OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS

Hearings Division

DECISION

Phoebe Dossett, Esq. - Nacmias Law Firm, PLLC 592 Pacific Street 1st Floor Brooklyn,NY 11217	**Summons No:** 039547638L et al. (1 Summons) DEPT OF BUILDINGS, -against- JJK BUILDING CONSULTING **Hearing Date:** 10/13/2026 **Hearing Location:** Remote **Type of Hearing:** By Telephone

Total Penalty Amount:**$2,500.00**

Community Service(Hr): **Not Applicable**

SUMMONS #	SUMMARY DISPOSITION	DATE OF OCCURRENCE	PLACE OF OCCURRENCE
039547638L	Sustained	12/05/2025	32-12 155 STREET Queens

LINE ITEM	OATH CODE	CODE SECTION/RULE	RESULT	PENALTY
1	B2P7	MISC .BC-CHAPTER 33	Sustained	$2,500.00

Findings of Fact & Conclusions of Law

This telephone hearing was held on October 13, 2026. Petitioner, NYCDOB, appeared by Gurtej Sahni, Esq. Respondent, JJK BUILDING CONSULTING, appeared by Phoebe Dossett, Esq

This summons alleges a Class 2 violation of miscellaneous provisions of the Building Code (BC 3301.2 (Failure to safeguard all persons and property)). The summons states that a 2 Story building, at roof level had workers at the edge without guardrails, harness, yoyo, or anchorage to tie off to prevent them from falling over the leading edge; The lack of safety measures in place created a hazardous situation for workers to fall to their death or suffer injury.

Mr. Sahni relied on the affirmed statements of the Issuing Officer (IO) in the summons.

Ms. Dossett stated that Respondent denied the allegations in the summons. She did not provide any testimony or evidence to rebut this charge.

BC 3301.2 states that "Contractors, construction managers, and subcontractors engaged in building work shall institute and maintain safety measures and provide all equipment or temporary construction necessary to safeguard all persons and property affected by such contractor's operations."

I credit the affirmed statements of the IO in the summons, regarding the lack of Respondent's safety measures and failure to safeguard all persons and property affected by its operations. I further find that Respondent did not establish a valid defense to this violation.

This violation is sustained and a penalty of $2,500 is imposed.

Barbara Halper

10/13/2026

10/13/2026

Barbara Halper, Judicial Hearing Officer **Date**