

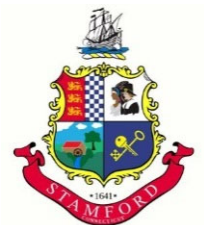
South End NRZ Meeting, March 8, 2022



TOPICS

- BUILDING DEPARTMENT
- SOUTH END
- ISSUES OF CONCERN TO LOCAL RESIDENTS

Bharat Gami, RA
Chief Building Official



Building Department - Mission

The Building Department’s mission is to protect the health, safety and welfare of the Stamford Community by ensuring that construction, renovation, alteration, repair, move or demolition of buildings conform to applicable requirements of the State Building, Mechanical, Electrical, Plumbing and Demolition codes, regulations and ordinances.

Programs	Services Provided	Approximate Volume
Critical & Mandated	Issuance of Building Permits Construction Phase Inspections and Close-out Building Code Enforcement / Complaint Investigations Incident Management. Records Retention and Management	180/week 260/week 10/week Varies 300/week
Other	Outreach – Industry Meetings, Web Page, FAQs Technical Support for City Projects	

Coordination with other City Departments

- Environmental Protection Board – EPB
- Zoning Enforcement
- Zoning Board, ZBA, Planning Board and HPAC
- Department of Health
- WPCA
- Engineering
- Fire Marshal
- Traffic Engineering
- Solid Waste and Recycling

- Director of Operations
- Law Department
- Tax Assessor's Office
- Mayor's Office
- Anti-Blight Officer
- Director of Public Safety
- Fire Department
- EMS and 911 Center

My Role since 2018

Bharat Gami named chief building official of Stamford

By Kevin Zimmerman - July 3, 2018

SHARE



Bharat Gami has been named the chief building official of Stamford, effective immediately. Most recently the chief plan examiner of the Manhattan Plan Examination unit for the New York City Department of Buildings (DOB), Gami is replacing Robert DeMarco, who retired last month from the Stamford post.

"We are happy to have Bharat join us as the new chief building official for our growing city," said Stamford Mayor David Martin. "Bharat's extensive experience in both the public and private sectors will be beneficial to the building permit process and code compliance for all types of residences and commercial buildings in Stamford."

For the past decade, Gami has focused his efforts on construction code compliance using web-based collaborative technologies. He participated in the development and implementation of a web-based portal known as DOB NOW at the New York City DOB, which is currently being rolled out.

He also served as the founding director of the NYC HUB Self Service unit, an online permit service that processes more than 1,800 permit applications every month. Prior to joining New York City government, he practiced as an architect for 15 years.

Crazy Busy

These People Do Not Breathe!

Customer Complaints

Long Wait Times

Multiple Visits

Paralyzed by Permitting Software

A Culture Change Was Required

Recent Changes

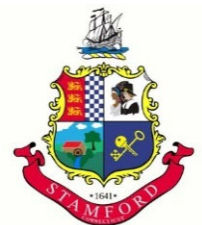
Improved Processes

Improved Relations with Public

Virtual Plan Reviews and Inspections

Improved Communications

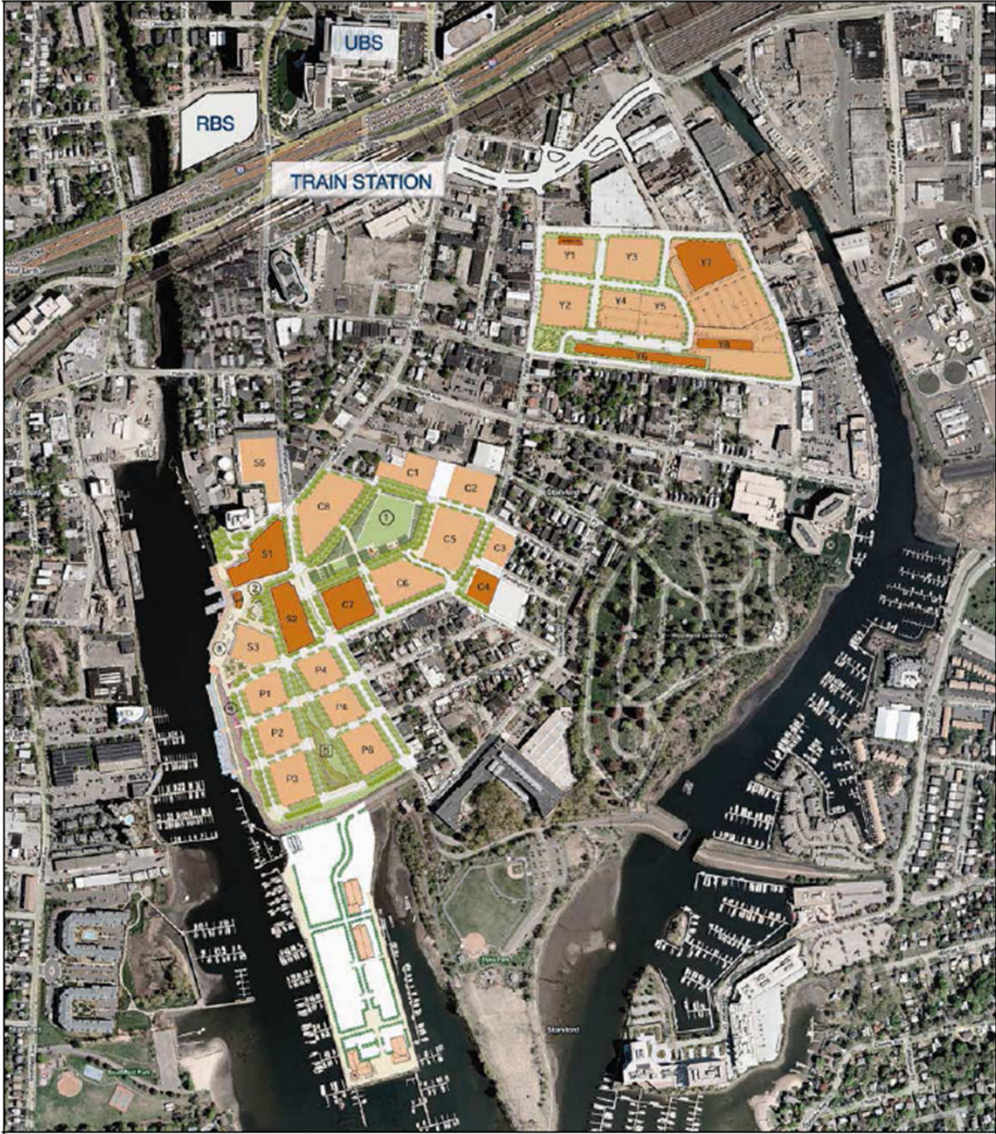
Inter-Departmental Coordination



Recent Accomplishments

- Developed training videos for staff and customers on permit portal
- Conducted monthly interdepartmental coordination meetings
- Reduction of paper by relying on digital submission and approvals
- Developed PDF mark-up protocol for digital plan reviews
- Conducted monthly focus groups with Building Department customers
- Reclassification of inspectors to match their roles
- Initiated cross training of inspectors and rotating assignments
- Improved coordination between final inspection and close-out
- Improved tracking of complaints from various sources – Fix-It Stamford, Eversource, customers, other departments
- Improved data sharing and coordination
- Developed template letters for complaint processing
- Improved process for incident management
- High wind advisory and severe weather alerts
- Developed record management plan consistent with state statutes
- Processing of research requests via emails and web
- Ongoing web site enhancements such as FAQs, and useful information
- Technical Support for Covid-19 Testing and Vaccination Sites
- Ongoing support for Rogers International School Extension at 200 Strawberry Hill Avenue
- Annual permits for school projects throughout the city

South End, Stamford CT



2018 Image at top and 2007 image at bottom

Stamford Current Developments



Completed



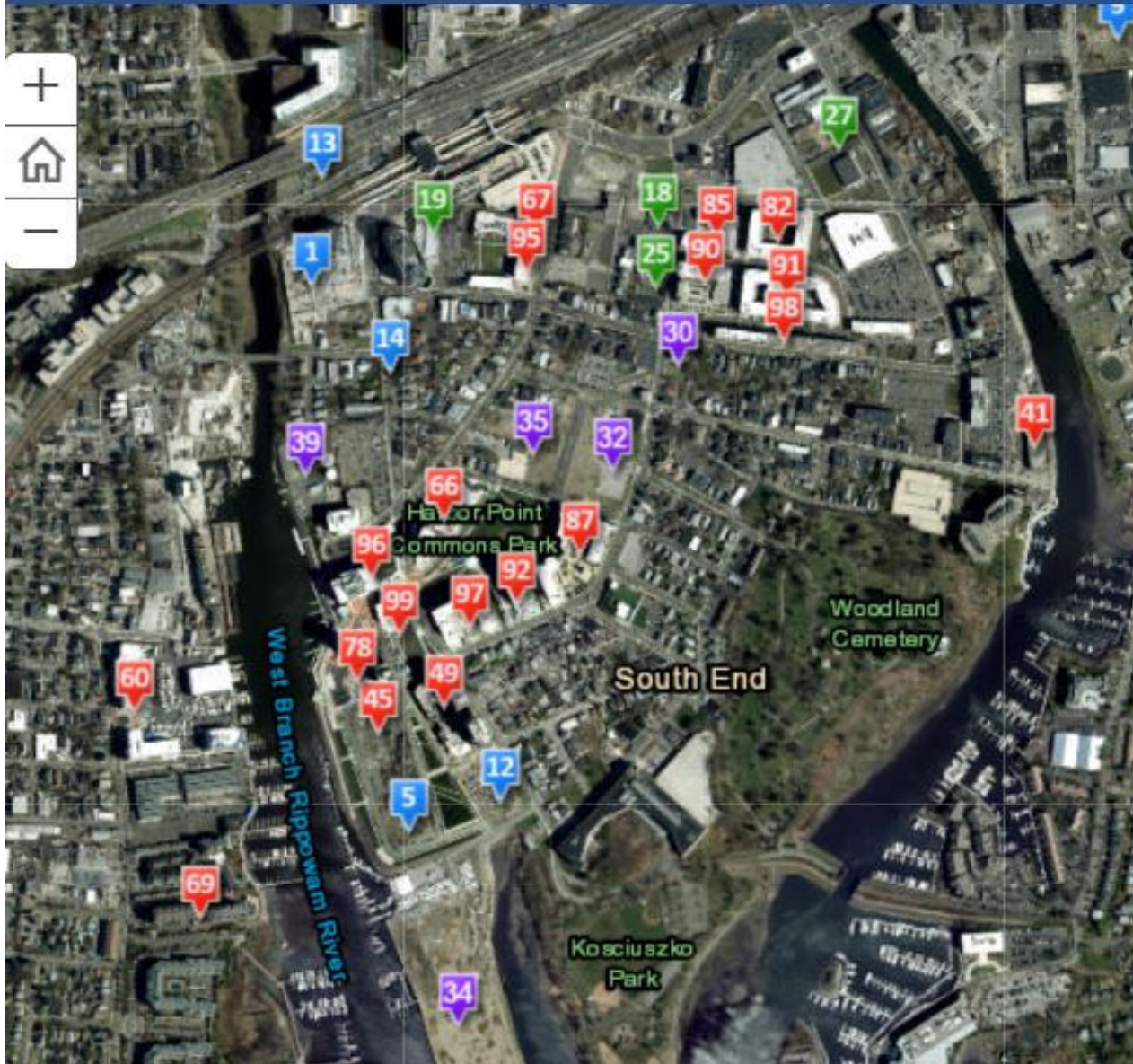
In Progress



Approved



Proposed



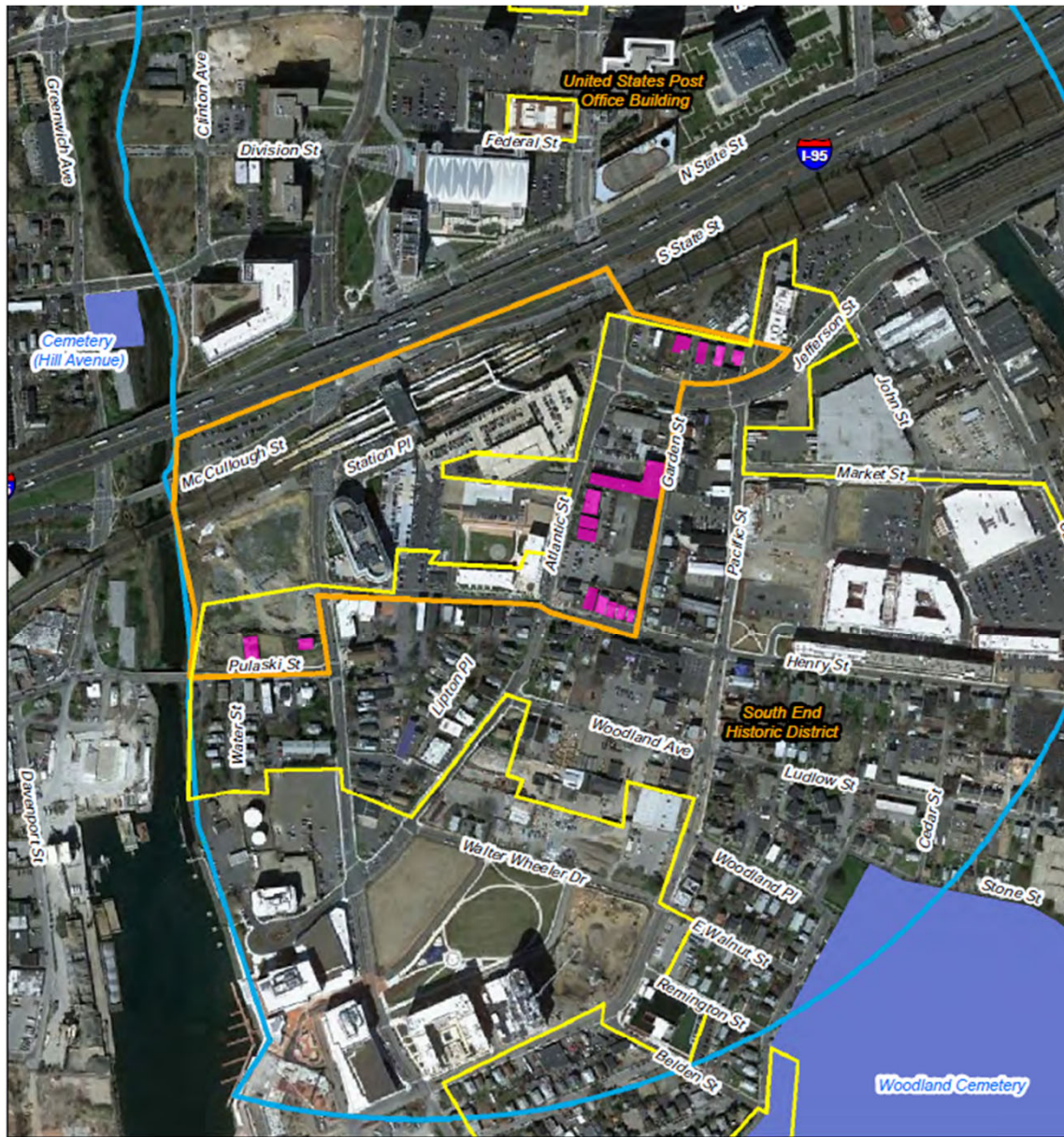


Stamford Transportation Center Development

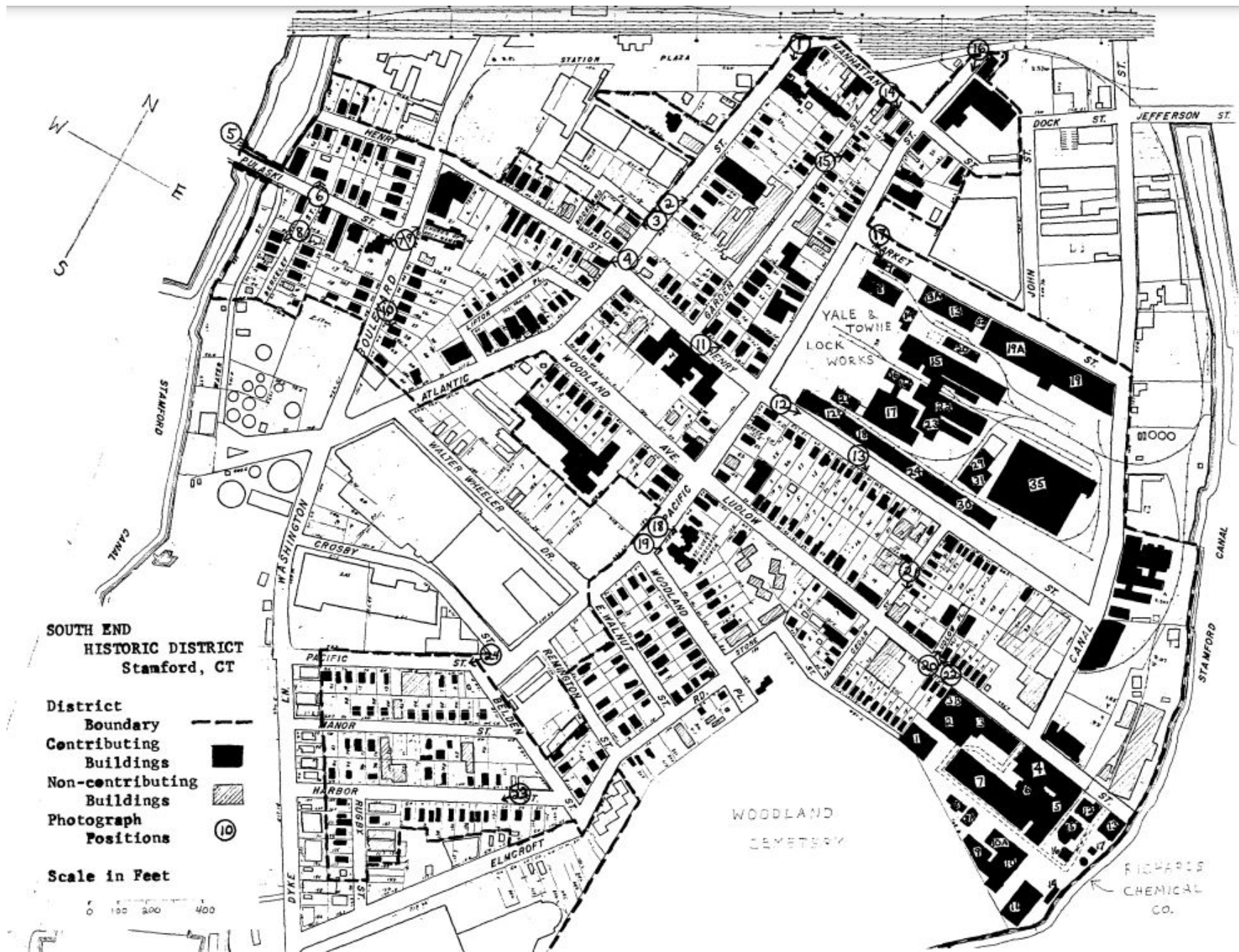


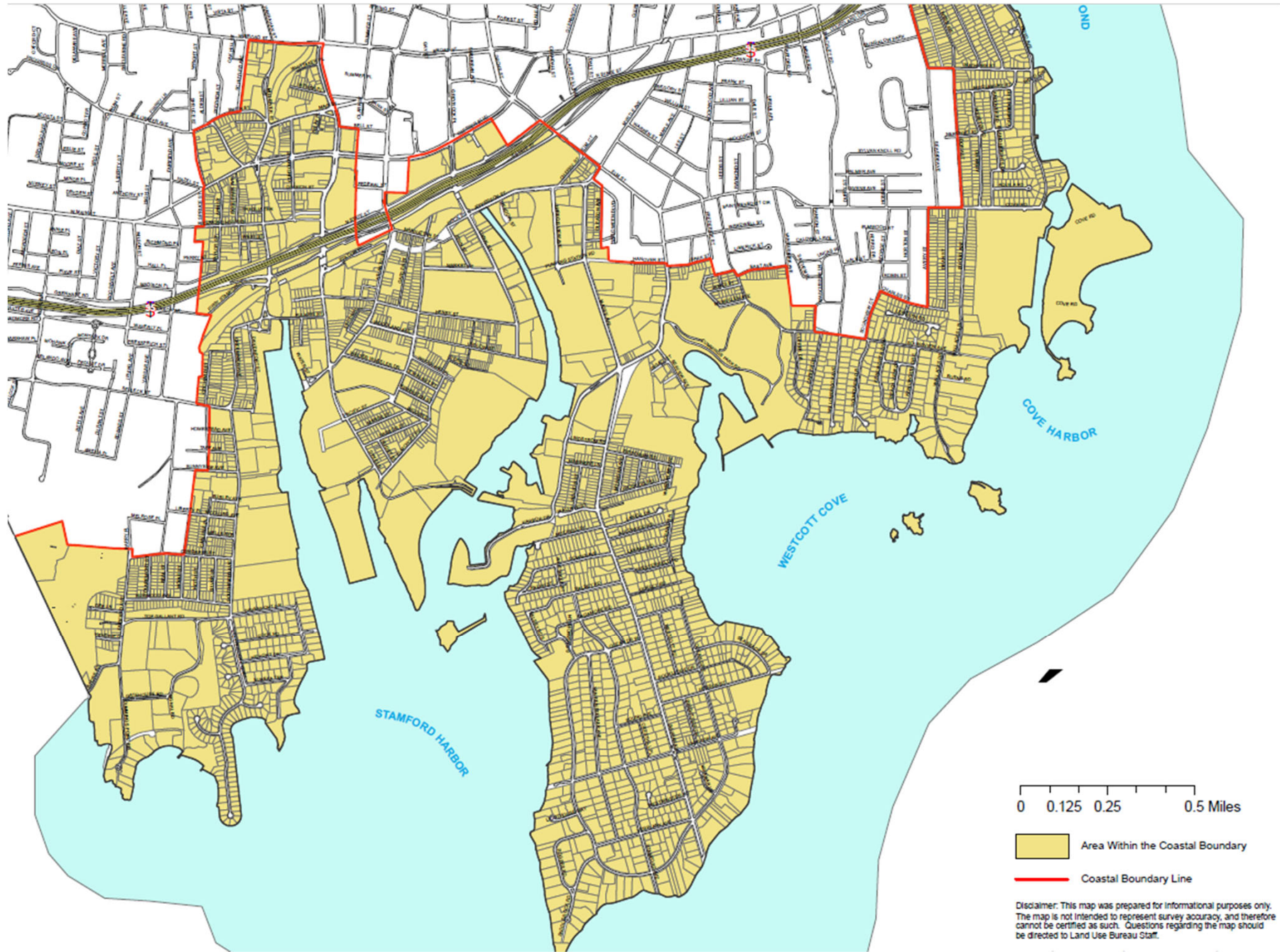
Harbor Point: In the 2000s, Antares Investment Partners **acquired 82 properties in the city's South End** at a cost of over \$400 million and planned to turn the formerly industrial neighborhood into a residential waterfront community called "Harbor Point". The project was **approved by Stamford's Zoning Board in 2007** and it soon evolved into a \$3.5 billion venture under a new developer, Building and Land Technology (BLT), that has redefined Stamford's waterfront.

On the National Register of Historic Places and State Register of Historic Places



<p>0 300 600 Feet</p> <p>Source: Office of Environmental Planning</p>		<p>Contributing Resources - South End Historic District</p> <p>STAMFORD TRANSPORTATION CENTER PARKING & TOD EIE</p> <p>Connecticut Department of Transportation</p>	<p>FIGURE 3-16</p>
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Stamford South End Study



Client: City of Stamford Land Use Bureau

Location: Stamford, Connecticut

Size: 50,000 residents

Collaborators: Collective for Community, Culture, and Environment; Penn Praxis; Larisa Ortiz Associates

Year: 2018

Services: District Energy Analysis, Flood Resilience Analysis, Green Infrastructure Planning, Bike Network Planning, Bus Network Planning, Traffic Analysis

Issues of Concern to Local Residents

- Partial slab collapse at Allure.
 - Investigation is ongoing
 - Permit issued on 3/1/2022 for demolition of collapsed slab and document structural components
- City will launch a web site to consolidate information about all sites
- Notice of Violation issued where structural damage is apparent
- Maintenance plan for parking structures built with reinforced concrete

- Escape: The issue with water leak was addressed by the Health Department, Fire Marshal and the Buildings Department and has been resolved. A new pool cover was installed. There was a pool overflow pipe that was leaking in the garage area that was leaking. The overflow pipe was repaired.

- Allure and Escape: In terms of ongoing maintenance, the Buildings Department has asked BLT to develop a maintenance plan and share it with the City and residents. A follow-up visit on March 4, 2022 did not reveal any issues of concern.

Issues of Concern to Local Residents

- **Failure characteristics**
- **Distress** – Minor irregularities from any cause and may not be a cause for concern.
- **Damage** – Major irregularities as a result of some overt action and generally demands immediate attention.
- **Deterioration** – Irregularities that are unavoidable functions of time and cannot be prevented.



Examples of damage

Myths v Reality

- Myth: Concrete becomes structurally weak when exposed to water/weather.
- Reality: Concrete is a durable material used in dams, bridges and foundations.

- Myth: What happened at Surfside, Florida can happen here.
- Reality: Surfside condo was built in 1981 and had many known issues that were neglected by building management.

- Myth: Building Department is responsible for property maintenance
- Reality: Property maintenance is excluded from state building code. Stamford ordinance 146-23 gives property maintenance responsibility to Department of Health.

- Myth: What happened at Allure will happen else where.
- Reality: The incident is still under investigation. It is an isolated condition that does not appear elsewhere.

BUILDING DEPARTMENT: THANK YOU



- Visit us online
- Call us at (203) 977-4164
- Send an email to:
BuildingDept@StamfordCT.gov



**CITY OF
STAMFORD**
innovating since 1641

