



COVID-19 UPDATES – April 9, 2020

IMPORTANT DOB UPDATES

*The MPC is providing information mostly derived from official Government sources. This update is provided to bring you **information** only. This information contained in this notice is being updated on a continuous basis and, as such, you should personally verify that it is accurate before relying on it. Some of these updates are being sent prior to receiving official responses to our questions from the DOB. Notices will be updated as soon as newer or official information is provided by the DOB.*

Please Read This First

In the April 3, 2020 update, we tried to make it clear that with all of the changes coming out of the DOB, the only way there can be any clarity is if **all** correspondence is between the DOB and the industry associations. Following that protocol the proper questions are being asked and the answers received are official. Members need to follow that protocol. We keep getting emails from members that they are calling other members for answers. What good is that doing for anyone? Other members are calling a Borough office to ask a question and then emailing us when they get an answer they do not like. All that is doing is making things more confusing for everyone.

Today, members of the DOB Committee received at least **four** calls from non-committee members who received calls **from other members**. Those members allegedly had rejected inspection requests, rejected essential construction requests or were unclear about the DOB Update. To their credit the persons on the receiving end of the call told the other members to send the information in to dob@nycmpc.org. Four hours later and we have not yet seen one email about any issues. Everyone on this Committee is struggling to deal with their business at this time. They want to help you, but you have to take the first step.

At the end of this crisis there will be audits, and during this crisis there will be violations. Members who read these updates and follow them should come out ok. At the very least, they will have some official information to back them up if they are violated. The members creating these updates are taking precious time away from their businesses to help all of us out. Please help all members by making the Council aware if you have **any** issues. The best way to contact us is dob@nycmpc.org for all issues related to work and permits.

Everything is in flux at this time. We will bring you updates as they become available.

Members who read these updates and follow them should come out ok. At the very least, will have some official information to back them up if they are violated. Please help them by making the Council aware if you have **any** DOB related issues. The best way to contact us is dob@nycmpc.org for all issues related to work and permits. Right now, only you can control your future. We will try to provide as much information as possible to help you make decisions. We would also like to hear how plumbers are coping with this crisis. Email us: info@nycmpc.org



Important Changes to the DOB Inspection Process

New Message posted in DOB INSPECTION NOW 04-05-20

Projects outlined as essential in the [DOB Guidance Document](#) can proceed with inspection requests. To perform emergency or solitary work, an Essential Construction request must be submitted at www.nyc.gov/dobnow. An inspection request can be submitted once approved as essential construction.

How does this effect plumbers?

Development Inspections:

All **non-essential** Development inspections have been **cancelled**.

Licensed plumbers who need Development inspections for gas restoration or other emergency work should follow the **normal** procedure to request an inspection.

If your inspection request is refused, you should **immediately** contact us at dob@nycmpc.org so we can intervene on your behalf. Please try to get the refusal in writing.

BIG CHANGE Advanced Notice Inspections:

Advanced Notice Inspections for **non-essential** work previously scheduled.

These inspections should be **cancelled** or **failed**. (If you fail the inspection you maintain the ability to conduct an Advanced Notice inspection in the future)

Advanced Notice Inspections for **essential** work previously scheduled.

LAA (issued prior to 04-03-20)

These inspections should be conducted at this time.

No essential work request is required.

LAA (issued after 04-03-20)

These inspections should be conducted at this time.

The essential work request has already been submitted.

All PW-1 work

Design professional must submit and have an essential work request approved.

Submit for the inspection after the approval is granted.

If you follow these procedures and have any issues, contact us immediately at dob@nycmpc.org



DOB COVID-19 **Emergency** Work Process Simplified

Work Scope

Ordinary repair work
Ordinary Plumbing work
Existing LAA
New LAA
Existing PW-1
New PW-1
DEP work
FDNY work

What Do You Need to Do

go-----no request/no notification needed
go-----no request/no notification needed
go-----no request/no notification needed
go---- request is part of the application process**
PE---- **must** submit go for emergency work***
go---- request is part of the process
go---- not covered under DOB rules
go---- not covered under DOB rules

**New LAA's will be issued automatically. It is your responsibility to ensure the work is truly an emergency in nature.

***Requests may take more than 24 hours. If the work is truly an emergency by nature you should already be on the job. Use your discretion if you start ahead of the request being approved.

April 03, 2020 - DOB Revises LAA Application Process

COVID-19 Response: Essential Construction Requests for Electrical and Limited Alteration Applications (LAA), Records Management Fee Payments and Reinstatement of BIS Jobs

As part of the citywide response to the Coronavirus, Department of Buildings (DOB) customers are being urged to immediately limit the amount of walk-in traffic to DOB offices. Effective Friday, April 3, 2020, an Essential Construction questionnaire is required for new Electrical and Limited Alteration Applications (LAA). Records Management Fee payments and Reinstatement requests for BIS jobs must be submitted online.

MPC DOB Committee Notes:

Please review the service notice and guidance document. Starting April 03, 2020 all **NEW** LAA permits applications will require completion of an essential construction questionnaire to perform emergency or solitary work at sites in accordance with NYS Executive Order 202.6 and the DOB Guidance document on essential work.

If any members have an issue, contact us immediately at dob@nycmpc.org.



Permits will be issued **IMMEDIATELY**.
There will be audits on the backend. Make sure you are in compliance.

SAMPLE DOB LAA BUILD SCREEN

Existing LAA permits

Existing LAA permits **It is not possible to submit** the essential construction request for an active existing DOB Now Build or BIS permit. Permits already in effect, are required to remain active until the end of the term for which they were issued and must be renewed for as long as work remains suspended. There are **NO** changes in the permit renewal process

MPC DOB Committee Notes:

You may continue to work on an **existing emergency** job filed under an LAA permit. The permit should be posted on the site. Please remember that the work you are performing must be clearly listed within the permit description. This applies to existing permits **pulled prior to April 03, 2020 only**. If the work scope changes, file for a PAA prior to commencement of the new work.



WORK THAT DOES NOT REQUIRE A PERMIT

§28-105.4.2.1 Definitions.

ORDINARY REPAIRS. Ordinary repairs shall include the repair or replacement of any plumbing fixture, piping or faucets from any exposed stop valve to the inlet side of a trap.

§28-105.4.4 Ordinary plumbing work. The following ordinary plumbing work may be performed without a permit, provided that the licensed plumber performing such work: (i) provides a monthly report listing completed work and work in progress during the preceding month, including the block, lot and address of each job, a description of the work performed or in progress at each address, and the location in each building where the work was performed or is in progress; (ii) pays the fees for such work in accordance with this code; and (iii) submits to the department a certification that the work was performed in accordance with this code and all applicable laws and rules. Ordinary plumbing work shall include:

1. ~~The removal of a domestic plumbing system not connected to a fire suppression or fire protection system, or the removal of a portion of such system.~~
2. ~~The relocation of up to two plumbing fixtures within the same room to a maximum of 10 feet (3048 mm) distant from the original location, except in health care facilities.~~
3. ~~The installation, replacement or repair of a food waste grinder (food waste disposal) or secondary back flow preventer and the replacement or repair of a sump pump.~~
4. The replacement of closet bends.
5. In buildings in occupancy group R2 occupied by fewer than six families or in buildings in occupancy group R3, the replacement of a gas water heater or a gas fired boiler with a capacity of 350,000 BTU or less where the existing appliance gas cock is not moved, provided that the plumber has inspected the chimney and found it to be in good operational condition.
6. The repair or replacement of any non-gas, non-fire suppression piping not longer than 10 feet (3048 mm) inside a building, or connected piping previously repaired or replaced under this provision.
7. The repair or replacement of non-fire suppression branch piping after the riser shutoff valve, including the replacement of fixtures, limited to two bathrooms and one kitchen per building per monthly reporting period.
8. The replacement of flexible gas tubing no greater than 4 feet (1219 mm) in length located downstream of the existing gas cock to an appliance, provided such gas tubing does not penetrate a wall.

DOB RELEASES REAL-TIME MAP OF ESSENTIAL & EMERGENCY CONSTRUCTION SITES

To help implement the ban on non-essential construction due to the COVID-19 pandemic, DOB's new map tool identifies essential or emergency construction sites which are allowed to continue working

NEW YORK, NY - Department of Buildings Commissioner Melanie E. La Rocca today announced the launch of a new interactive map tool that identifies construction sites that are considered emergency or essential work during the COVID-19 pandemic, and therefore allowed to continue working. This map presents constantly updated data from multiple sources to create an evolving database of essential and emergency construction projects throughout the City as defined by the Governor's Order and guidance from ESDC and DOB. You can see the map. [Click here to continue reading the DOB Press Release.](#)



IMPORTANT After Hours (AHV) Variance Permits

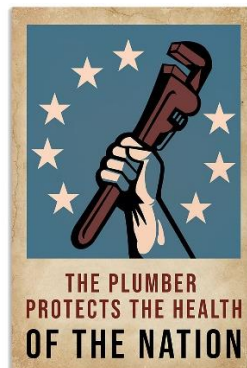
DOB also rescinded all previously issued After Hours Variance (AHV) permits in New York City. Going forward, AHV permits required to perform any work at night or on the weekend, will only be issued for approved essential or emergency work. Work sites that wish to continue operations, but are unsure if they are considered essential, as well as all emergency work and solitary work applications, must submit a request with the Department and obtain approval before work can resume.

We are encouraging any member of the public who suspects that a construction site is not in compliance with this emergency order to contact the Department of Buildings through 311, so that they can route an inspector to the scene to investigate.

Please help us help you

The DOB has been phenomenal in providing the industry with updates and answering our questions. Things are changing by the minute and the only way there can be any clarity is if all correspondence is between the DOB and the industry associations.

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STAY SAFE