



INVESTIGATION AT A GLANCE

New York City's Approval Process of Turkish House

What questions did the investigation look at?

- ▶ Did the Turkevi Center ("Turkish House") undergo all necessary safety inspections by the New York City Fire Department (FDNY) and Department of Buildings (DOB) before being approved for occupation?

Why does it matter for New Yorkers?

The Federal indictment of Mayor Eric Adams in 2024 contained damning allegations that called into question the structural safety of Turkish House—a 36-story skyscraper located in Midtown Manhattan that serves as the Turkish consulate. In response to the unsealing of the indictment, the Comptroller's Office launched an investigation of the City's inspections and approval process of the building.

The investigation found that the City bypassed safety standards and allowed Turkish House to open without an approved Fire Protection Plan (FPP), the only building of its size and category allowed to do so. This represented a glaring departure from routine processes. Despite rejecting a deficient FPP, FDNY allowed DOB to issue a Temporary Certificate of Occupancy (TCO) for the building on September 17, 2021, just in time for a diplomatic ribbon-cutting ceremony.

The building was subsequently granted an additional 12 TCOs, with extensions approximately every ninety days, until September 26, 2024, when the last one expired. As of January 8, 2025, Turkish House was operating without a TCO or final Certificate of Occupancy (CO).

Perhaps more alarmingly, a broader analysis found that 637 office buildings throughout New York City were operating without the necessary TCO or CO. Among these, 88 buildings had "immediately hazardous" violations that remain unresolved.

This investigation highlights systemic failures in building oversight. When public safety protocols are circumvented (whether for political optics or bureaucratic delay) occupants, neighbors, and public trust are jeopardized. Exposing these gaps is a critical step toward keeping every New Yorker safe and preserving integrity in City governance.

INVESTIGATION FINDINGS



The City granted certificates of occupancy to Turkish House despite rejecting a deficient Fire Protection Plan.



Over 600 buildings are operating without valid certificates of occupancy.



88 buildings have violations categorized as "immediately hazardous."



Audit Recommendation

- 1 DOB should immediately review the buildings identified in this investigation as lacking a valid TCO or CO and establish a process for identifying and clearing major code violations and bringing such buildings into compliance.



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