

# SKYLINES

**#41**

**VOLUME TWELVE  
FALL2021WINTER2022**

## **KEY TO NYC MANDATE**

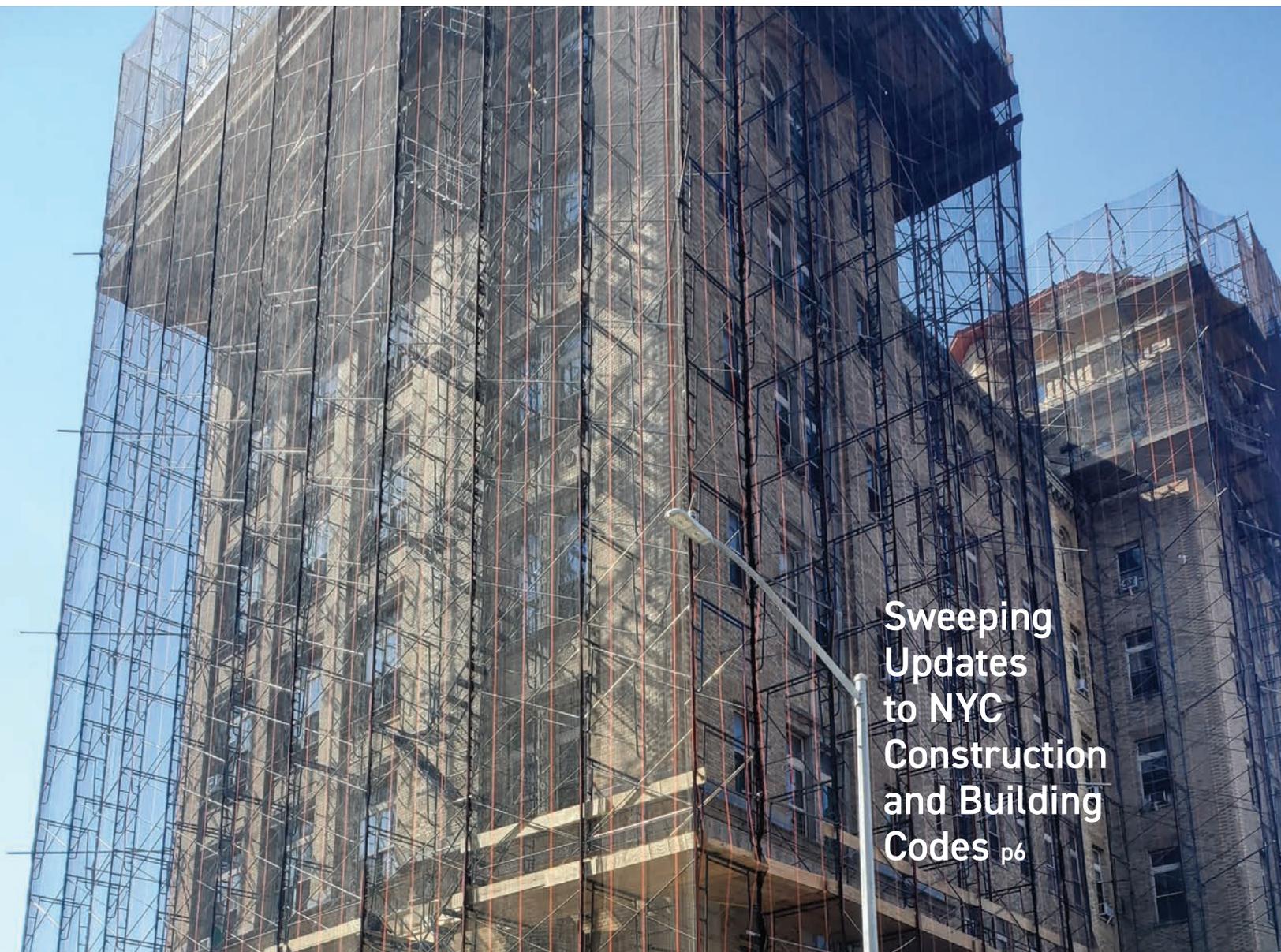
All workers who enter the workplace or come into contact with the public during the course of their work must show proof of at least one dose of COVID-19 vaccination. p14

## **NEW LIABILITY**

Legislation signed by Governor Hochul makes contractors in New York responsible for wages owed to their subcontractors' employees. p4

## **DRONES FOR FISP**

A new DOB report seeks to take building safety to new heights, by exploring the potential use of drones for building façade inspections in New York City. p12



**Sweeping  
Updates  
to NYC  
Construction  
and Building  
Codes p6**





10



19



8



17



12



5



15



4



4



6



"Rainbows color the mountains." Joanna Kalafatis. Patagonia.

## HAPPY NEW YEAR!

One of the pleasures of checking into my office at the **Andromeda Building** is to walk down the main entrance hallway through **Mosaic Art Space**. "[No Man's Land](#)" is Mosaic's current double-exhibition of **Joanna Kalafatis'** photographs of "*Patagonia*" and "*Abandoned California*", where the "power and the tranquility of the protected wilderness of Patagonia" meet "abandoned mining towns, and old rest stops of Route 66." Andromeda's tenants can visit daily, but the exhibition is open to the public by appointment only.

[Sweeping updates to NYC construction and building regulations](#) are coming in the new year "to provide a solid foundation on which the future of our city will be built," as Buildings Commissioner **Melanie E. La Rocca** announced. Some are taking effect immediately while others toward the end of 2022.

As of December 27, 2021, the [Key to NYC](#) mandate requires all workers who enter the workplace or come into contact with the public during the course of their work to show proof of at least one dose of COVID-19 vaccination, while businesses must fill out the *Affirmation of Compliance With Key to NYC Worker Vaccination Requirements* certificate and post it in a public place.

As the new year begins, I am humbled and honoured to have been elected board president of [The Skyline Charitable Foundation](#). I look forward to continue serving TSCF, and its philanthropic mission as I have proudly done since its foundation by John Kalafatis in 2014.

Wishing a happy, healthy, and safe new year to all!



**Eva Hatzaki**  
Editor

# CONTENTS

- 4 New Liability for Contractors**  
Law Makes Contractors Responsible For Wages Owed To Their Subcontractors' Employees
- 4 Brian Benjamin**  
The Lieutenant Governor of New York
- 5 Eric L. Adams**  
The 110th Mayor of New York City
- 5 New License Requirements**  
For Elevator Work in NYC
- 6 Sweeping Updates**  
To NYC Construction And Building Codes
- 7 Four Construction Safety Bills**  
Approved By The City Council
- 8 Measured Progress Toward Recovery**  
New REBNY Report On Construction
- 10 Parking Garage Inspections**  
New Cycle Begins January 1st For Manhattan Districts 1-7
- 12 Using Drones To Conduct Façade Inspections**
- 13 Construction Innovation and Safety Conference**  
"Hack the Building Code" winners announced
- 14 Key to NYC Mandate**  
New Rules For Private Businesses
- 15 Sprat®-Certified Santas**  
Climb down the Ronald McDonald House-NY
- 17 Bronx PowerList 2021**
- 19 NYC Construction Outlook**  
Forecasts \$161 Billion In Spending For 2021-2023

## BRIAN BENJAMIN SWORN IN AS LIEUTENANT GOVERNOR OF NEW YORK



OFFICE OF GOVERNOR KATHY HOCHUL

**Governor Kathy Hochul introduced and welcomed New York State Lieutenant Governor Brian Benjamin at a swearing in ceremony on September 9, in Albany.**

In her introduction, Governor Hochul said that in Brian Benjamin she has "found a person who knows what it's like to struggle, to work hard, to make something of his life and to now return his service to the community." "That is, my friends, the American dream, how someone who started out with little rose to where he is today, but now turns back and doesn't think about himself. He thinks about how he can serve not just his Senatorial district, but now he'll be helping me serve 20 million New Yorkers. It's an extraordinary responsibility. I wouldn't have asked you if I didn't think you're up for the task. And I know you are," said Governor Hochul.

Lieutenant Governor Benjamin thanked Mrs. Hochul for putting her trust in him and for this opportunity to serve and said that he will "make sure that there's fairness, accountability and good practical decision-making that governs our activities."

# NEW LIABILITY FOR CONTRACTORS

*New Law Makes Contractors Responsible For Wages Owed To Their Subcontractors' Employees*

On Labor Day, New York State Governor Kathy Hochul signed four key pieces of legislation. Among them, **Legislation (A.3350-A/S.2766-C)** "makes contractors on construction projects jointly liable for wages owed to employees of their subcontractors. Construction contractors are currently not liable for the wages of their subcontractors' employees unless there is an employment relationship between the contractor and the employee of the subcontractor. This bill applies prospectively to contracts entered 120 days after the bill becomes law. It also allows contractors to demand payroll information from subcontractors and withhold payment if the information is not provided."

The bill is welcomed by some but criticized by others.

**New York City District Council of Carpenters** Executive Secretary-Treasurer **Joseph Geiger** said, "For years, exploited workers have been ripped off by greedy contractors with nowhere to turn. This legislation will ensure every construction worker in New York is protected from wage theft. It is especially fitting that it will be signed into law by Governor Hochul who has been a steadfast ally of labor and workers everywhere. The New York City District Council of Carpenters also thanks **Senator Ramos** and **Assembly Member Latoya Joyner** for leading the charge to pass the bill in the State Legislature. This is proof that government can still be a positive force for the



OFFICE OF GOVERNOR KATHY HOCHUL

*New York State Governor Kathy Hochul signs legislation to "boost workplace safety and put more money in workers' pockets", on September 6, 2021 in Buffalo, NY.*

workers of America."

The legislation has been opposed by the **Associated General Contractors of New York State**, which represents union and open shop construction companies. In a memorandum of opposition released earlier this year, the AGC NYS describes the bill as "a misguided attempt to shift the blame from unscrupulous subcontractors to the general contractor or construction manager," and that it "should be kept under the jurisdiction of the New York State Department of Labor, New York State Attorney General and District Attorneys to investigate, charge and penalize any employer." AGC NYS cautions that "the significant costs associated with the project risk will have a chilling effect on economic development."

The other three pieces of legislation signed by Governor Hochul on September 6, 2021 are:

- **Legislation (S.4682-B/A.485-B)** Establishes a Demonstration Program Implementing Speed Violation Monitoring Systems in Work Zones
- **Legislation (S.6350-A/A.7434-A)** Requires the Payment of Prevailing Wage to Building Service Employees at Co-Cops and Condos that Receive the 467-a Tax Abatement
- **Legislation (S.4049/A.5678)** Extends Shared Work Benefits

The release issued by the Governor's Office can be found [here: https://www.governor.ny.gov/news/labor-day-governor-hochul-signs-four-pieces-legislation-boost-workplace-safety-and-put-more](https://www.governor.ny.gov/news/labor-day-governor-hochul-signs-four-pieces-legislation-boost-workplace-safety-and-put-more)

# NEW LICENSE REQUIREMENTS FOR ELEVATOR WORK IN NYC

Did you know that there are over 70,000 passenger elevators and over 2,800 escalators in New York City under the jurisdiction of the Department of Buildings?

As of January 1, 2022, property owners are responsible for the required periodic elevator inspections for any elevator device in their building. These annual inspections will no longer be performed by Private Elevator Agency Directors/Inspectors on behalf of the Department of Buildings, instead they must be performed by an approved agency contracted by the owner.

These required periodic inspections must be performed between January 1 and December 31 of each year, at least 90 days from the date of any Category 1 testing or previous periodic inspection.

The NYC Department of Buildings announced that it will issue two new Elevator Agency Technician licenses and the Elevator Agency Helper registration to qualified individuals. DOB began accepting applications for these licenses and registration on December 11, 2021.

## Existing NYC Licenses

The existing Private Elevator Inspection Agency Director license will be renamed Elevator Agency Director, and the Private

Elevator Inspection Agency Inspector license will be renamed Elevator Agency Inspector. Current license cards will not need to be replaced; DOB's available public records will reflect the new license names. The license renewal terms remain three years, and upon renewal, the license cards will have the new license names.

Beginning January 1, 2022, existing and new Elevator Agency Directors and Elevator Agency Inspectors are also required to obtain the appropriate New York State license(s) associated with their license/registration designation. (See DOB's [Service Notice](https://www1.nyc.gov/assets/buildings/pdf/elevator_work_sn.pdf) [https://www1.nyc.gov/assets/buildings/pdf/elevator\\_work\\_sn.pdf](https://www1.nyc.gov/assets/buildings/pdf/elevator_work_sn.pdf))

DOB has also announced that it is automatically extending the expiration date for Private Elevator Inspection Agency Director, Co-Director and Inspector licenses that were set to expire on December 31, 2021. (See DOB's [Service Notice](https://www1.nyc.gov/assets/buildings/pdf/elevator_license_expiration_extensions_sn.pdf) [https://www1.nyc.gov/assets/buildings/pdf/elevator\\_license\\_expiration\\_extensions\\_sn.pdf](https://www1.nyc.gov/assets/buildings/pdf/elevator_license_expiration_extensions_sn.pdf))

# ERIC L. ADAMS SWORN IN AS THE 110TH MAYOR OF NEW YORK CITY



*Mayor Eric Adams has served the people of New York City as an NYPD officer, State Senator, Brooklyn Borough President, and now as the 110th Mayor of the City of New York. He gave voice to a diverse coalition of working families in all five boroughs and is leading the fight to bring back New York City's economy, reduce inequality, improve public safety, and build a stronger, healthier city that delivers for all New Yorkers.*

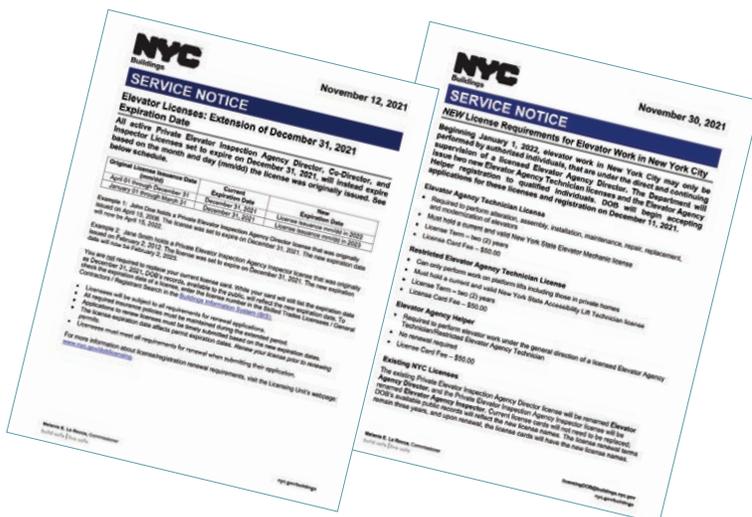
*Like so many New Yorkers, Mayor Adams grew up with adversity—and overcame it. As one of six children, born in Brownsville and raised in South Jamaica by a single mom who cleaned houses, Mr. Adams and his family did not always know if they would come home to an eviction notice on the front door or food on the table. And when he was beaten by police in the basement of a precinct house at 15, Mr. Adams faced a life-changing act of injustice. But instead of giving into anger, Mr. Adams turned his pain into purpose and decided to change the police department from within. He joined the NYPD and became one of its most outspoken officers, calling out racism and bias in the department and pushing for major reforms.*

*As a founder of 100 Blacks in Law Enforcement Who Care, Mr. Adams would often police the streets in a bulletproof vest one day during the high-crime 1980's and 1990's and protest bad behaviour by cops the next, marching side-by-side with his fellow civil rights advocates. He rose to the rank of captain, helping to build the first computerized system for tracking crime in the city, which led to historic gains in public safety.*

*Mr. Adams' efforts to change policing began his lifelong work to improve and protect New York. From the NYPD, he moved on to the State Senate, where he represented sections of central and Brownstone Brooklyn. In Albany, Mr. Adams built winning coalitions to advance New York City's values and goals, helping to push through measures to protect tenants and workers, combat gun violence, end the NYPD's abuses of stop and frisk and advance human rights — including marriage equality. He also became the first person of color to chair the Senate's Homeland Security Committee.*

*Mr. Adams was then elected Brooklyn Borough President in 2013 by putting together a diverse coalition of Brooklynites to become the borough's first Black leader. As the representative of one of the nation's largest counties, Mr. Adams fought tirelessly to grow the local economy, invest in schools, reduce inequality, improve public safety and advocate for smart policies and better government that delivers for all New Yorkers.*

*When the COVID-19 pandemic struck the city, Eric moved a mattress into his office and worked around the clock to deliver donated meals and PPE to essential workers and vulnerable New Yorkers, demanding government to produce more equitable relief. Mayor Adams is a lifelong New Yorker. He received his master's degree in public administration from Marist College, and is a graduate of New York City Technical College and the John Jay College of Criminal Justice. He is also a proud product of New York City's public schools, including Bayside High School in Queens. Today he lives in Bedford-Stuyvesant, where he has resided for over 20 years. Eric is the proud father of Jordan, an aspiring filmmaker and graduate of American University.*



# SWEEPING UPDATES TO NYC CONSTRUCTION AND BUILDING CODES



PHOTO: SPRING SCAFFOLDING

*City Council passes bill with over 600 major revisions that will improve the safety and well-being of all New Yorkers and ensure that NYC regulations are exemplary worldwide*

On October 7 the New York City Buildings Department announced that the City Council took a monumental step in improving the safety and well-being of all New Yorkers when it passed legislation containing over 600 major updates and thousands of smaller changes to the City's Construction Codes. A DOB issued [release](#) noted that the bill marks the first such overhaul of regulations enacted since 2014 and that the new Codes apply the highest standards recognized globally for the design, construction and maintenance of buildings.

The sweeping updates are the culmination of years of work conducted by numerous technical, advisory and managing committees divided and subdivided according to their area of specialty. Each committee was comprised of approximately 20 individuals, all volunteers and all experts in

their field including "engineers, architects, attorneys, planners, tradespeople, representatives of the construction industry, labor, real estate industry, utility companies, as well as DOB and interagency stakeholders."

**Council member Robert Cornegy**, one of over 20 representatives of the public sector and industry associations quoted in the release in praise of the legislation, applauded the diligence of committee members who "volunteered over 40,000 hours of service towards the revision of the Code."

The result is a detailed, comprehensive, thorough piece of legislation that will help all who construct, maintain and restore the built environment to maximize safety, efficiency and sustainability and incorporate the latest innovations in technology. **Commissioner Melanie E. La Rocca** thanked her colleagues at the DOB and the hundreds of

government and industry experts. She said, "These updated Codes provide a solid foundation on which the future of our city will be built...[they] will make our built environment safer for everyone living, working and visiting in our great city."

She added her hopes that the Codes, which are among the strongest building regulations existing anywhere across the globe, will prove exemplary and serve as "a model for other cities, looking to build their own more resilient and sustainable future."

**Dorothy Mazzarella**, vice president of government relations, International Code Council, congratulated Commissioner La Rocca and the Code Development Team and said that "The International Code Council (ICC) is honored by our long-standing partnership with the City of New York, serving as a national and international leader on its continuous code updates as

well as their active participation in the ICC code development process."

The code revisions update the entire set of NYC administrative, plumbing, building, mechanical and fuel gas codes.

#### Highlights to the Codes include:

#### Protecting Tenants, Streamlining Building Occupancy and Promoting Increased Affordable Housing

- Requires new special inspection of buildings undergoing construction to ensure the protection of tenants. NB: An article in amNY ([The City Council passed new NYC construction codes. Here's what that means for New Yorkers.](#) [By Haeven Gibbons, October 8](#)), quoted **DOB spokesperson Andrew Rudansky** to say of this provision, "This adds another layer of protection with special inspection requirements to have more people there, on the ground, looking at if the tenant protection plan is being followed. This makes sure the tenants are adequately protected and looks at any negative quality of life issues affecting tenants that need to be resolved."
- Clarifies what construction documentation is required to receive a new Certificate of Occupancy.
- Reduces the required 8ft basement clearance height for two-family homes to 7ft to increase affordable housing opportunities.

#### Construction Safety Enhancements

- Permits the use of netting, low barriers, and chain link fencing in lieu of requiring only solid fencing that creates blind tunnels for pedestrians. NB: [The amNY article](#) cited above quoted Rudansky to say that the change should enhance the pedestrian

## *The bill marks the first such overhaul of regulations enacted since 2014*

experience as there will be "less of that tunnel effect without reducing safety issues."

- Creates a new license type for advanced crane technology, such as articulating boom cranes and roto-telehandlers, to ensure these cranes are operated in a safe manner.
- Improves the safety and consistency of the underpinning of existing buildings.

#### Building System Construction and Inspection Enhancements

- Requires smoke tests for special gas vents to ensure the safety of building occupants.
- Requires all pipes, tubings, and fittings in the mechanical system to comply with the applicable reference safety standard.
- Codifies maintenance, condition assessment, and reporting requirements for parking structures. NB: Rudansky, addressing this requirement in [amNY](#) noted that the mandate was illustrative of ways in which inspections will improve safety. He told [amNY](#), "For these larger buildings in the city we want to make sure that even if nobody's calling 311 to complain about it, and even if there's no active construction in the building where DOB would be called to inspect, that we have these mandatory, periodic inspections of various elements of the building to make sure they continue to be safe."

#### Sustainability and Resiliency Enhancements

- Increases the material choices available to builders by expanding the use of sustainable building materials such as

cross-laminated timber and structural composite lumber. NB: The [amNY article](#) (see above) noted that being permitted to use these materials throughout the city, including in the fire districts, is significant as prior codes did not allow for timber construction in large areas of the city. Cross-laminated timber is renewable and has a much smaller carbon footprint than traditional steel and concrete.

Sustainability and resiliency enhancements also include expanding the applicability of flood zone requirements;

mandating more visual inspections of dry floodproofing systems; and permitting and supporting the use of alternative energy production processes. Updates were also made to emergency response systems; fire protection; vertical transportation and accessibility including some enhancements specifically geared to accommodating persons with disabilities; elevator and boiler safety.

The DOB will conduct training and outreach on the new requirements some of which went into effect as of January 1, 2022.

## CITY COUNCIL PASSES FOUR CONSTRUCTION SAFETY BILLS

On Wednesday, November 10th, the New York City Council passed four new construction safety bills. Among other important changes, these new bills will require more site safety supervision on more construction sites across the City.

#### [Int 2263A-2021 - Definition of Major Building](#)

This bill lowers the threshold for a major building construction site to include construction sites that involve existing or proposed buildings 7 or more stories or 75 feet or more in height, triggering additional site safety requirements for more construction sites.

#### [Int 2276A-2021 - Construction Superintendents](#)

This bill requires additional site safety supervision at major building construction sites, requiring the sites to designate a full-time construction superintendent, who would be responsible for safety and code compliance, along with overall management of the construction project, in addition to a site safety coordinator or site safety manager.

#### [Int 2262A-2021 - Final Inspections for Temporary Construction Equipment Permits and Prohibiting Stand-off Brackets](#)

This bill no longer requires certain final inspections for temporary construction equipment and prohibits the installation and use of stand-off brackets.

#### [Int 2264A-2021 - Cold-formed Steel Construction](#)

This bill amends certain existing requirements and establishes new requirements for the use of cold-formed steel light-frame construction, and amends related special inspection requirements.

NEW REBNY REPORT SHOWS CONSTRUCTION AND DEVELOPMENT MAKE

# MEASURED PROGRESS TOWARD RECOVERY



PHOTO: MOMENTSARE

As REBNY reports in its "Quarterly New Building Construction Pipeline Report: Q2 & Q3 2021," Queens continued to experience the largest number of filings of any borough with 141, which represents a 9.30% increase from the previous quarter and a 45.36% gain year-over-year.

*While More Construction Plans Are Being Filed, Few Are Large-Scale Development And Total Square Footage Remains Depressed*

REBNY - NEW YORK, NY – The Real Estate Board of New York (REBNY), the City's leading real estate trade association, reported that while the number of new building filings in Q3 2021 were near pre-pandemic levels, the total proposed construction square feet for the quarter remains below average. These findings highlight that although measured progress is being made since the depths of the pandemic induced downturn, the construction and development sector is yet to make a full recovery.

According to the latest installment of REBNY's Quarterly Construction Pipeline Report,

which includes data for both Q2 and Q3 2021, the total number of new building filings in Q3 2021 was 486, a 37% increase from the previous quarter and a 10% increase year-over-year. This number is near the historical average of 502 quarterly filings since Q1 2008.

Proposed construction square feet in Q3, however, totaled 8.12 million – a far cry from the historical average of 11.22 million square feet since Q1 2008. A key reason for that is that out of this quarter's filings, only two are large-scale developments over 300,000 square feet.

Notably, the report also highlights an upward trend in the filings

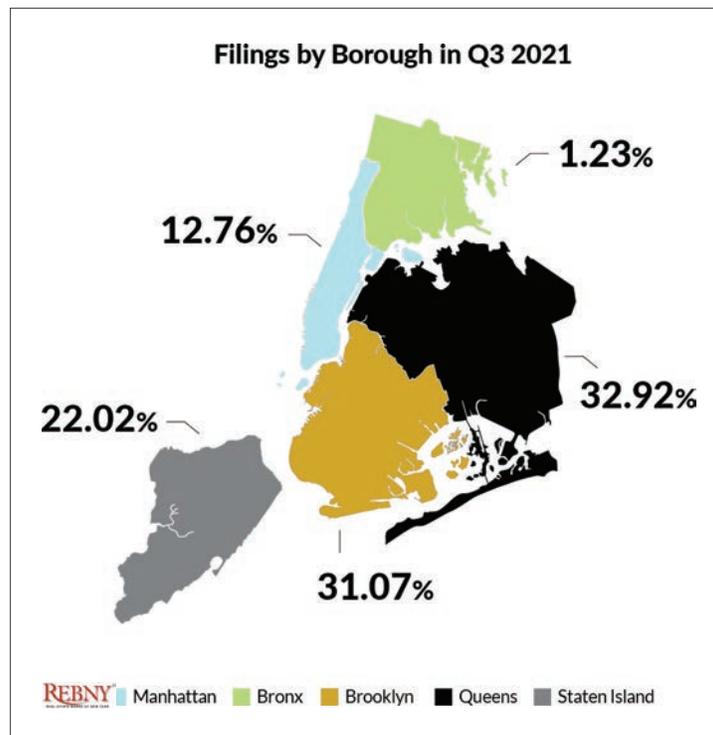
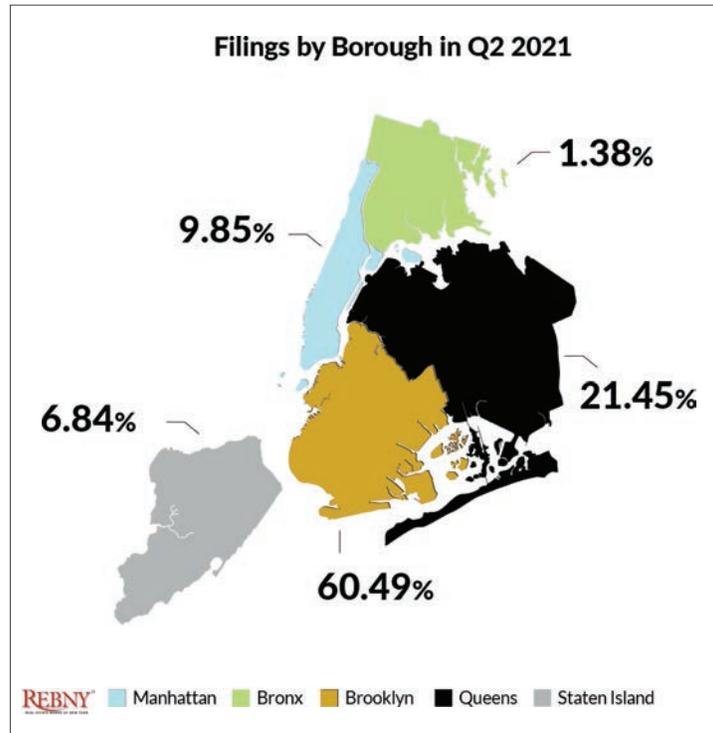
of multiple dwelling residential units this year. In Q3 2021, the number of filings totaled 6,187, a 20% increase year-over-year. While these gains are promising, housing production in New York City remains well below levels needed to support the city's growing population. According to the most recent Census, the City's population increased by approximately 630,000 from 2010 to 2020. However, there were only 206,000 housing units produced during that same time, according to the NYC Department of City Planning.

"Time and again, it's been the city's building and construction industry that has stimulated

the economic activity needed to recover from times of crisis," said Gary LaBarbera, President of the Building and Construction Trades Council of Greater New York. "While a full economic recovery will require time and substantial investment, it's clear that, as a city, we're headed in the right direction. We look forward to working with the real estate community and our City, State, and Federal partners to ensure the infusion of investment generated by the federal infrastructure legislation generates a direct, immediate, and positive impact on our city's recovery."

"Getting more large-scale construction off the ground will be vital for New York City's economic recovery, and we are looking forward to seeing new federal infrastructure funding distributed to support major projects as quickly as possible," said Lou Coletti, President and CEO of the Building Trades Employers Association (BTEA). "Our team will continue working with our partners in the real estate industry, organized labor and City and State government to build back even stronger and create good jobs and opportunities for New Yorkers."

"Despite the challenges of the past year and a half, the New York building industry has continued to help lead the city and state's recovery," said Carlo A. Scissura, President and CEO of the New York Building Congress. "While it's clear there's still a long road to recovery, the historic federal infrastructure bill signed by President Biden last week will be a much-needed boost for our region. With the Gateway Program advancing, a full rebuild of Penn Station and many other ambitious projects on the horizon, there is nowhere to go from here but up. We are ready to put shovels in the ground to create jobs, grow the economy and build a better and more equitable New



With the lowest volume of new building job filings, the Bronx also accounted for the lowest portion of the citywide total construction square footage with roughly 1%. Brooklyn, however, saw an outsized share of the total construction square footage, accounting for more than half of the citywide total in Q3.

York." Download the complete Quarterly Construction Pipeline Report here: <https://www.rebny.com/>

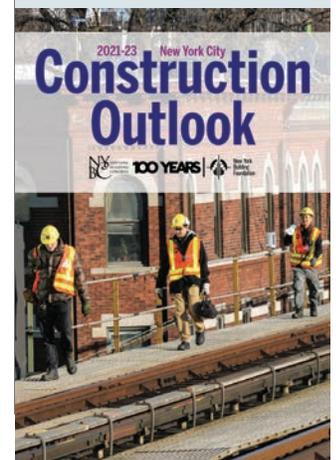
[content/rebny/en/research/Quarterly\\_New\\_Building\\_Construction\\_Pipeline\\_Report/Q2\\_and\\_Q3\\_2021.html](https://www.rebny.com/en/research/Quarterly_New_Building_Construction_Pipeline_Report/Q2_and_Q3_2021.html)



James Whelan, REBNY President

"As we can see from this report, the new federal infrastructure legislation will provide a critical boost to New York's recovery. Investment in infrastructure is key to our long-term economic success. We are committed to working alongside City and State leaders to ensure that the new federal funding is distributed quickly and equitably in order to advance major projects, create good jobs for New Yorkers and propel the City to a strong economic recovery."

SEE ALSO NYBC'S NYC CONSTRUCTION OUTLOOK ON PAGE 19



# PARKING GARAGE INSPECTIONS

## NEW CYCLE BEGUN JANUARY 1ST FOR MANHATTAN DISTRICTS 1-7

At the beginning of the new year, Local Law 126 of 2021 (Intro No. 2261-A) went into effect requiring owners of parking structures in New York City to hire a NY State licensed and registered professional engineer to inspect their structures, at least once every six years, and file a report with the Department of Buildings documenting the results of the inspection. The first inspection cycle was expected to start January 1st, 2022, and end December 31, 2023. Owners of parking structures located within Community Districts 1 through 7 in Manhattan will be required to have parking structures inspected and file the required report with DOB. The filing dates for other districts, inspection cycles, report filing fees, and civil penalties related to the new inspection requirements will be set out in DOB's rules.

### Parking structures

- buildings, or portions of a building, used for parking or storing motor vehicles, including space inside or under a building
- open parking garages and enclosed parking garages as defined in the NYC Building Code.

### Exceptions

The following structures will not be required to comply with the new inspection requirements:

- autobody and automotive repair shops, automotive showrooms, and automotive service stations
- garages with occupancy of fewer than three cars
- unenclosed, unattached outdoor parking lots
- private garages serving one- and two-family homes.



According to NYC Open Data published on [toomanycars.nyc](https://toomanycars.nyc), there are 5,403 active DCA Licenses for Licensed Garage/Lot throughout the five boroughs.

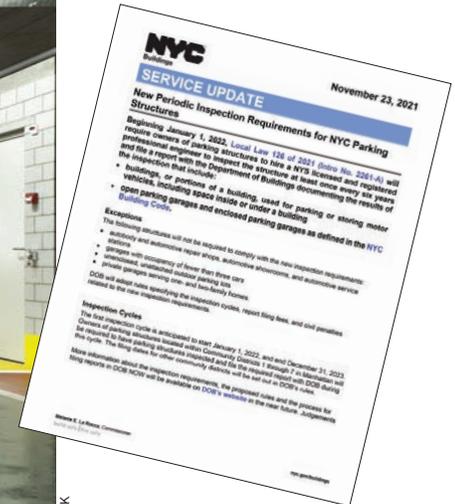


PHOTO: ADOBE STOCK

DOB's Parking Structures Service Notice can be found here: [https://www1.nyc.gov/assets/buildings/pdf/parking\\_structures\\_sn.pdf](https://www1.nyc.gov/assets/buildings/pdf/parking_structures_sn.pdf)



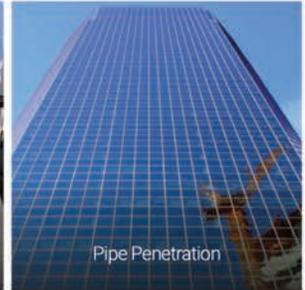
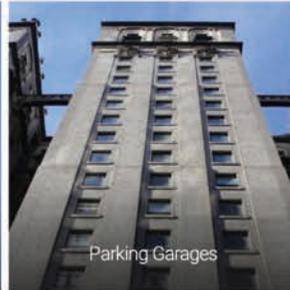
George Doukas, president, CGI Northeast, Inc.

"Parking structures can exhibit degraded conditions due to wear and tear. The foundation walls and concrete floor slabs can indicate spalling and de-laminations, causing puddled water to penetrate through the cracks of the floor. When these structural integrity issues occur, below-grade water intrusion must be rectified prior to making the necessary repairs. Now is the time for building and parking garage management to address any potential issues," says George Doukas, president of CGI Northeast, Inc., a company that offers "a proven solution to below-grade (or negative side) waterproofing. CGI (Concrete Gel Injection) is an innovative injection method which has become the waterproofing method-of-choice for hundreds of both private and public buildings and garages throughout New York City."

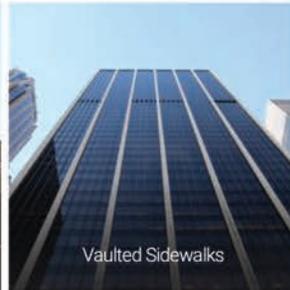
"Since 2004, CGI has been a remedy having eliminated water infiltration in structures without costly and disruptive exterior excavations, a common practice with traditional waterproofing applications, and a nuisance for building owners and managers," says Leonidas Tsampas, vice president. "Upon rectifying the below-grade water intrusion, our mechanics can perform structural concrete patching and/or form and pouring of new concrete replacement. CGI works together with structural steel outfits that can repair any corroded steel beams," adds Tsampas.



Leonidas Tsampas, vice president, CGI Northeast, Inc.



718.937.2800



**CGI's below-grade injection waterproofing system has proven successful in both the private and public sectors, eliminating water leakages in many substrates, including concrete, brick, stone and rubble. Explore our project-specific case studies to learn more about the solutions CGI effectively delivers to buildings across the New York metro area.**

**CGINORTHEAST.COM**

## FILE YOUR SPRINKLER REPORT TO AVOID NEW YEAR FINES

As of January 1, 2022, property owners who fail to file an acceptable report certifying sprinklers were installed in their building, as required by Local Law 26 of 2004, will be subject to the civil penalties starting at \$5,000. In addition to the penalty for failure to file, \$1,000 per month, beginning February 1, 2022, and ending on the filing date of an acceptable report.

The Department will dismiss any violation for failure to file the sprinkler report when an acceptable report has been submitted and stamped "Approved" by DOB and proof of payment of the civil penalty is received.

Filings must be submitted to [NYCDOBLL26@buildings.nyc.gov](mailto:NYCDOBLL26@buildings.nyc.gov)

## GAS PIPING INSPECTION DEADLINE EXTENDED

Building owners in Community Districts 2, 5, 7, 13 and 18 in all boroughs, now have until June 30, 2022, to complete their mandatory Local Law 152 of 2016 gas plumbing inspections, which must be conducted at least once every four years. One- and two-family homes are exempt from Local Law 152.

Failure to file the Gas Piping System Periodic Inspection Certification on or before the filing due date will result in a civil penalty of \$5,000.

# USING DRONES TO CONDUCT FAÇADE INSPECTIONS

A new [DOB report](#) seeks to take building safety to new heights, by exploring the potential use of drones for building façade inspections.

This comprehensive agency report provides a deep dive into the regulatory landscape affecting unmanned aircraft systems use in New York City, the use of drones in other jurisdictions, and how drones can potentially be used to aid in safety inspections throughout the five boroughs.

"It is imperative that we continue to embrace the latest technologies and innovations in support of our mission to protect our fellow New Yorkers," said **Commissioner Melanie E. La Rocca**. "Our report is the product of intensive research by DOB experts, and finds that when combined with traditional hands-on examinations, the effective use of drones could potentially result in more comprehensive building inspections, resulting in reduced inefficiencies and a safer New York City."

### New legislation and amendment to the NYC Code are required

Currently, legal drone use in New York City is restricted only to approved government agencies in response to specific emergency response situations. Changes to these restrictions allowing for commercial use of drones, such as during a FISP inspection of the exterior walls of a building, would require new legislation from the City Council to amend the New York City Administrative Code. The Department's report found that when used in conjunction with up-close, hands-on



examinations, the use of unmanned aircraft systems could potentially have application for façade inspections, by providing additional information to the Qualified Exterior Wall Inspector. Specifically, drones could potentially be used for collecting significant amounts of visual data such as photographs, videos, and thermal imaging. Drone pilots might also be capable of capturing images of building angles that are more difficult to access using current methods of visual inspection, which is important for the inspection of larger buildings.

"I commend the Department of Buildings for exploring new technologies to make building inspections safer, cheaper, and more efficient," said Council Member Carlina Rivera. "Façade inspections should not be so costly that scaffolding stays up for decades and our historic landmarks are impossible to maintain. I look forward to working with DOB to modernize façade inspections and other building maintenance to make our

city safer for all New Yorkers," said Council Member Carlina Rivera.

"The consulting engineering community applauds DOB for its continual work in assessing ways to increase efficiencies, new technologies, and innovative approaches. Today is an important step towards the potential deployment of this new tool by professional engineers to increase public safety. We look forward to working with DOB to make sure drone technology is used appropriately and effectively," said **John Evers, President & CEO, American Council of Engineering Companies of New York (ACEC New York)**.

"Thank you for your diligent inquiry and report. We look forward to a time when judicious drone deployment is available to the city's QEWIs to further our efforts to assure the safety of the city's buildings," said **Paul Millman, PE, RA, Principal at SUPERSTRUCTURES Engineers + Architects**.

"Adding drones to our inspection toolbelt will greatly enhance the thoroughness of the visual inspection and documentation process, particularly on high-rise structures, and permit precise monitoring of facade conditions over time to detect signs of deterioration and distress well before critical conditions develop. I believe that once drones become a routine part of the inspection process in NYC we will wonder how we ever got by without them," said **Brett Rieger, AIA, RAND Senior Architect and Drone Group Leader**.

# CONSTRUCTION INNOVATION AND SAFETY CONFERENCE

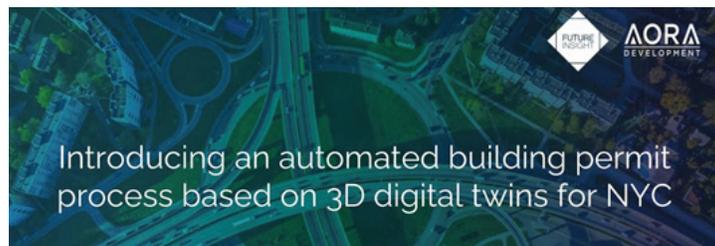
*This year's "Hack the Building Code" winners include innovations to prevent construction worker falls, capture carbon emissions, expedite the building-permit approval process and closely track activity on construction sites*

The Department of Buildings' virtual construction innovation and safety industry conference took place on November 15-19.

The free-to-attend and open-to-the-public online featured a series of educational online seminars for industry professionals, focusing on development, innovation, construction safety and the latest building regulations in New York City.

This educational event offered licensed design professionals the opportunity to learn more about important industry changes such as the new 2022 Construction Codes, building energy efficiency grades, the Major Projects Development Program, DOB's drone study and much more. During daily multilingual virtual safety sessions, DOB experts demonstrated critical safety procedures and answered questions about staying safe on the job.

"There are exciting changes happening in our city's development community, as the economy continues its steady recovery, and we enact consequential changes to improve the safety, efficiency, sustainability and resiliency of our City's built environment. Our digital conferences, have proven to be a consequential link between DOB and the industry professionals, construction workers, and members of the public that we serve," said **Buildings Commissioner Melanie E. La Rocca**.



## Seminar and Session Topics

- 2022 Construction Codes
- Drone Study and Façade Safety
- Major Projects Development Program
- Building Energy Efficiency Grades
- Local Law 97 Updates
- Protecting Tenants in Occupied Buildings During Construction
- Construction Worker Safety Sessions
- 2021 Hack the Building Code Winners Presentations

## "Hack the Building Code" Innovation Challenge Winners

Now in its second year, the "Hack the Building Code" Innovation Challenge was first launched in 2020 in partnership with the **NYC Economic Development Corporation** and the **Urban Tech Hub @ Company Ventures**. This challenge invites the public to submit ideas on the best ways to improve how we design, construct and maintain our city of

over 1.1 million buildings.

This year's winners include innovations to prevent construction worker falls, capture carbon emissions, expedite the building-permit approval process and closely track activity on construction sites.

- **SafeRise** - A standardized, reusable, and lockable barrier that could prevent worker and material falls in elevator and other shaft ways. Constructed of steel, the SafeRise barricades are designed with safety features to restrict access to only pre-approved construction workers.
- **SiteSafety** - Specific changes to the NYC Building Code to require horizontal safety netting to be installed every thirty feet in shaft way openings on active construction sites. The proposed change is intended to catch falling construction workers and prevent work site fatalities.
- **noya** - New direct air capture

technology to retrofit existing cooling towers to capture carbon emissions from building HVAC systems. With a compact design to fit on NYC rooftops, this innovative idea could accelerate the city's transition to carbon neutrality.

- **Future Insight and AoRa Development** - A digital platform that could expedite the building permit approval process via the use of building information modeling (BIM) drawings that could be checked automatically against existing building codes and development regulations.

- **Kwant.ai** - An interactive network of smart badges, sensors, and mobile-phone alerts to track construction workers' locations. This technology could enable automated headcounts, store and display site safety/training certificates and other compliance documents, alert site personnel when falls or other safety hazards occur, and collect data for predictive analytics.

The five winners of this year's innovation challenge will receive technical support and assistance from the Department in introducing their technology to NYC's design and construction industries. The Department does not offer contracts to the winners of the "Hack the Building Code" Innovation Challenge, and they will not receive monetary compensation for their participation in the challenge.

# KEY TO NYC MANDATE

*As of December 27, employers must ensure that all workers who enter the workplace or come into contact with the public during the course of their work show proof of at least one dose of COVID-19 vaccination*

The Key to NYC mandate was first announced in August 2021 and has been recently expanded as follows:

## Indoor Dining, Indoor Fitness, and Indoor Entertainment and Certain Meeting Spaces

**Children:** As of December 14, children ages 5 to 11 are required to have proof of vaccination for the public indoor activities described here. They must show they have received at least one dose of a vaccine. Children ages 5-11 only need a single dose up until January 28, 2022. Beginning January 29, 2022, 5-11 year-olds will need to show proof of a full regimen of a COVID-19 vaccine, just like individuals who are 12 and older.

**People 12 and older:** As of December 27, people 12 and older participating in indoor activities will be required to show proof they have received two vaccine doses, except for those who have received the one dose of the Johnson & Johnson vaccine. If a business is covered by this requirement, it is required to check the vaccination status of all staff and customers 5 and older. Entry to anyone 5 and older who has not received at least one dose of the COVID-19 vaccine, unless an exception in the Executive Order for Key to NYC or the Frequently Asked Questions document applies, may not be permitted.

Customers are allowed to use the bathroom or for another reason that will take a small amount of time (for example, less than 10 minutes).

Businesses that do not comply

**TO BE POSTED IN PUBLIC-FACING LOCATION**

**NYC**

**Affirmation of Compliance With Workplace Vaccination Requirements**

Name of Business \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

I affirm that I have read the December 13, 2021 Order of the New York City Commissioner of Health requiring vaccination of workers and that my workplace is in compliance with the Order.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_

Title \_\_\_\_\_

New York City business must fill out the Affirmation of Compliance With Key to NYC Worker Vaccination Requirements certificate (left) and post it in a public place. They must be prepared to make their records available for inspection upon request by a city agency. The certificate can be downloaded at [nyc.gov/vaxtwork](https://nyc.gov/vaxtwork).



with this policy will be subject to fines.

### To implement this policy:

**NEW:** Fill out the [Affirmation of Compliance With Key to NYC Worker Vaccination Requirements certificate](#) and post it in a public place.

Place the Vaccination Required Poster for Businesses in a place that is clearly visible to people before they enter your business. Become familiar with the accepted proofs of vaccination. Develop a written implementation plan that will be available for inspection. This should include how the vaccination status of staff and customers is checked before they enter — or immediately after they enter — the business.

### Help the staff get vaccinated:

Consider hanging posters about the COVID-19 vaccines in break

rooms and provide information about where to get vaccinated.

### All Other Private Sector Businesses

As of December 27, employers must ensure that all workers who enter the workplace or come into contact with the public during the course of their work beyond a quick and limited purpose show proof of at least one dose of COVID-19 vaccination. Workers will have up to 45 days to produce proof of a second dose in a two-dose vaccination series. Those who have not provided proof of at least one dose or applied for a reasonable accommodation on religious or medical grounds by the deadline must be excluded from the workplace.

Additional information about the new vaccination requirement for private sector businesses can be

found at [nyc.gov/vaxtwork](https://nyc.gov/vaxtwork) as of Wednesday, December 15.

### Indoor Face Covering Guidance

On December 10, 2021, Governor Kathy Hochul announced masks are required to be worn in all indoor public places unless businesses or venues implement a vaccine requirement. This major action to address the winter surge comes as COVID-19 cases and hospitalizations rise statewide and is in alignment with the CDC's recommendations for communities with substantial and high transmission. The State Health Commissioner issued a determination solidifying the requirement.

You can read the [State Health Commissioner's December 10, 2021 Determination Letter](#).

More details can be found in the [State's FAQs](#).



## SPRAT®-CERTIFIED SANTAS CLIMB DOWN THE RONALD MCDONALD HOUSE-NY



On Sunday, December 19, 2021, **Bryan Prekopa**, Director of Operations, [Skyline Access LLC](#) (the Industrial Rope Access division of [Skyline Restoration Inc.](#)) led a team of Sprat®-Certified “Santas” who climbed down the façade of the building of the [Ronald McDonald House-NY](#) (405 East 73rd Street, New York, NY 10021), hanging by industrial ropes.

It was a big surprise for the children and their families who temporarily reside at the [RMH-NY](#) while they receive cancer treatment at local hospitals. The RMH-NY staff was thrilled helping Santa with the delivery of a gift bag to each room, as, due to the Covid-19 pandemic, no guests are allowed in the building.



# ARCHITECT OF IMPACT AWARD

## HARLEM GROWN HONORS THE SKYLINE CHARITABLE FOUNDATION

On Wednesday, October 27, [Harlem Grown](#) celebrated its first decade of transforming the community through food justice at the nonprofit's 10th Anniversary Gala, a virtual event hosted by **Cheryl Wills, NY1 News** anchor and talk show host. Ms. Wills cheered the organization's empowering and inspiring work and vowed that "they're just getting started." She presented awards to six honorees who have made the phenomenal growth of Harlem Grown possible including **The Skyline Charitable Foundation (TSCF)** which received The Architect of Impact Award. TSCF founder **John Kalafatis** accepted the honor on behalf of the Foundation. Harlem Grown's stated mission is "to inspire youth to lead healthy and ambitious lives through mentorships and hands-on education in urban farming, sustainability and nutrition." Launched and created by Harlem Grown CEO and Founder **Tony Hillery** who saw potential in a vacant lot, the organization now counts a dozen sites in Central



*The honor is accepted by Foundation founder John Kalafatis at Harlem Grown's 10th Anniversary Virtual Gala.*

Harlem ranging from soil-based farms, hydroponic greenhouses to school gardens. It runs seven programs, all designed to use urban farms as living classrooms for young people and to provide free, locally grown produce for the community. **Nicole Engel** recently joined as executive director.

TSCF is a proud partner of Harlem Grown. Most recently,

**Skyline Restoration** supported the organization in building the structure for the latest garden situated on the property of the **Thurgood Marshall Academy (TMA) Lower School** at 282 West 151st Street. [SKYlines reported on the June 4th ribbon-cutting ceremony in its Spring 2021 issue #39.](#)

Ms. Wills noted that TSCF is the philanthropic outgrowth of

[Skyline Restoration](#), "the leading restoration firm in the New York metropolitan area which has since been a catalyst to forming the largest group of construction companies right here in New York City."

In a video shown at the event, Mr. Kalafatis pledged his ongoing support of Harlem Grown, both through sponsorship and construction assistance, and attested to the achievement of the nonprofit in bettering the lives of children by enabling them "to seek their potential" while simultaneously enhancing the health and nutrition of the community. He said, "It's my pleasure to keep assisting [Harlem Grown] within our power and to keep offering our experience."

Harlem Grown is, said Mr. Kalafatis, "of utmost importance." Noting his personal commitment to youth, he credited Harlem Grown for offering children "experience in the realities of life, not the fakeness of life. [It] gives them something to hold on to, to dream about" and aids in the development of character. Also featured in a video shown at the event was **Shana McCormick**, recently installed as executive director of TSCF and program director of [RAP4Bronx](#). She spoke of the ways in which Harlem Grown and RAP4Bronx share a "common mission to combat food insecurity and create generational wealth." Mr. Kalafatis and Ms. McCormick attended the ribbon-cutting of Thurgood Marshall Academy, an experience he called "eye-opening." Ms. Wills, who has witnessed Harlem Grown's development since 2011 and remembered when it was "a seed in Tony Hillery's mind" said, "I'm inspired. I'm overwhelmed. This is the epitome of seeing a dream come true."

## 10TH ANNIVERSARY VIRTUAL GALA AWARDS & HONOREES

**Corporate Partner of the Decade** • Juice Generation • Accepted by Simone Shepard, chief brand officer, and CEO Eric Helms

**Vision of Change Award** • The Anahata Foundation • Accepted by Mari Arnaud

**Community Partner of the Decade** • Genesis Companies • Accepted by Genesis founder, Karim Hutson

**Architect of Impact Award** • The Skyline Charitable Foundation • Accepted by John Kalafatis and Shana McCormick

**Roots of Harlem Award** • Edward Norton and Shauna Robertson



# TSCF ELECTS A NEW BOARD AND LOOKS AHEAD TO A PROMISING FUTURE

For more than a decade, [Skyline Restoration](#) has been organizing charity and fundraising events with the goal of supporting communities and causes in need on a local and an international level.

The **Skyline Charitable Foundation (TSCF)** was established in 2014 to serve as a channel for proceeds to be spread among multiple charities, giving supporters the freedom to allocate their donation according to their preference.

The mission is to promote the well-being of individuals of all ages and backgrounds by helping them overcome challenges that prohibit their physical, mental and social growth.

Over the years, with the help of its generous supporters, Skyline Restoration and TSCF have been able to extend a helping hand to other charitable organizations. Dozens of companies, a mix of contractors, suppliers, vendors, service industries and professionals have stepped up to generously sponsor and support the events.

The [RAP4Bronx \(Relief Access Program for The Bronx\)](#), initiated by [York Studios](#), powered by TSCF, and supported by its partners, was launched in mid-March of 2020 amid the

Covid-19 pandemic with a mission to collect and donate meals, groceries and essential supplies to frontline workers, senior citizens, and vulnerable residents in the Bronx and throughout New York City. Since then, the nonprofit has grown to be not only a substantial operator in food relief but a resourceful program for communities to find and get access to multiple services. Through food delivery, free farmers markets and the distribution of grocery and essential supplies, RAP4Bronx has served over 1.7 million meals and distributed close to 3 million pounds of produce. It serves approximately 5,000 households each month – totaling close to 100,000 households in the past 20 months. This Thanksgiving RAP4Bronx distributed over 630 turkeys, 350 whole chickens, spiral hams, and almost 10,000lbs of produce, along with hundreds of prepared meals in partnership with **Rethink Certified, God’s Love We Deliver, and Hungry Monk.**

The RAP4Bronx crew has participated in many community-based-organizations’ (CBO) events and executed a strong fundraising and donation plan for the holiday season.



On December 15, 2021, **Shana McCormick** (right), executive director of TSCF, and program director of RAP4Bronx, and Bronx Borough President Elect **Vanessa Gibson** (left) were among the honorees of the inaugural Bronx PowerList 2021. The event, organized by Schneps Media, recognizes the most influential and impactful individuals in The Bronx and honours them for their continued commitment to the borough and its community.

*“With our newly expanded board and our various partners, we feel the future for The [Skyline Charitable] Foundation is bright. We are able to pool our resources to ensure that the needs of the community are met in multiple ways - all from utilizing Skyline Restoration’s background in construction to help build out local community gardens to providing access to locally grown farm fresh produce and our robust last-mile food delivery service to helping connect community members to programs such as virtual cooking classes. We are raising awareness about health, nutrition and well-being and building bridges to help communities access sustainably healthy futures. It is so exciting to see the programs and our City grow together!”*

Shana McCormick, executive director, TSCF



THE SKYLINE CHARITABLE FOUNDATION

**Board of Directors**

- John Pantanelli, Chair
- Eva Hatzaki, President
- John Kalafatis, Founder & Vice President
- Daniel Wilenchik, Secretary
- Steve Lyon, Treasurer
- Stephan Andreatos
- Rygo Foss
- Tony Hillery
- David Nidus



**SCAN THIS CODE TO MAKE A TAX-DEDUCTIBLE DONATION**

# PETER OXENHAM

AFTER 17 YEARS AND OVER 3,000 ESTIMATES, SKYLINE RESTORATION'S SENIOR ESTIMATOR, A MENTOR TO MANY, RETIRED EARLIER THIS YEAR



*"The difference between a job and a profession, an avocation, is about finding people who feel the same as you do – who catch the spark"*

"The difference between a job and a profession, an avocation, is about finding people who feel the same as you do – who catch the spark. They become curious and want to satisfy their curiosity through the work environment," said Peter Oxenham, senior estimator at Skyline Restoration who retired in July. Oxenham indeed lit that spark in those who worked with him throughout his 17 years and over 3,000 estimates for the company.

He joined Skyline Restoration in 2004, a fellow of Pratt Institute's School of Architecture, following a 15-year career as an estimator and project manager. Initially hired as a project manager, his first assignment was for a large three-building project on Surf Avenue at Coney Island. The project involved ordering a massive amount of steel and customized brick plus designing scaffolding and rigging. Efficiency had to be maximized to accommodate the fast-track scheduling. As these were pivotal years when Skyline's success on projects of growing magnitude continued to propel it to ever greater heights, the Coney Island project was one that, said Oxenham, "laid the groundwork for growth," growth that quickly rose to monumental proportions. Another early project manager job of Oxenham's, also c.2004, was on parapets for a complex of buildings on 113th Street in Forest Hills. Here his focus was on the crew, as he needed to mobilize all to be more interactive and responsive to each other's safety. His efforts proved to "have a real galvanizing effect



One of Peter Oxenham's most memorable projects during his 17 years with Skyline Restoration is the Maclntyre Building at 74 Broadway (top) for which Skyline Restoration received the prized Lucy G. Moses Preservation Award.

in a very positive way" which greatly facilitated scheduling and, consequently, streamlined the workflow.

"The job started to hum," he recalled. Already he was being viewed as a mentor to many, a role he held onto throughout the years.

## Transition from Project Manager to Senior Estimator

By 2007, it became clear that a full-time estimator was needed at Skyline Restoration. Fortunately, it was equally apparent that Oxenham had a well-honed skill set that matched the rigors of the job.

"The estimator has to be able to assess project documents effectively, communicate well with members of the architectural and engineering team, the financials and other estimators," he said. And that's not the half of it.

The estimator, explained Oxenham, sets up the conditions for the work to be performed. He, or she, establishes relationships with engineers, architects, vendors and clients; gains approval of materials; obtains permits so work can begin; produces a rigging plan and develops a timeline. All information is conveyed to the project manager and the sales team.

The estimator is also responsible for pricing change orders to amend contracts. The developer and construction management company must come to terms with these as they directly impact the timeline and vendor pricing. Not everyone is suited to the profession, said Oxenham. Some prefer to work with their hands or to be in the field, some simply find the multiple aspects "too much." Yet it continued to be the right fit for Oxenham who became Skyline

Restoration's senior estimator in 2007 and remained the only full-time person in that role until 2009 when other estimators joined the department, and the work became a team effort. By 2017, the year Skyline moved into its new state-of-the-art building on Long Island City, there were eight junior and senior estimators; the number had grown to 10 when he left this summer.

### MEMORABLE PROJECTS

#### 874 Broadway

One of Oxenham's most memorable projects as an estimator was for 874 Broadway, the MacIntyre Building. Skyline Restoration received the prized Lucy G. Moses Preservation Award, sometimes referred to as the Oscars of preservation, from the New York Landmarks Conservancy for the historic project. As SKYlines reported in its premiere issue, [Spring 2010](#), "This award is the Conservancy's highest honor for outstanding preservation efforts." The building, said Oxenham, has an "extravagant array of ornamental features" composed of brick, stone and terra cotta. Estimators needed to have knowledge of historic structures and became "conversant with all material requirements." It proved, in fact, to be an immersive learning experience on terra cotta for Oxenham.

#### One Wall Street

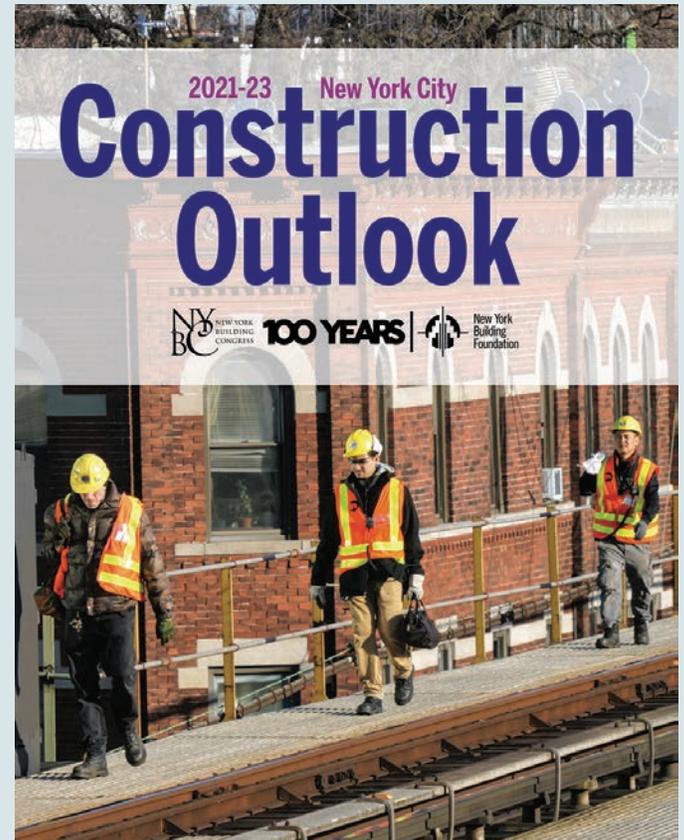
The iconic One Wall Street project was "amazing from the start." The largest office-to-residential conversion in the history of New York City, as SKYlines reported in the [Fall 2020/Winter 2021 issue #38](#), the project entailed extensive rigging, façade cleaning, stone replacement and opening up of the façade to accommodate windows and doors. "It's an Art Deco masterpiece," that required constant and

intensive interaction with and approvals from the Landmarks Preservation Commission.

### Looking Back

Looking back on his years with Skyline Restoration, Oxenham acknowledged that he "became enriched" by the mentorship role and that most of all, he benefited from being with the right company and the right people. "It's pride of place. It's a rare thing, to generate that type of atmosphere," he said. Rare in any occupation, it is certainly so in the challenging and competitive construction arena. "To maintain a sense of integrity about what you do, that's kept us in a positive direction. Management and staff always made me feel I was important because I brought that work ethic to the job every day," he said. It's an ethic that enhanced the company and that made Peter Oxenham's years with Skyline Restoration rewarding and meaningful. Clearly, he caught the spark early on and kindled it for those who worked with him.

*"Not everyone is suited to the profession. Some simply find the multiple aspects 'too much' "*



## NYC CONSTRUCTION OUTLOOK FORECASTS \$161 BILLION IN SPENDING FOR 2021-2023

The [New York Building Congress](#) and the [New York Building Foundation](#) released their *2021-2023 New York City Construction Outlook*, part of an annual series the two organizations prepare for the industry.

The *Construction Outlook* forecasts \$60.6 billion in New York City construction spending in 2021. In nominal dollars, this represents development growing \$12.3 billion, or 26 percent, since last year, when non-essential construction was paused for a staggering 11 weeks. Compared to pre-COVID levels, however, spending is down from 2019 – \$1.4 billion, or 2 percent, in current dollars and \$6.4 billion, or 10 percent, in inflation-adjusted dollars.

Residential spending in New York City over the next three years is not expected to bounce back from its plummet in 2020 while non-residential spending on commercial, education, recreational and industrial facilities will struggle to make gains when accounting for nationwide increases in the cost of materials and labor.

### Employment

Although construction employment in 2021 is projected to be at its lowest level since 2014, the building industry could create tens of thousands of new jobs within three years. The Building Congress anticipates employment in the construction of buildings, heavy and civil engineering and specialty trades to total 135,000 jobs in 2021, 140,200 in 2022 and 157,100 in 2023.

NYBC Members can download the *Outlook* [here: https://buildingcongress.com/advocacy-and-reports/reports-and-analysis/New-York-City-Construction-Outlook-2021-2023.html](https://buildingcongress.com/advocacy-and-reports/reports-and-analysis/New-York-City-Construction-Outlook-2021-2023.html)

# HAPPY NEW YEAR

Photo: Joanna Kalafatis  
Cover Photo: Spring Scaffolding

Paper from responsible sources



The views and/or opinions contained within are those of the contributor and may not reflect the views and/or opinions of Skyline Restoration Inc.

Comments/Subscriptions:  
[skylines@skylinerestoration.com](mailto:skylines@skylinerestoration.com)

*SKYLINES*

[SkylinesNews.com](http://SkylinesNews.com)

**SKYLINES**

A quarterly publication of  
Skyline Restoration Inc.  
49-28 31st Place LIC, NY 11101  
[SkylineRestoration.com](http://SkylineRestoration.com)