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35689198P

NYC Buildings

SUMMONS AND COMMISSIONER'S ORDER• CIVIL PENALTIES APPLY

35689198P

SUMMONS NUMBER: 35689198P

ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS

AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings

RESPONDENT: 20 Ocean Court Associates (First Name/Entity, Last)

MAILING ADDRESS: 20 Ocean court, Brooklyn, NY 11223 **DOB License/Registration #:** N/A

CELL PHONE: N/A

DATE OF OCCURRENCE: 12/06/2024 **TIME OBSERVED:** 10:30 (am)/pm

PLACE OF OCCURRENCE: 20 Ocean Court **BOROUGH:** Brooklyn

BLOCK: 7199 **LOT** 5 **BIN:** 3195307

You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see the back of this summons.

HEARING DATE: 02/19/2025 **AT:** ☒ 8:30 am ☐ 10:30 am ☐ 12:30 pm

OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Brooklyn [Borough] (See reverse side for address)

Phone: (844)628-4692

REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.

WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.

COMMISSIONER'S ORDER TO CORRECT VIOLATION CONDITION(S)

CURE DATE (Zero Penalty Option, if available): N/A **Must Appear:** ☒ (If disputing the charge)

☐ 1-2 Family Property **Details of Violation(s)**

Type of Construction: Fire **No. of Stories:** 7 **Vio. Type:** LL **Dist.** FA **Code** JP **No.** 01

Occupancy at Time of Inspection: Residential **Complaint#:** N/A (If applicable) **Related Job#** N/A (If applicable)

Based on an inspection of the premises and/or records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.

Violating Conditions Observed	Infraction Code	Class	Provision of Law	☐ Recurring Condition- Aggravated I per 1RCNY 102-01(f)	Stop Work/Vacate Order Issued ☐ Full ☐ Partial #
	B104	1	28-302.1		

☐ **ILLEGAL CONVERSION—CLASS 1** Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable

☐ Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply ☐ **Aggravated II Condition per 1 RCNY 102-01(f)**

Violation Detail(s): Failure to maintain buildings exterior walls and/or appurtenances.

- At time of inspection observed a loose/detached metal connecting plate (connects fire escape landing to railing) on the 4th floor fire escape of exposure 1 (north elevation).
- Loose foam box on top of a window air conditioner on 7th floor of exposure 1 (north)
- Deteriorated mortar joints at ptac, in multiple locations of exposure 1 (north)
- Above observed conditions are not mentioned in DOB's TR6-913(3-92-A1 Filing.

Remedy: Maintain exterior facade, provide safety measures, repair damaged Facade, make Facade SAFE as per 1RCNY 103-04.

THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the reverse for instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.

NYC Charter Sections 1048 and 1049-a and the Rules of the City of New York authorize the NYC Office of Administrative Trials and Hearings (OATH) to hold hearings. **For hearing options, see other side of this notice.**

I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.

Issuing Officer: J. Pinto **Signature:** [signature] **Badge#** 3474 **Unit Code:** FA

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ECB-PC (Rev. 8/21)