



**Case. No.** 423598    **Case Entered Date:** 12/09/2014  
**Address:** 111 E. CHESTNUT ST  
**Case. Type:** CONSERVATION COMPLAINT INVSTC  
**Description:** LSE # 247 code 20

**Case Status:** Open

**Inspections**

Insp. #	Insp. Type	Partial	Waived	Started	Completed	Insp. By	Status	Modified By
11372411	CN_COMPL	N	N	12/08/2014	12/10/2014	BL00258	FAILED	BL00258

Comments: ALL APARTMENTS EXCEEDING 1200 SQUARE FEET ARE REQUIRED TO HAVE 2 EXITS PER SECTION 13-160-050.

CN010042 - Failed to separate heating plant from garage space by walls with at least four hour fire resistance and by floor and ceiling with at least two hour fire resistance. (13-108-080) boiler room fractured walls, doors do not have 3 hour rating OPEN

NC6022 - Failed to enclose public corridor in business, mercantile, industrial, storage unit, or building protected by sprinkler systems with partitions, floors and ceilings providing at least one hour fire resistance. (15-8-240) 9th and 10th floor corridors---glass not rated, doors have vents. first floor back looby door to corridor--glass not rated;first floor panecaldo back door to corridor glass not rated OPEN

NC2022 - Violation: trash chute doors at 32nd and 33rd floors---not latching; 57th floor access panel not rated OPEN  
Bookmark15-8-170 Enclosure of wells and chutes.

Wells, chutes and similar openings through a floor shall be enclosed with construction providing fire resistance of not less than one hour, except that enclosure of wells shall not be required where open stairways are permitted.

(a) In all buildings exceeding three stories in height and in institutional buildings every laundry and rubbish chute enclosure shall be of not less than two- hour fire-resistive construction. The minimum inside dimensions of the chute shall be 18 inches. All chutes shall discharge directly into a room having walls, ceiling and floor of two-hour fire-resistive construction used solely for the reception of laundry or rubbish. The room shall be equipped with one sprinkler head for the first 130 square feet of floor area and one additional head for each additional 130 square feet or less. One sprinkler head shall be installed in the chute at the top service opening; and one additional sprinkler head at every second floor level below the top floor. A self- closing one and one-half-hour Class B labeled fire door assembly shall be installed at the service opening at each level and at the bottom of the chute and in the service door opening of the room into which the laundry or rubbish is discharged.

NC5012 - Failed to provide stairwell opening with self-closing, framed, 1-1/2 hour Class B door. (15-8-180) 32s---warped door; 3bn,3bs,2bn,2bs,1bs---defective and/or missing closers and/or latches OPEN

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NC2022 - Violation:  
 Bookmark13-56-280 Mixed occupancy ¿ Fire-resistive separations required.

OPEN

Each occupancy in a building of mixed occupancy shall be separated horizontally and vertically from any adjoining occupancy by construction materials providing fire resistance as established in Table 13-56-280 as set out in this section. Separation between Type III schools and A, B, C-1, C-2, and E occupancies, except day care centers with children less than two years of age, may be reduced to one hour. Separation between Type III schools with children less than two years of age and A, B, C-2, E and F occupancies may be reduced to two hours.

Separation in buildings of mixed occupancies may be reduced by one hour from the fire resistance requirements as established in Table 13-56-280 as set out in this section when the building is equipped throughout with an approved automatic sprinkler system which is supervised except that separations between day care centers with children less than two years of age and A, B, C, C-1, C-2, E and F occupancies shall not be reduced to less than two hours.

(Prior code § 48-12.5; Amend Coun. J. 9-13-89, p. 4604; Amend Coun. J. 7-14-93, p. 35324; Amend Coun. J. 10-30-96, p. 31214)  
 required garage to restaurant separation is 3 hours---duct goes thru wall separation at location (2a-37)---section 13-56-280.  
 storage rooms in garage have only one hour separation---required separation is 4 hours per----section 13-56-280.

CN016012 - Failed to provide approved Class A door or other approved assembly on both sides of breach in fire wall. One door must be automatic and other door can be either automatic or self-closing. (15-8-060(c)) garage location-1bs- 'b' label door; first floor garage to building missing levator lobby; first floor stairwell exit into garage-missing fire lobby separation

OPEN

CN194029 - Provide ---fire separation for elevator rooms---10th floor elevator room door missing closer, remove compressed cardboard from walls and ceiling. 36th floor elevator room access panel not rated.basement elevator room door defective. 36th and 37th floor doors have only 45 minute rating.  
 Bookmark15-8-150 Elevator and escalator enclosures.

OPEN

(a) Elevator Enclosures.

(1) Elevator shafts and dumbwaiter shafts shall be enclosed with walls or partitions providing fire resistance of not less than two hours, except that walls and partitions separating adjacent shafts shall provide fire resistance of not less than one hour.

CN197019 - Install and maintain approved smoke detectors. (13-196-100 thru 13-196-160) Install a smoke detector in every dwelling unit. Install one on any living level with a habitable room or unenclosed heating plant, on the uppermost ceiling of enclosed porch stairwell, and within 15 feet of every sleeping room. Be sure the detector is at least 4 inches from the wall, 4 to 12 inches from the ceiling, and not above door or window.  
 north stairwell at 57th floor missing

OPEN

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CN197089 - Provide carbon monoxide detector for every 10,000 sq feet or less on every floor of Class C Assembly Unit. (13-64-190, 13-64-270) A carbon monoxide detector is needed whenever there is a heating appliance on the premises that burns fossil fuel such as gas, oil, or coal, or air that is circulated through a heat exchanger. Install according to manufacturer instructions. A hard wired model requires an electrical wiring permit. Every room containing a boiler requires a detector. Every floor with forced air heat, circulated air from a heat exchanger, or a fossil fuel burning appliance requires 1 detector for every 10,000 square feet or less. laundry room-missing; garage---missing

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OPEN

## Inspections

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11372411	CN_COMPL	N	N	12/08/2014	12/10/2014	BL00258	FAILED	BL00258

CN194039 - Remove ---57n vestibule----plywood

OPEN

Bookmark13-160-380 Smokeproof towers ¿ Vestibules and balconies.

Access to the stairway at each story shall be through a vestibule or balcony complying with the following requirements:

- (a) Except when an interior smoke shaft is provided, the vestibule or balcony shall be located on an exterior wall not subject to a severe fire exposure hazard.
- (b) Every vestibule or balcony shall have an opening to a public way, yard or court or to an interior smoke shaft complying with the requirements of Section 13-160-420.
- (c) Such openings shall have an area not less than one-half the area of the exit doors leading from the buildings to the vestibule or balcony and shall be located not less than four feet above the floor and not more than six inches below the ceiling of the vestibule or balcony. Unless such opening faces a public way, yard or court not less than 40 feet wide, the opening shall be protected with a fire shield complying with the requirements of Section 13-160-390. In any case, the yard or court shall have a minimum width of 20 feet and a minimum area of 400 square feet.
- (d) The floors, walls and ceilings of all vestibules or balconies shall be of construction providing fire protection of not less than three hours. first floor garage space separations built of combustible materials  
Bookmark15-8-260 Fire-resistive requirements.

Except as provided in Section 15-8-270, non-load-bearing partitions other than those required for enclosures or separations as provided in Sections 15-8-120, 15-8-190 and 15-8-240 shall comply with the following minimum requirements:

- (a) In buildings of Types I-A, I-B, I-C and II construction, partition framing shall be of either or both of the following materials:
  - (1) Noncombustible materials;
  - (2) Fire-retardant treated wood within assemblies of one-hour maximum rating.
- (b) In buildings of Type III-A construction partition framing shall be of heavy timber construction providing fire resistance as required for floor construction or roof construction above or shall be of noncombustible materials or fire-retardant treated wood within a one-half-hour to one-hour fire-rated assembly.
- (c) In buildings of Types III-B and IV-A construction, partitions shall be of either of the following types:
  - (1) Combustible construction protected to provide fire resistance of not less than one-half hour;
  - (2) Noncombustible construction.

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CN194029 - Provide ---maintenance shop exposed steel beams---section 13-60-100 OPEN

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CN194029 - Provide ---STARBUCKS rear exit improper grading OPEN  
 Bookmark13-160-430 Ramps.

Ramps required as a means of exit shall comply with all applicable requirements for interior stairs and with the provisions of Sections 13-160-440 to 13-160-460, inclusive.

(Prior code § 67-12)

Bookmark13-160-440 Ramps & Grades.

Ramps used in lieu of stairs shall have a grade of not more than one in eight. Ramps used in lieu of stairs in public buildings as defined in Section 13-4-010 of this Code shall have a grade of not more than one in 12.

PANEALDO REAR EXIT TRIP

HAZARD

Bookmark13-160-070 Obstructions prohibited.

For purposes of this section and Section 13-96-135 only: the term "small building" shall mean a residential building that is both less than four stories high and contains fewer than four residential units; and the term "large building" shall mean a residential building that is four or more stories high, or contains four or more residential units, or both.

There shall be no obstruction in any exitway that may hamper travel and evacuation. This section does not prohibit the locking of a gate in a fence that secures a residential building:

(a) from either or both faces of the gate in the case of a small building, or

(b) from the exterior face of the gate in the case of a large building

so long as the locked gate does not prevent egress from the building to the exterior.

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NC2022 - Violation: SEAL OPENING FROM BAR TOMA INTO GARAGE---IT IS NOT OPEN  
 ALLOWED PER: section 13-56-280

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NC3022 - Provide additional means of egress. (13-196-050, 13-160-050) BAR TOMA exit OPEN  
 into garage being eliminated because it is contrary to code---section 13-56-280.

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NC4032 - Failed to enclose interior stairwell in building over three stories by partitions with OPEN  
 at least two hour fire resistance. (15-8-140) south stairwell first to second floor---plywood  
 partitions

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11372411	CN_COMPL	N	N	12/08/2014	12/10/2014	BL00258	FAILED	BL00258

CN194029 - Provide ---trash room additional sprinkler heads per :  
Bookmark15-8-170 Enclosure of wells and chutes.

OPEN

Wells, chutes and similar openings through a floor shall be enclosed with construction providing fire resistance of not less than one hour, except that enclosure of wells shall not be required where open stairways are permitted.

(a) In all buildings exceeding three stories in height and in institutional buildings every laundry and rubbish chute enclosure shall be of not less than two- hour fire-resistive construction. The minimum inside dimensions of the chute shall be 18 inches. All chutes shall discharge directly into a room having walls, ceiling and floor of two-hour fire-resistive construction used solely for the reception of laundry or rubbish. The room shall be equipped with one sprinkler head for the first 130 square feet of floor area and one additional head for each additional 130 square feet or less. One sprinkler head shall be installed in the chute at the top service opening; and one additional sprinkler head at every second floor level below the top floor. A self- closing one and one-half-hour Class B labeled fire door assembly shall be installed at the service opening at each level and at the bottom of the chute and in the service door opening of the room into which the laundry or rubbish is discharged.

No laundry or rubbish chute shall be located in any stairwell nor within ten feet of any open stairway. The chute shall extend not less than four feet above the roof, and shall be covered with a metal skylight and plain glass or any approved automatic venting device.

(b) Every refuse chute enclosure located outside of a building shall be constructed of at least 16 U.S. gauge metal with a minimum dimension of at least 18 inches. A clearance of at least six inches shall be provided between the chute and any combustible material; provided, however, that this clearance may be reduced to three inches where the space between the chute and combustible material is protected by three inches of tile, cellular asbestos board or some similar fire-resistive material. The bottom of the chute shall discharge directly into a metal or other noncombustible receptacle which will be maintained closed at all times.

(c) In nursing homes, hospitals and sheltered care facilities, no chutes shall open directly on any corridor but shall be in a separate room of one-hour fire-resistive construction and the door opening shall be protected with a self-closing one-and-one-half-hour Class B labeled fire door assembly.

CN194019 - Repair or replace BAR TOMA---defective emergency lights; exit and/or directional signs have no battery backup; trash room by bike room emergency light not working; 54n,48s,43n,39n,31n---emergency lights not working. stairwells at:54n,50s,46n,42s,29n,20n,16s,15s,11n--stair lights not working

OPEN

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CN194029 - Provide  
Bookmark15-8-570 Firestopping.

OPEN

Firestopping, complying with the provisions of Sections 15-8-580 to 15-8-640, inclusive, shall be designed and constructed to close all concealed draft openings and to form effective fire barriers between stories of every building and in all concealed spaces therein against the spread of fire.

(Prior code § 62-12; Amend Coun. J. 6-14-95, p. 2841)

firestop all penetrations at but not limited to: boiler room, mechanical rooms, storage rooms, stairwells, maintenance break room and shop, smoke lobbies, garage, corridors, meter rooms, elevator rooms  
Bookmark15-8-580 Materials.

All fire-stopping shall be constructed of noncombustible materials, except that fire-stopping of wood not less than two inches in nominal thickness shall be permitted in open spaces of wood framing.

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CN015012 - Failed to equip exit door with door lock hardware which allows door to open without key or special knowledge from side of egress. (13-160-260(a), 15-4-370) roof use of key to exit

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OPEN

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CN194029 - Provide openings in shaft in meter rooms: IF THE SHAFT IS FOR PIPES:  
 Bookmark15-8-160 Enclosure of pipe shafts and ducts.

OPEN

Pipe shafts and ducts passing from one floor to another shall be enclosed with construction providing fire resistance of not less than one hour except that pipes and ducts requiring openings through floors not exceeding nine square feet in area shall not require enclosure; provided, that openings between such pipes or ducts and the floor construction shall be filled with noncombustible materials securely held in place to prevent the passage of fire. -----IF THE SHAFT IS AN ELECTRICAL RISER SHAFT:  
 Bookmark13-76-080 Emergency electrical systems.

Emergency electrical systems shall be provided in buildings as follows:

(a) All buildings included in this chapter shall be supplied by a System 2 emergency system that shall supply the elevator required by Section 13-76-130 of this Code, all emergency and exit lights, the communication systems required by Section 13-76-050 of this Code, the fire command panel required by Section 13-76-030 of this Code, and the fire alarm system required by Section 13-76-040 of this Code. The System 2 emergency system shall conform with all applicable provisions of Section 14-48-010\* of this Code.

\* Editor's note ı Coun. J. 11-3-99, p. 13842, § 5, repealed Title 14, which pertained to electrical equipment and installation, with the exception of Ch. 14-46, which was renumbered as Ch. 4-400 and also amended.

(b) All buildings over 400 feet above grade shall have a diesel driven emergency generator to supply the fire pumps required by Sections 15-16-770 and 15-16-780 of this Code and the elevator required by Section 13-76-130 of this Code. The fire pump may be diesel engine operated.

(c) Emergency generators, fire pumps and their controls are to be in a separate two-hour-fire-rated pump room which also may contain the domestic booster pumps. In addition, the electrical controls are to be encased in drip proof enclosures.

(d) All main electric service equipment shall be installed in vaults or approved outdoor locations. The main electric service vaults and main service switch rooms shall be enclosed with three-hour-fire-rated construction. Distribution switchboard rooms shall be enclosed with two-hour-fire-rated construction.

(e) All electric service vaults and main service switchboard rooms located on the lowest level shall be equipped with a sump pump connected to the emergency electrical supply.

(f) All electric risers and shafts serving elevators, emergency and exit lights, voice communication systems and smoke control fans are to be enclosed with two-hour construction and are to include continuous three-inch-high water stops on all sides. Mineral insulated cable having a two-hour fire resistive classification from a recognized third-party electrical testing laboratory shall be acceptable in retrofit work, provided that distribution panels and control panels are enclosed with construction providing two-hour protection.

(g) All existing and newly constructed buildings used in whole or in part for residential occupancy which are more than 80 feet above grade, shall provide an auxiliary source of current supply from either an approved, on-site generator in accordance with Section 14-48-100\*, an approved central battery system, or approved unit battery fixtures in accordance with Section 14-48-090(b) and (c)\* to supply all required emergency lights throughout the building. The fuel source for on-site generators installed in buildings over

80 feet in height and under 400 feet in height may be natural gas or diesel fuel. The fuel for on-site generators installed in buildings over 400 feet in height shall be diesel, in

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CN194029 - Provide -----smoke vestibules at all floors have one hour of fire protection  
 Bookmark13-160-380 Smokeproof towers ; Vestibules and balconies. OPEN

Access to the stairway at each story shall be through a vestibule or balcony complying with the following requirements:

- (a) Except when an interior smoke shaft is provided, the vestibule or balcony shall be located on an exterior wall not subject to a severe fire exposure hazard.
- (b) Every vestibule or balcony shall have an opening to a public way, yard or court or to an interior smoke shaft complying with the requirements of Section 13-160-420.
- (c) Such openings shall have an area not less than one-half the area of the exit doors leading from the buildings to the vestibule or balcony and shall be located not less than four feet above the floor and not more than six inches below the ceiling of the vestibule or balcony. Unless such opening faces a public way, yard or court not less than 40 feet wide, the opening shall be protected with a fire shield complying with the requirements of Section 13-160-390. In any case, the yard or court shall have a minimum width of 20 feet and a minimum area of 400 square feet.
- (d) The floors, walls and ceilings of all vestibules or balconies shall be of construction providing fire protection of not less than three hours.

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CN015062 - Failed to remove obstruction from exitway that hampers travel and evacuation. (13-160-070, 13-196-080) metal boxes blocking egress in stairwells at: 12s,37s,32s,26s,20s; apartment 41k--rear door sealed OPEN

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NC9052 - Failed to provide partitions with at least two hour fire resistance to enclose storage rooms exceeding 100 square feet in multiple dwellings, institutional units and assembly units. (15-8-240(b)) storage rooms installed 45 minute doors, ducts go thru storage rooms; 10th floor north end room plywood at top, door not rated. 9th floor storage room missing fire separation. storage room in basement has one hour fire separation and combustible floor OPEN

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NC6012 - Failed to enclose public corridor in multiple dwellings with partitions, floors and ceilings providing at least one hour fire resistance. (13-64-020(b)) plastic access panels at: 54 floor,28 floor; corridors vents at all floors in meter rooms OPEN

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NC6042 - Failed to provide approved self-closing devices on apartment doors opening upon public corridor in residential building over four stories high. (15-8-240(a)(5), 13-196-170) ---defective and/or missing closers and/or latches at: 26g,25ab,24k back door,24f,24c,24a back door,23a back door,23k back door,22k,22f,22a back door,21a back door,21k back door,20k back door,20j,20f,20c back door,20a back door,19a back door,19k back door,18k back door,18j,18e,18d, 18c,18a back door,17a back door,17d,17h,17k back door,16k back door,15a back door,15d,15k back door,14k back door,14j,14c back door,14a back door,12a back door,12c,12h,11k back door,11f,11d; 57a,57k,57h,57g,56f,56c,56b,55a,55b,55f,54k,54h,54f,54c back door,54j,53a back door,53g,53k back door,52k back door,52f,52c back door,52b,51c,51f,51g,51h,51k,51j,50g,50a,49h,49j,49k,48a,48k back door,48j,48c back door,48h,47a back door,47k back door,47c back door,47f,46k back door,46d,46a back door,45a,45f,45k back door,44c back door,44a back door,44k back door,43k back door,42k back door,42g,42a back door,41a back door,40k back door,40c back door,40c fornt door,40h,40a back door,39b,39d,39k back door,38k back door,38c,38a back door,36a back door,38b,36k back door,36g,36e,36a,35a back door,35b,35f,35j,34h,34a back door,33a,32k back door,32f,32e,32c back door,32a back door,31a back door,31c,31h,31k back door,30a,30k back door,29a back door,29j,29k back door,28c back door,28a back door,28b,27a,27k back door

OPEN

NC2022 - Violation: unable to check doors at: 47b,47d,32d,12c  
Bookmark13-196-170 Self-closing devices required for corridor doors.

OPEN

In residential buildings exceeding four stories in height, all apartment doors opening upon public corridors shall be equipped with approved self-closing devices. In all new and existing single-room occupancy buildings, irrespective of height, all dwelling unit doors opening to public corridors shall be equipped with approved self-closing devices.

Bookmark13-12-100 Official right of entry ¿ Interference unlawful.

The appropriate officials charged with the administration of any of the provisions of this Code enumerated in Section 13-12-010, or any of them and their respective assistants, shall have the right to enter any building, or premises, and any and all parts thereof, at any reasonable time, and at any time when occupied by the public in order to examine such buildings or premises to judge of the condition of the same and to discharge their respective duties, and it shall be unlawful for any person to interfere with them in the performance of their duties.

CN021042 - Failed to use materials of at least four hour fire resistance to separate garage occupancy from residential occupancy. (13-96-280) garage storage rooms---improper fire separation from garage

OPEN