

Robert D. LiMandri
Commissioner
NYC Buildings Department



Robert D. LiMandri was appointed as Commissioner of the Department of Buildings in October 2008. Commissioner LiMandri leads an agency with more than 1,200 inspectors, engineers, plan examiners and other professionals whose primary mission is to ensure public safety at 975,000 buildings and construction sites throughout New York City. Commissioner LiMandri has 20 years of experience in the real estate and construction industry, and under his leadership, the Department has become a worldwide leader in construction safety.

To increase construction site safety, Commissioner LiMandri has implemented new initiatives to raise industry standards while increasing accountability and transparency across the board. The Department has begun to work with buildings departments from around the world and completed the first-ever High Risk Construction Oversight study, an innovative analysis of high-risk construction practices in New York City that brought together more than 30 engineering experts with Department staff and industry leaders. The Department is using the study's in-depth findings to further strengthen enforcement practices and increase the oversight of concrete, excavation, and crane and hoist operations citywide.

Using state-of-the-art technology, Commissioner LiMandri is also increasing transparency and accountability at the Department. For the first time, New Yorkers can now view diagrams of any new proposed building online before the first shovel hits the ground and issue a zoning challenge to the Department. New York is the first city in the country to put these drawings online. To better ensure the integrity of inspections and more effectively manage resources, the Department also has begun tracking the on-duty of all of its inspectors using Global Positioning System technology installed in their cell phones.

Under Commissioner LiMandri, the Department has played a key role in the implementation of Mayor Bloomberg's PlaNYC initiative which seeks to improve the City's environment. The Department is setting guidelines to install green roofs, solar panels and Microturbines, while its Buildings Sustainability Board studies cutting-edge green technology and materials to determine appropriate standards and approve their use.

Commissioner LiMandri joined the Department in 2002 and was appointed to First Deputy Commissioner in 2005. He was appointed to Acting Commissioner in April 2008. Prior to the joining the Department, Commissioner LiMandri was a Director at RealFoundations, a real estate and construction consulting firm and Vice President at OpsXchange, an e-procurement solution firm. From 1997 to 2000, Commissioner LiMandri was a Vice President at Jones Lang LaSalle, where he was a manager and consultant to leading institutional investors. Prior to Jones Lang LaSalle, Commissioner LiMandri managed the Science and Engineering buildings at Columbia University (1990 to 1997).

Commissioner LiMandri received his Master's degree in Real Estate from New York University (1998) and his Bachelor of Science degree in Mechanical Engineering from Clarkson University in Potsdam, New York (1987). He resides in Queens with his wife and two children.