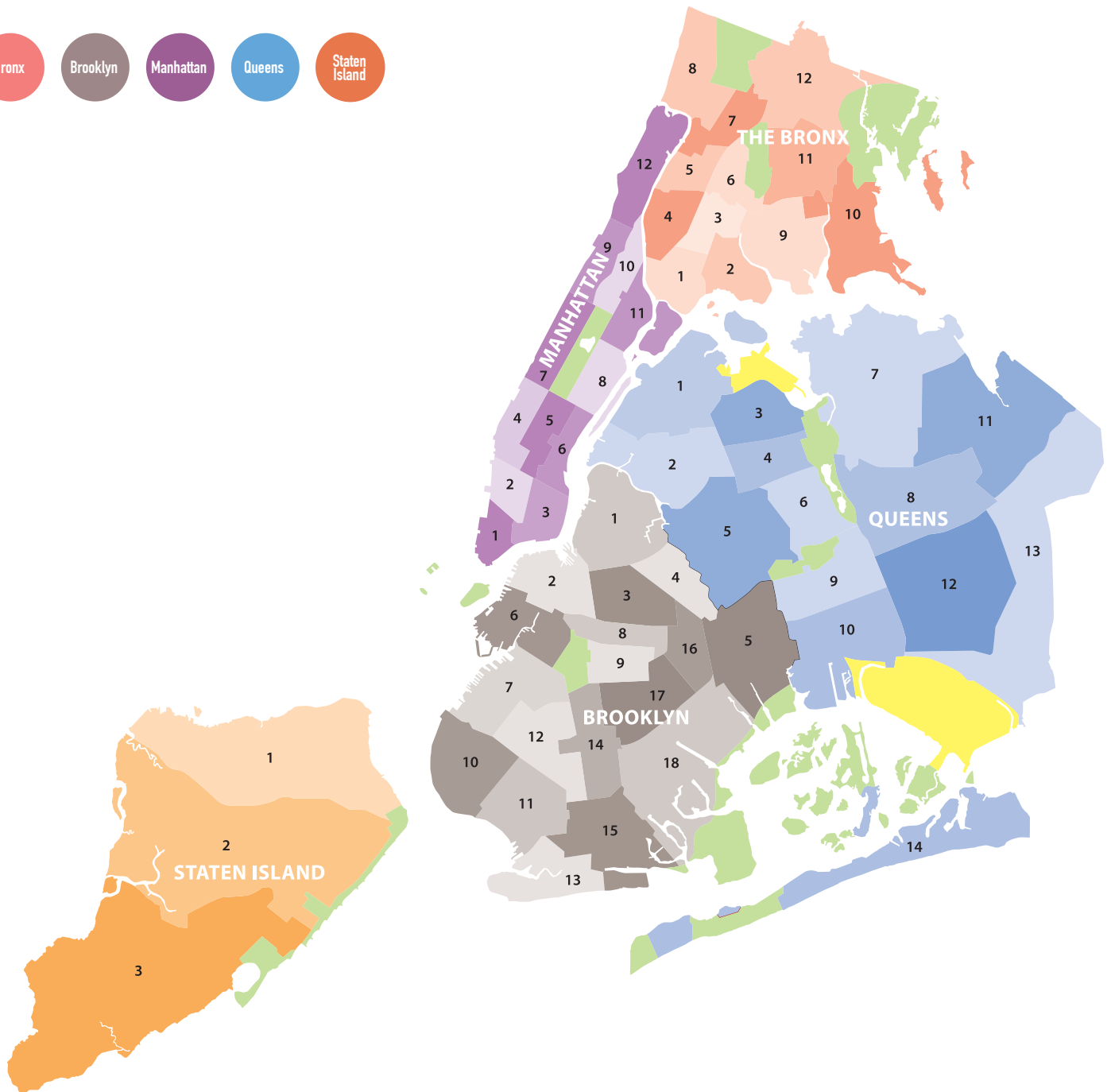
ARE DOB-ECB VIOLATIONS INCREASING?

A Closer Look at Ongoing Enforcement
with DOB Compliance Data

siteCOMPLI®

MAP OF NYC COMMUNITY BOARDS

Bronx   Brooklyn   Manhattan   Queens   Staten Island

THE BRONX

8 12 7 11 5 6 4 3 9 10 1 2

MANHATTAN

12 9 10 11 7 8 4 5 6 2 3 1

QUEENS

1 3 7 2 4 11 6 5 8 9 10 12 13 14

BROOKLYN

1 2 3 4 6 8 9 16 5 7 17 12 14 18 10 11 15 13

STATEN ISLAND

1 2 3

LEGEND

THE BRONX

1	Mott Haven, Port Morris, Melrose
2	Longwood, Hunts Point
3	Claremont, Crotona Park, Concourse Village, Morrisania
4	Concourse, Highbridge
5	University Heights, Morris Heights, Mount Hope, Fordham
6	Belmont, Bathgate, West Farms, East Tremont
7	Norwood, University Heights, Bedford Park
8	Riverdale, Spuyten Duyvil, Van Cortlandt Village, Kingsbridge, Kingsbridge Heights, Fieldston, Marble Hill
9	Parkchester, Unionport, Soundview, Castle Hill, Bruckner, Harding Park, Bronx River, Clason Point
10	Co-op City, City Island, Throgs Neck, Westchester Square, Pelham Bay, Locust Point, Silver Beach
11	Morris Park, Pelham Parkway, Pelham Gardens, Allerton, Bronxdale, Laconia, Van Nest
12	Edenwald, Wakefield, Williamsbridge, Woodlawn, Fish Bay, Eastchester, Olinville, Baychester

BROOKLYN

1	Williamsburg, Greenpoint
2	Brooklyn Heights, Dumbo, Vinegar Hill, Fulton Mall, Boerum Hill, Fort Greene, Brooklyn Navy Yard, Fulton Ferry, Clinton Hill
3	Bedford-Stuyvesant, Stuyvesant Heights, Ocean Hill
4	Bushwick
5	East New York, Cypress Hills, Highland Park, New Lots, City Line, Starrett City
6	Red Hook, Carroll Gardens, Park Slope, Gowanus, Cobble Hill
7	Sunset Park, Windsor Terrace, Greenwood Heights
8	Crown Heights, Prospect Heights, Weeksville
9	Crown Heights, Prospect Lefferts Gardens, Wingate
10	Bay Ridge, Dyker Heights, Fort Hamilton
11	Bath Beach, Gravesend, Mapleton, Bensonhurst
12	Borough Park, Kensington, Ocean Parkway, Midwood
13	Coney Island, Brighton Beach, Bensonhurst, Gravesend, Seagate
14	Flatbush, Midwood, Kensington, Ocean Parkway
15	Sheepshead Bay, Manhattan Beach, Kings Bay, Gerritsen Beach, Kings Highway, East Gravesend, Madison, Homecrest, Plum Beach
16	Brownsville, Ocean Hill
17	East Flatbush, Remsen Village, Farragut, Rugby, Erasmus, Ditmas Village
18	Canarsie, Bergen Beach, Mill Basin, Flatlands, Marine Park, Georgetown, Mill Island

MANHATTAN

1	TriBeCa, Battery Park City, Financial District
2	Greenwich Village, West Village, NoHo, SoHo, Lower East Side, Chinatown, Little Italy
3	Alphabet City, East Village, Lower East Side, Chinatown, Two Bridges
4	Midtown
5	Clinton, Chelsea
6	Stuyvesant Town, Peter Cooper Village, Waterside Plaza, Tudor City, Turtle Bay, Murray Hill, Gramercy Park, Kips Bay, Sutton Place
7	Manhattan Valley, Upper West Side, Lincoln Square
8	Upper East Side, Lenox Hill, Yorkville, Roosevelt Island
9	Hamilton Heights, Manhattanville, Morningside Heights
10	Harlem, Polo Grounds
11	East Harlem, Spanish Harlem, Wards Island, Randalls Island
12	Inwood, Washington Heights

QUEENS

1	Astoria, Old Astoria, Long Island City, Queensbridge, Ditmars, Ravenswood, Steinway, Garden Bay, Woodside, Rikers Island
2	Hunters Point, Long Island City, Woodside, Sunnyside
3	Jackson Heights, East Elmhurst, North Corona
4	Elmhurst, Corona, Roosevelt Avenue
5	Ridgewood, Glendale, Middle Village, Maspeth, Fresh Pond, Liberty Park
6	Forest Hills, Rego Park
7	Flushing, Bay Terrace, College Point, Whitestone, Malba, Linden Hill, Beechhurst, Queensboro Hill, Willets Point
8	Fresh Meadows, Cunningham Heights, Hilltop Village, Pomonak Houses, Jamaica Estates, Holliswood, Flushing South, Utopia, Kew Gardens Hills, Briarwood
9	Richmond Hill, Woodhaven, Ozone Park, Kew Gardens
10	Howard Beach, South Ozone Park, Richmond Hill, Tudor Village, Lindenwood
11	Bayside, Douglaston, Little Neck, Auburndale, East Flushing, Oakland Gardens, Hollis Hills
12	Jamaica, Hollis, Saint Albans, Springfield Gardens, Baisley Park, Rochdale Village, South Jamaica
13	Queens Village, Glen Oaks, New Hyde Park, Bellerose, Cambria Heights, Laurelton, Rosedale, Meadowmere, Floral Park, Brookville
14	Breezy Point, Belle Harbor, Neponsit, Arverne, Bayswater, Edgemere, Rockaway Park, Rockaway, Far Rockaway

STATEN ISLAND

1	Arlington, Castleton Corners, Clifton, Concord, Elm Park, Fort Wadsworth, Graniteville, Grymes Hill, Livingston, Mariners Harbor, Meiers Corners, New Brighton, Port Ivory, Port Richmond, Randall Manor, Rosebank, St. George, Shore Acres, Silver Lake, Stapleton, Sunnyside, Tompkinsville, West Brighton, Westerleigh
2	Arrochar, Bloomfield, Bulls Heads, Chelsea, Dongan Hills, Egbertville, Emerson Hill, Grant City, Grasmere, Midland Beach, New Dorp, New Springville, Oakwood, Ocean Breeze, Old Town, South Beach, Todt Hill, Travis
3	Annadale, Arden Heights, Bay Terrace, Charleston, Eltingville, Great Kills, Greenridge, Huguenot, Pleasant Plains, Prince's Bay, Richmond Valley, Rossville, Tottenville, Woodrow

Following construction-related accidents earlier this year, the NYC Department of Buildings announced an increase in enforcement and jobsite scrutiny.
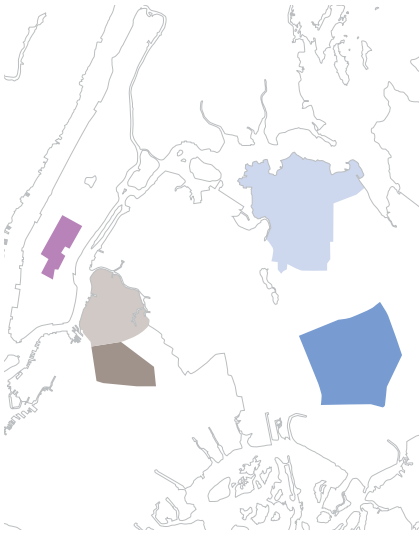
SiteCompli wanted to take a closer look at ongoing enforcement using DOB compliance data to determine if enforcement was actually increasing, especially for construction-related infractions.

DOB-ECB violations indicate an uptick in activity, an uptick in enforcement, or both.

DOB-ECB violations are a direct indicator of enforcement for buildings-related activities. Alongside Stop Work Orders, inspector-issued DOB violations document major, hazardous, and immediately hazardous infractions across the five boroughs.

We looked at over five years' worth of DOB-ECB violations

SiteCompli's Data Insights team analyzed all DOB-ECB violation records from 2010 to the present. This information included all issued infractions on record - violations that are still currently open alongside violations that are closed - in order to represent a cumulative total.

Neighborhoods with the Most DOB-ECB Violations Issued

COMMUNITY BOARD	NEIGHBORHOODS	VIOS (2010-2015)
🔵 **Queens 12**	▪ Baisley Park ▪ Jamaica ▪ Hollis ▪ Rochdale Village ▪ St. Albans ▪ South Jamaica ▪ Springfield Gardens	13,134
🟤 **Brooklyn 1**	▪ Greenpoint ▪ Williamsburg	11,164
🔵 **Queens 7**	▪ Bay Terrace ▪ Beechhurst ▪ College Point ▪ Flushing ▪ Linden Hill ▪ Malba ▪ Queensboro Hill ▪ Whitestone ▪ Willets Point	10,708
🟣 **Manhattan 5**	▪ Midtown	10,696
🟤 **Brooklyn 3**	▪ Bedford-Stuyvesant ▪ Ocean Hill ▪ Stuyvesant Heights	10,473

No matter which way you slice it, DOB-ECB violation numbers are high all over town.

Community Info

2nd — **Queens 12**
According to their website, Community Board 12 is the second largest Community Board in Queens, covering the largest area of the borough. Downtown Jamaica hosts several municipal and arts buildings, and serves as a major transportation hub for the LIRR.

Brooklyn 1
This Community has undergone a massive amount of development over the past few years, with several more projects currently in the works.

250K+ — **Queens 7**
The largest Community Board in NYC, population-wise (as of the last Census) - home to over 250,000 New Yorkers.
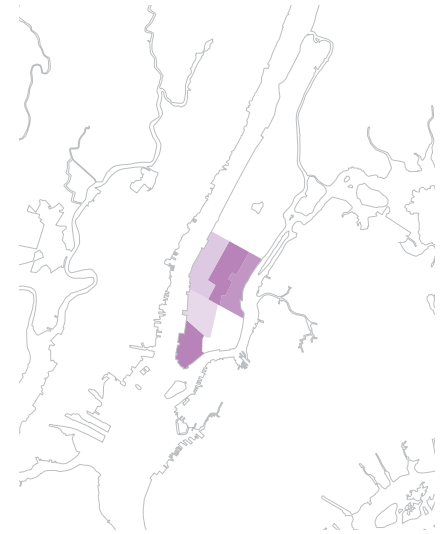
65% — **Manhattan 5**
Over 65% of land area in this Community Board is dedicated to commercial or office space.

Brooklyn 3 This Community Board noted a "tremendous amount of construction," in their 2017 FY Needs Statement.

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Average Number of Violations Issued Per Building

	COMMUNITY BOARD	NEIGHBORHOODS	BUILDINGS	VIOS	VIOS / BLDG
●	**Manhattan 5**	▪ Midtown	3234	10696	3.31
●	**Manhattan 1**	▪ Battery Park City ▪ Financial District ▪ TriBeCa	1739	4916	2.83
●	**Manhattan 12**	▪ Inwood ▪ Washington Heights	2885	6387	2.21
●	**Manhattan 4**	▪ Chelsea ▪ Clinton	3946	8575	2.17
●	**Manhattan 6**	▪ Gramercy Park ▪ Kips Bay ▪ Murray Hill ▪ Peter Cooper Village ▪ Stuyvesant Town ▪ Sutton Place ▪ Tudor City ▪ Turtle Bay ▪ Waterside Plaza	3115	6041	1.94

Community Info

50%

Manhattan 12
of this Community Board area is dedicated to open space/recreation, while the next highest use (multi-family residential) sits at nearly 20%.

+19.1%

Manhattan 4
increase in population. This Community Board includes high-profile projects like Hudson Yards and high-traffic areas like the Port Authority Bus Terminal and Penn Station.

2MM

Manhattan 6
square feet of office and retail space was added to this Community Board before the 2008 recession, and construction permitting picked back up to its highest levels in 2015.

77.2%

Manhattan 1
jump in population From 2000 to 2010. They also have 28% of land space dedicated to institutional properties.

Based on the different neighborhoods across multiple boroughs, large populations, increasing development, and ongoing construction projects may lead to increased numbers in DOB inspections, and subsequent DOB–ECB violations

It's no surprise that neighborhoods with the highest amount of violations per building happen to be some of the most bustling areas in NYC — all located in Manhattan.

Most of the previous are mixed-use neighborhoods with varying residential populations, according to the 2010 census.

Average Number Of Violations Issued by Square Footage

	COMMUNITY BOARD		NEIGHBORHOODS	BLDGS	BLDG AREA SQFT	VIOS (2010 - PRESENT)	VIO/10K SQFT
●	Brooklyn 4	■	Bushwick	11592	48991432	6959	1.42
●	Queens 9	■	Kew Gardens	29460	62737801	8602	1.37
		■	Ozone Park				
		■	Richmond Hill				
		■	Woodhaven				
●	Queens 10	■	Howard Beach	35774	52679848	7037	1.33
		■	Lindenwood				
		■	Richmond Hill				
		■	South Ozone Park				
		■	Tudor Village				
●	Queens 3	■	East Elmhurst	18906	61920063	7560	1.22
		■	Jackson Heights				
		■	North Corona				
●	Brooklyn 3	■	Bedford-Stuyvesant	17034	86471337	10473	1.21
		■	Ocean Hill				
		■	Stuyvesant Heights				
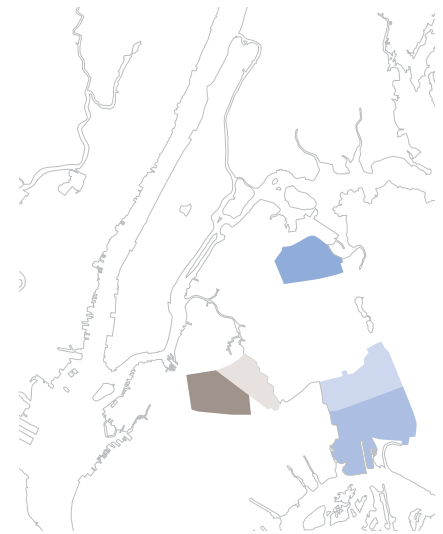
Community Info

21%

Brooklyn 4
of land is multifamily residential housing while 21% is 1-2 family residential housing.
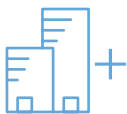
60%

Queens 9
of land dedicated to 1-2 family residential properties.

<3%

Queens 10
of land dedicated to commercial or office space. (Located adjacent to Queens 9)

Queens 3
This Community Board is host to Citi Field, and adjacent to LaGuardia Airport, currently undergoing a massive redevelopment project.

When we look at the number of violations by square footage, neighborhoods with a greater amount of smaller buildings rise to the top of the list.

We took it one step further and isolated DOB-ECB violations categorized under "Construction".

DOB-ECB Construction Violations

■ BROOKLYN   ■ BRONX   ■ MANHATTAN   ■ QUEENS   ■ STATEN ISLAND
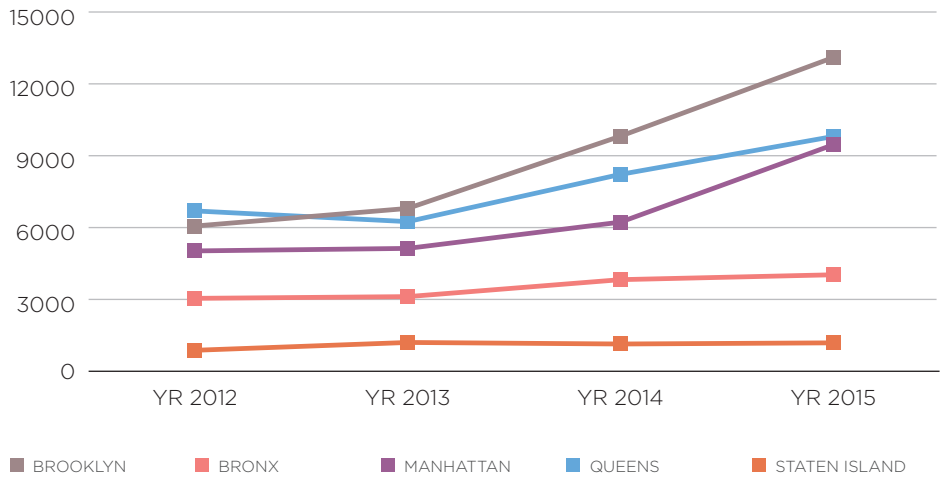
	BOROUGH	2012	2013	2014	2015	TOTALS
●	Bronx	3045	3117	3825	4029	14016
●	Brooklyn	6064	6799	9816	13100	35779
●	Manhattan	5025	5130	6227	9456	25838
●	Queens	6695	6248	8221	9803	30967
●	Staten Island	876	1203	1139	1187	4405
	TOTALS	23717	24510	31242	39590	111005
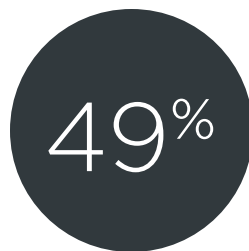
49% of all DOB-ECB violations issued from 2010 – 2015 are Construction infractions, according to the DOB's data.

DOB–ECB Aggregate Violations

MONTH	2015	2016	PERCENTAGES	
January	4,569	4,104	-10.20%	↓
February	3,870	4,098	5.89%	↑
March	4,091	5,146	25.79%	↑
April	4,625	4,913	6.23%	↑
May	4,613	5,167	12.01%	↑
June	4,168	5,064	21.47%	↑
July	4,604	4,338	-5.78%	↓

Overall, the total of DOB-ECB violations has risen each month compared to the previous year, with the exception of January and July.

The DOB initially made their announcement to ramp up enforcement in February, which may possibly account for the 25% increase in March from the previous year.

DOB–ECB Construction Violations

MONTH	2015	2016	PERCENTAGES	
January	2,738	3,222	17.68%	↑
February	2,713	2,988	10.14%	↑
March	2,727	4,004	46.83%	↑
April	3,319	3,779	13.86%	↑
May	3,182	3,698	16.22%	↑
June	3,109	3,762	21.00%	↑
July	3,640	3,192	-12.31%	↓

It's fair to say that DOB-ECB construction violations have been on the rise.

**What exactly does that mean going forward?**

Nearly every month (with the exception of close July and even closer June) represented a larger share of construction infractions issued over DOB–ECB violations in the aggregate.

Still, the fact that overall share of construction violations has climbed from nearly 60% in January 2015 to almost 74% in July 2016 shows a relatively steady increase over time.

Construction Percentage Share

MONTH	TOTAL 2015	C 2015	TOTAL 2016	C 2016	2015%	2016%	
January	4,569	2,738	4,103	3,222	59.93%	78.53%	↑
February	3,870	2,713	4,098	2,988	70.10%	72.91%	↑
March	4,091	2,727	5,146	4,004	66.66%	77.81%	↑
April	4,625	3,319	4,913	3,779	71.76%	76.92%	↑
May	4,613	3,182	5,167	3,698	68.98%	71.57%	↑
June	4,169	3,109	5,064	3,762	74.57%	74.29%	↓
July	4,604	3,640	4,338	3,192	79.06%	73.58%	↓

While the trend of increasing violations stops in Summer 2016, it's safe to say that any ongoing development is still subject to increased scrutiny. It's critical to monitor construction sites to ensure safety and prevent penalties, now more than ever.

71%
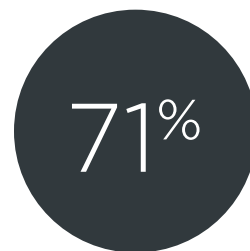
No month in 2016 had a construction share percentage of less than 71%.

Bottom Line

It's not the size of the buildings, the density of the neighborhood, or the location of your property — buildings across New York City are seeing an increase in DOB-ECB violations, and there's a good chance those violations are construction-related.

Medium-density neighborhoods (i.e., a good amount of small to mid-size buildings in one area) account for the top communities with violations per square foot.

In fact, in all top five neighborhoods, at least 1 DOB-ECB violation is issued per 10,000 square feet.

No matter which way you look at it - whether you're located in a Midtown skyscraper or a Woodhaven walk-up - there's a possibility of getting a DOB-ECB violation.

Stay informed and prevent violations across your portfolio:

- Get the latest compliance news at www.sitecompli.com/blog

- Learn more about compliance automation technology at www.sitecompli.com/solutions

References

Maps

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http://cb3brooklyn.org/

Brooklyn 4
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Manhattan 5
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Manhattan 6
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Manhattan 12
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Queens Community Board 3
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Queens Community Board 7
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Queens 9
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Queens 10
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Queens Community Board 12
http://www.nyc.gov/html/qnscb12/html/home/home.shtml

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Amid Record Construction Boom, Mayor de Blasio Increasing Penalties for Safety Hazards, Launching New Enforcement Sweeps
February 12, 2016 http://www1.nyc.gov/office-of-the-mayor/news/163-16/amid-record-construction-boom-mayor-de-blasio-increasing-penalties-safety-hazards-launching#/0

Construction Spending Falls, Pushed Down By Public Sector Weakness
Oct 04, 2016 Erik Dolan-Del Vecchio, Bisnow
https://www.bisnow.com/national/news/construction-development/august-construction-spending-weakens-65991

Census Data

Total Population New York City Community Districts
http://www.nyc.gov/html/bkncb1/downloads/pdf/census_data.pdf

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