

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON HOUSING AND BUILDINGS

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December 9, 2020
Start: 1:13 PM
Recess: 1:17 PM

HELD AT: REMOTE HEARING (VIRTUAL ROOM 3)

B E F O R E: ROBERT E. CORNEGY, JR. CHAIR

COUNCIL MEMBERS: Fernando Cabrera
Margaret S. Chin
Mark Gjonaj
Barry S. Grodenchik
Farah N. Louis
Bill Perkins
Carlina Rivera
Helen K. Rosenthal
Ritchie J. Torres

A P P E A R A N C E S (CONTINUED)

(GAVEL)

CHAIR ROBERT E. CORNEGY: Good afternoon and thank you for coming. I'm Council Member Robert Cornegy, Chair of the Council's Committee on Housing and Buildings. We're here to vote on a bill that relates to the issuance of interim certificates of occupancy. The Department of Buildings or DOB issues Certificates of Occupancy before a building can be legally occupied. Where a Certificates of Occupancy cannot be issued because there are outstanding concerns, DOB will issue a Temporary Certificate of Occupancy. This Temporary Certificate of Occupancy, which is valid for 90 days indicates that the property is safe for occupancy, but that the outstanding concerns preventing the issuance of a final Certificate of Occupancy have not been resolved. After 90 days, the DOB must inspect the property before a new temporary Certificates of Occupancy can be issued. As a result, DOB is required to repeatedly inspect properties with a temporary Certificate of Occupancy placing a large administrative, administrative burden on an already overworked agency. Proposed Intro Number 2033-A, which I sponsor, would allow

DOB to issue interim Certificate of Occupancy before all the work in the building is completed, allowing occupancy of specific floors and reducing the need for repeated inspections before the final certificate of occupancy can be issued. This bill does not apply to residential buildings with fewer than eight stories or four dwelling units. Non-residential buildings with fewer than five stories, mixed-use buildings with fewer than four dwelling units or parking structures. This bill also requires that temporary certificates of occupancy including interim certificates of occupancy be posted in buildings. These temporary and interim certificates of occupancy can be revoked if they were issued in error or based on incorrect information. I'm joined today by Council Member Louis, Rosenthal, Rivera, Gjonaj, Cabrera, Perkins, Grodenchik. That's all I see. I'm sure we have more. Who did I miss? I said Cabrera, right? I see him. We can now ask the Clerk to call the roll.

CLERK: Good afternoon. Matthew Distefano, Committee Clerk. Roll call vote on Proposed Introduction 2033-A. Chair Cornegy.

CHAIR CORNEGY: I vote aye.

CLERK: Cabrera.

COUNCIL MEMBER CABRERA: I vote aye.

CLERK: Rosenthal.

COUNCIL MEMBER ROSENTHAL: I vote aye.

CLERK: Grodenchik.

COUNCIL MEMBER GRODENCHIK: Aye.

CLERK: Perkins.

COUNCIL MEMBER PERKINS: (INAUDIBLE)

CLERK: Council Member Perkins, I think you're muted. (pause)

CHAIR CORNEGY: I'm skilled at this meeting. I think he said aye.

CLERK: Council Member Perkins.

COUNCIL MEMBER PERKINS: Aye.

CLERK: Gjonaj.

COUNCIL MEMBER GJONAJ: I vote aye.

CLERK: Rivera.

COUNCIL MEMBER RIVERA: Aye.

CLERK: Louis.

COUNCIL MEMBER LOUIS: I vote aye.

CLERK: By a vote of 8 in the affirmative, zero in the negative and no abstentions, the bill has been adopted.

CHAIR ROBERT E. CORNEGY: Thank you. This concludes the hearing on Housing and Buildings of December 9th. Thank you so much for joining.
(gavel)

FEMALE SPEAKER: Committee Clerk, you can begin.

CLERK: Thank you. Continuation of roll call vote on Proposed Intro 2033-A, Council Member Perkins.

COUNCIL MEMBER PERKINS: Si.

CLERK: Yes.

COUNCIL MEMBER PERKINS: Gracias.

CLERK: This confirms the vote of 8 the affirmative, zero in the negative and no abstentions. Thank you everybody.

CHAIR CORNEGY: (Speaking Spanish) (gavel)
Thank you.

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date December 20, 2020