



**TESTIMONY BEFORE THE NEW YORK CITY COUNCIL
NEW YORK CITY DEPARTMENT OF BUILDINGS
MELANIE E. LA ROCCA, COMMISSIONER
DECEMBER 2, 2020**

Good afternoon Chair Cornegy, Chair Borelli, and members of the Committees on Housing and Buildings and Fire and Emergency Management. I am Melanie E. La Rocca, Commissioner of the New York City Department of Buildings (“the Department”). I am joined by my colleagues from the New York City Fire Department, who will also be providing testimony. I am pleased to be here to discuss the bills before the Committees.

Thank you for your continued commitment to improving safety for New Yorkers. We share this goal. The construction industry is constantly changing and this Department is committed to ensuring that our laws and regulations appropriately address developments in the industry. We look forward to partnering with you to revise the New York City Construction Codes (“Construction Codes”) for the benefit of New Yorkers in the coming months. Together, we will ensure that our Construction Codes are up-to-date, and that they reflect advancements in technology, as well as the latest standards for life safety.

Turning now to the bills before the Committees today. **Intro. 842** and **Intro. 1036** would require new and existing residential buildings forty feet or greater in height to install luminous egress path markings and exit signs. The Department supports the intent of these bills as they would improve safety for building occupants by indicating the way out of a building during an emergency. However, the Department is concerned about the impact, both practical and financial, that these requirements would have on existing residential buildings, particularly during these unprecedented times. For example, a building owner would need to ensure that existing lighting levels are sufficient to charge luminous egress path markings and that exit signs are appropriately illuminated, which could require electrical work. The requirement that a

registered design professional verify that luminous egress path markings are appropriately installed would also add costs for a building owner undertaking this retrofit.

Intro. 1146 would require existing residential buildings forty feet or greater in height to install automatic sprinkler systems. Like requiring existing residential buildings to install luminous egress path markings and exit signs, this requirement would improve safety for building occupants by providing a heightened level of fire protection. While the Department supports the intent of this bill, from our experience with Local Law 26 of 2004, which required existing office buildings one hundred feet or greater in height to install automatic sprinkler systems, we are far too familiar with the challenges a requirement like this one poses for existing buildings. For example, because these are residential buildings, access to occupied dwelling units for the purposes of installing sprinkler systems will present a significant challenge for building owners and will be disruptive to tenants. Water supply and water pressure in existing buildings must also be taken into consideration. Inadequate water supply and water pressure could require a dedicated connection to the City's water main and the installation of a fire pump, all of which could add additional time and costs for a building owner undertaking this retrofit. Additionally, from our experience with Local Law 26, ten years may not be sufficient time for a building owner to complete this work in an existing building. This proposal merits further discussion with building owners to fully understand the challenges it may present for them.

Intro. 356 would require the Department to inspect ten percent of buildings constructed before 1969 to determine whether such buildings have party-wall balconies or fire escapes. This bill would require the Department to conduct tens of thousands of inspections to ascertain whether a building has a party-wall balcony or fire escape. The Department's existing resources do not account for this substantial workload, which means this requirement would significantly burden our valuable inspectorial resources. As such, we do not support this bill, but look forward to discussing it further with the Committees and sponsor to better understand the issues the bill seeks to address. It should also be noted that the Construction Codes require owners to maintain their buildings, including party-wall balconies and fire escapes, in a safe condition. Further, all buildings greater than six stories must have their exterior walls inspected periodically. These inspections include a building's appurtenances, including party-wall balconies and fire escapes.

Any deficiencies identified during these inspections must be reported to the Department and addressed by building owners.

Intro. 859 would require that the Department conduct certain gas inspections within five days. Specifically, after a hazardous gas condition is addressed and an inspection from the Department is requested, the Department would be required to perform an inspection within five days. Restoring gas to a building is a priority for the Department given the impact a gas outage has on tenants. The Department recently released a Service Level Tracker, a new online tool that allows the public to see average wait times for Department services, including plumbing inspections. This tool provides increased transparency to the public and allows building owners to see how long they have to wait for an inspection after that inspection is requested from the Department. The Department is currently meeting the demand for development inspections at service levels not seen in the Department's history and is already meeting the service level being proposed in this bill with existing resources. However, we are concerned that codifying this service level may result in the need for additional inspectorial resources in the future. Additionally, these gas inspections can now be requested through DOB NOW: Inspections, which allows for nearly all types of development inspections to be scheduled online. This makes it easier for our customers to schedule inspection appointments, offers more precise inspection scheduling and improves inspection tracking and notifications. This bill would roll back the progress we have made with DOB NOW, which provides our customers with the ability to schedule their inspections when it is most convenient for them.

Intro. 1459 would prohibit mechanically exhausted air from interfering with natural ventilation sources. The Department is supportive of further clarifying that exhaust systems must not interfere with natural ventilation sources. The New York City Mechanical Code ("Mechanical Code") addresses exhaust systems and provides that air removed by mechanical exhaust systems must be discharged outdoors at a point where it will not cause a nuisance. Further, the Mechanical Code provides minimum clearances exhaust outlets must meet, which take into account other building openings, including those used to provide natural ventilation. Even existing buildings altering their mechanical systems must comply with these requirements.

The Department is still reviewing the four bills that were recently added to the agenda for this hearing, but I will briefly address two bills that extend upcoming deadlines. **Intro. 2151** and a **Preconsidered Intro.** extend the deadlines associated with the inspection of gas piping systems in certain Community Districts and with the installation of carbon monoxide detectors in certain assembly, business and mercantile occupancies. The Department has no objections to these extensions, but urges building owners not to delay compliance with these requirements.

Thank you for the opportunity to testify before you today. I will now turn it over to my colleagues at the Fire Department, who will offer testimony on the remainder of the bills on today's agenda.



November 16, 2020

Testimony of Chief John Hodgens, Bureau of Operations, FDNY
Hearing on Fire, Gas, Carbon Monoxide Legislation

Good morning Chair Borelli, Chair Cornegy, and all of the Council Members present. My name is John Hodgens and I am the Assistant Chief of Operations at the New York City Fire Department. Thank you for the opportunity to speak with you today about the 15 bills before the committee today.

When it comes to fire emergencies, the City of New York is currently in the safest period in its history. In the 20th century, it was not uncommon to experience hundreds of fire deaths each year. Over the last two decades, these numbers have fallen and continue to fall. Over the course of the de Blasio administration, the City has experienced fewer than 90 fire deaths each year. In 2019, the total number of fire fatalities was 66 and we are on pace for a lower number in 2020. The number of serious fires has also decreased over the last 20 years.

This success – which has been achieved here and in cities across the country – is not accidental or inevitable. It is the result of hard-working and well-trained firefighters operating in conjunction with strong fire codes and building codes. As a result of thoughtful planning and legislation, buildings are safer and New York City experiences fewer serious fires than ever. When buildings do experience emergencies, both occupants and first responders are safer and better able to manage the situation. The City Council has played a key role in these advances by working with the Department of Buildings and the Fire Department to strengthen and maintain effective codes. We thank you for your previous work in this area and we are pleased to continue discussing additional changes here today on a variety of topics by way of these 15 pieces of legislation on fire, gas, and carbon monoxide.

Intro 273: This bill would require the Fire Department to submit an annual report to the Council regarding the Department’s responses to manhole fires and explosions. The Department tracks these responses and would be able to report them. The Fire Department has no objection to this bill.

Intro 1341: This bill would require certain open parking lots to have fire lanes so that a fire truck may reach all portions of the lot. The Fire Department supports this bill.

Intro 312: This bill would require all R-2 occupancies to install portable fire extinguishers in a common area on every floor with at least one occupied unit. It may seem counterintuitive, but attempting to extinguish an apartment fire with a portable fire extinguisher from the hallway may do more harm than good. Our basic fire safety message to apartment residents is that they

and their family members should leave, close the door behind them, and call 911 as soon as possible.

A fire may grow in the time that it takes for a resident to access a fire extinguisher from a common area and return to the unit to try to fight the fire. Opening the apartment door may also cause a draft which provides oxygen that can fuel the fire, causing it to grow and spread. The resident may be faced with a larger and more dangerous event when they reenter the apartment with an extinguisher. Also, apartment residents are not trained to fight a fire and doing so can be complicated. For example, grease fires in the kitchen are common and best extinguished by smothering. Blasting a grease fire with a portable fire extinguisher can spread the grease and the fire. The safest course for an individual experiencing an apartment fire is to follow proper evacuation procedures and alert the Fire Department by calling 911. We are concerned that this legislation may detract from that course and inadvertently put residents in greater danger.

Intro 1256: This bill would require residential occupancies with three or more dwellings that are part of a mixed-use building, to create a fire and emergency preparedness plan. It would also require mercantile occupancies that are part of a mixed-use building to create a fire and emergency preparedness plan or level 2 plan. The Fire Department supports the concept of this legislation and the concept of preparedness in buildings of all types. However, Level 2 plans are designed for buildings which may experience challenges in addressing fires or non-fire emergencies due to their type, size, or complexity such as malls and other large mercantile establishments and healthcare facilities. Such plans anticipate that there is staff on site to implement the plan, including communicating with residents and providing assistance to the Fire Department. Additionally, the Fire Code already requires coordination of emergency preparedness plans in a single mixed use building. We do not believe that all mixed use buildings would benefit from developing a Level 2 plan. Mixed use buildings with storefront spaces or other occupancies of limited size or complexity would not have the resources or need to have such a plan. Recently, we have greatly enhanced and expanded the emergency preparedness information and materials distributed to apartment buildings to help them address emergency preparedness, and we think this may be a better approach. We are happy to work with the sponsor to discuss how to best promote emergency preparedness in mixed use and other types of buildings.

Intro 1746: This bill would require any gas-fired low-pressure boiler that is not fully automatic to be operated by, or under the supervision of, a person who holds a certificate of fitness issued by the Fire Commissioner. After conferring with colleagues at DOB and in the sponsor's office, we have been unable to identify any widespread use of non-automated low-pressure gas boilers. If these units do exist, it is unclear why they would necessitate monitoring by an individual with a certificate of fitness. We would like to know more about the motivation for this legislation before taking a position.

We thank the Council and the Committees for the opportunity today to discuss this legislation. We would be happy to take your questions at this time.



American Council of Engineering Companies of New York

Intro. 1459 – Standards for Natural Ventilation
Intro. 1746 – Operation of Gas-fired Low-pressure Boilers
Intro. 1146B – Automatic Sprinklers in Residential Buildings
Preconsidered Intro. – LL 191 compliance extension
Preconsidered Intro. – CO detectors in basements

Testimony Submitted to the City Council
Committees on Housing & Buildings and Fire & Emergency Management
December 4, 2020

The American Council of Engineering Companies of New York’s (ACEC New York) represents close to 300 consulting engineering and affiliate firms throughout New York, with a concentrated presence in New York City. Our members plan and design the structural, mechanical, electrical, plumbing, civil, environmental, fire protection and technology systems for the City’s buildings and infrastructure.

We thank the Committees for this opportunity to submit comments regarding Intro. 1459, in relation to standards for natural ventilation; Intro. 1746, in relation to the operation of gas-fired low-pressure boilers; Intro. 1146-B, in relation to automatic sprinklers in residential buildings; Preconsidered Intro., in relation to the date by which carbon monoxide detectors are required to be installed in commercial spaces; and Preconsidered Intro., in relation to requiring carbon monoxide detecting devices in the basements of certain dwellings

Our association’s Mechanical Code Committee has identified the following issues and offers recommendations regarding Intro. 1459:

- This Intro has been written so as to incorporate a change to the 1968 NYC Building Code. We recommend that the Intro be re-written using the code language of the current 2014 NYC Codes – if it is found that this issue is not already satisfactorily addressed in the current code.
- This Intro includes undefined terms such as “air exhausted from a mechanical ventilation system”, “interfere” and “discharging (exhausted air) into” that are vague and may lead to subjective interpretations and improper applications that do not comply with the intent of this requirement or the current code.
- The 2014 NYC Mechanical Code has specific requirements for distance/separation of systems from windows and other outside air intakes that are used for ventilation.

Our Mechanical Code Committee also identified the following issues and offers recommendations regarding Intro. 1746:

- This Intro has been written so as to incorporate a change to the 1968 NYC Building Code. We recommend that the Intro be re-written using the code language of the current 2014 NYC Codes – if it is found that this issue is not already satisfactorily addressed in the current code.

- The term “fully automatic” must be clearly defined so that an overly stringent interpretation will not lead to unnecessary full-time personnel and/or violations.

Our Plumbing Code Committee identified the following issues and recommendations regarding Intro. 1146-B, in relation to fire protection for residential buildings:

- The date of initial compliance for the 1-year interim report is aggressive and should be delayed 1-year at a minimum for respective building owners to respond in a timely manner.
- Building height definition must be provided and clarified for building owners to verify the need for compliance.
- Suggested penalties are extreme and should be reconsidered based on the level of severity.
- Exception stated at the end of the bill should be expanded to clarify when a building is not subject to the reporting requirements.

Our Fire Code Committee identified the following issues and recommendation regarding the Preconsidered Intro., in relation to the date by which carbon monoxide detectors are required to be installed in commercial spaces:

- We support the bill’s extension of the LL 191 compliance deadline.
- However, the bill does not address the main issue which the design and construction industry faces in implementing CO detection systems as required by the law.
- Clarified guidance is needed from the City with respect to requirements for CO detection system visual notification appliances.
- We recommend the City consider revising Rule 1 RCNY 908-01 to clarify and establish specific requirements for visual notification appliances, or reference design criteria for visual notification appliances.
- It is important to establish clear and certain requirements for visual notification appliances such as strobes for buildings to properly comply. This is a pressing issue within the engineering community.

Our Fire Code Committee also identified the following issues regarding the Preconsidered Intro., in relation to requiring carbon monoxide detecting devices in the basements of certain dwellings:

- The bill amends the Housing Maintenance Code, which is not the reference design professionals routinely use (Building Code instead).
- It is unclear why the bill would not be written to provide either R-1 or R-2 dwellings the option of a system-connected detector, since newer multiple dwellings will have the alarm infrastructure in place to support it.
- The bill is unclear as to whether it would apply to all basement common areas, or just those in close proximity to CO producing sources. It would not make sense to have CO detectors if no proximity exists to a potential source, but as drafted the bill does not clarify this.
- The first paragraph (modified 27-2045) defines “basement common areas” and limits the requirements to basements. It is unclear if the intent of the revision is to only include CO detectors in basements and not cellars. Basements are defined as partially below grade whereas cellars are completely below grade. This applies to a majority of the R-2 buildings in NYC.
- The modification to 28-315.2.5 and 908.7.1.1.4 only indicates basements. It is unclear if the intent is to apply to only basements and cellars or to all below grade areas.

If you have any questions or if our technical committees can be of assistance to you, we are happy to coordinate.

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The Building Owners and Managers Association of Greater New York's Testimony on Preconsidered Int. T 2020-6922: A Local Law to Amend the Administrative Code of the city of New York and the New York City Building Code, in Relation to the Date by Which Carbon Monoxide Detectors Are Required to be Installed in Commercial Spaces

The Building Owners and Managers Association of Greater New York (BOMA New York) appreciates this opportunity to submit the below comments for the record. BOMA New York represents more than 750 property owners, managers, and building professionals who own or manage 400 million square feet of commercial space in New York City. We are an association within BOMA International, a federation of 90 US associations and 19 international affiliates that own and operate approximately 10.5 billion square feet of office space in the United States.

Local Law 191 of 2018 requires CO detectors to be installed in certain parts of commercial building spaces by January 1, 2020. Compliance with the law has turned out to be more difficult and expensive than had been believed, for a number of reasons. For starters, there are ambiguities in the law and its implementing regulations that have been slow to get clarified. In addition, compliance in many cases may require major upgrades in fire alarm systems. Requisite equipment and installers of equipment have been taxed by the significant demand created by the law's mandates. In the middle of these and other issues, the COVID-19 pandemic has shifted everyone's focus to protecting public health by upgrading buildings and changing best practices as we try to get workers safely back into buildings.

The proposed legislation would extend the compliance deadline for six months, until July 1, 2021. As a first measure, we strongly support this bill, and we appreciate Chair Cornegy's understanding of the need to grant additional time. At the very least, a six-month reprieve should allow all parties to discuss and better understand the challenges LL 191 poses, and to work out uncertainties related to its requirements. That said, it is entirely likely that even more time will be needed to do the extensive and costly work necessary to comply with the law.

CO poisoning requires combustion, lack of ventilation, and exposure to the gas. We have argued all along that people in commercial office buildings face little to no risk of CO poisoning, barring extremely poor and illegal practices. There is little combustion in such buildings, and where it does take place, it is in suitable equipment designed for such activity. Where it does occur, it is typically away from work spaces. Add onto that the low numbers of people currently coming to office buildings during the pandemic, and risk levels are even lower than usual. Taken all together, it seems reasonable to take time to review the situation and to figure the best way forward. We look forward to ongoing discussion with the City Council and the Chair on these matters.



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Honorable Robert E. Cornegy, Jr.
Committee on Housing and Buildings
The New York City Council

Re: **Int. No. 1146-B, a Local Law to amend the administrative code of the city of New York, in relation to the installation of automatic sprinklers in residential buildings**

Hearing date December 2, 2020

ACNY, which is the umbrella organization for AIA Chapters in NYC boroughs and the Society of American Registered Architects. The group of professionals advise on the impacts of proposed legislation on the health and life safety of New York residences.

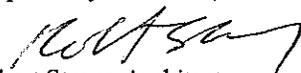
§ 28-315.2.5 Automatic sprinklers in buildings 40 feet (12.192 m) or more in height. Owners of all buildings 40 feet or more in height classified in accordance with Section BC 310 of the New York city building code in occupancy group R shall install a system of automatic sprinklers. Installation of such system shall be completed on or before December 31, 2029.

The ACNY wishes to highlight the negative impact of this Intro.

1. The majority of Multiple Dwellings that will be impacted by this Intro are the old housing stock of New York City. These buildings are Old Law Tenements and New Law Tenements, Five to Eight stories high. Most of this old building stock is occupied by low income housing. The cost of installing a full sprinkler system in these buildings can cost more than \$100,000. These landlords which are operating with thin profit margins will be negatively impacted. The Intro, should it pass, may result in Landlords abandoning their building.
2. Old stock Multiple Dwellings have smaller width stairways and hall ways compared to current day code requirements. These spaces will not accommodate the space requirements for sprinkler piping, floor shutoff valves and other equipment need to comply with current sprinkler codes. Resulting in apartment interior space allocation for sprinkler mechanical space. This will reduce already small apartment sizes and reduce affordable housing level of services.
3. The installation of full sprinkler systems in old stock housing will result in intrusive construction in occupied apartments that can disturb hazardous materials. Tenant safety plans will be compromised.
4. The ACNY shares the Council members concern for safety of New York City housing. However, the safety of the occupied housing could be better accommodated with fire alarm systems connected directly to the FDNY. Fire alarm systems would provide an early warning system to the FDNY. Fire alarm system will not have the impact of water damage to the housing stock of a wet sprinkler system.

ACNY respectfully request the Committee on Housing and Buildings consider the sizable negative impacts of full sprinkler systems and not recommend this Intro.

Respectfully submitted,


Robert Strong Architect
ACNY President

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December 2, 2020

Hon. Robert Cornegy, Jr., Chair
Committee on Housing and Buildings
New York City Council
250 Broadway, Suite 1743
New York, NY 10007

Dear Chair Cornegy:

We are proud to support Intro 1917-2020 which would create an exemption from the prohibition on self-certification established by Local Law 158-2017 for properties with both residential and non-residential occupancies.

The New York Building Congress has, for almost a hundred years, advocated for investment in infrastructure, pursued job creation and promoted preservation and growth in the New York City area. Our association is made up of over 550 organizations comprised of more than 250,000 professionals. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its constituents.

While Local Law 158-2017 was designed to increase protections for residential tenants who may be victims of construction-as-harassment, the law is having significant unintended consequences for commercial properties affecting opportunities for economic growth and job creation across the city.

The ability to self-certify is an important tool for commercial properties, as it provides the opportunity to utilize trained and licensed professionals to expedite the processes to attain a certificate of occupancy. Self-certification is especially useful in situations where a property has more than one tenant, notably when tenants are responsible for doing the fit outs of their leased space.

Unfortunately, Local Law 158-2017 as enacted currently causes every tenant in a building to lose the ability to self-certify projects in the space they control, even if an unrelated tenant is found to have done work without a permit. As a result, businesses of all sizes are forced to spend added time navigating additional obstacles, despite never actually being a part of the underlying violation. In many instances, businesses cannot afford to float their business for months and up to a year while they await the approval to fit out their spaces.



While we fully support the intent of Local Law 158-2017, which is to protect residential tenants from unsafe conditions and harassment, Intro 1917-2020 makes needed corrections to exempt commercial properties to LL158-2017 and removes these extra burdens on businesses.

On behalf of the New York Building Congress, we urge the Committee to approve this bill.

Thank you for the opportunity to be heard on this critical application.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Carlo Scissura'.

Carlo A. Scissura, Esq.
President & CEO
New York Building Congress



December 2, 2020

STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE NEW YORK CITY COUNCIL COMMITTEE ON HOUSING AND BUILDINGS REGARDING INT. 1146-2018-B, SPRINKLER INSTALLATION

The New York Landmarks Conservancy is a non-profit organization that has been dedicated to preserving, revitalizing, and reusing New York's buildings and neighborhoods for nearly five decades.

Int. 1146-2018-B may be well intentioned, but it ignores the physical disruption and costs to property owners and residents. It also ignores the efficacy of current fire protection systems, such as fire, smoke and carbon dioxide detectors.

In the last week, we have heard from numerous owners who are terrified by the costs of sprinkler installation. Initial estimates for multi-unit buildings are \$30,000 for water system upgrades plus \$20,000 per apartment. The costs for single-family houses range from \$60,000 to \$100,000. This work could require opening up streets and sidewalks for every single building on a block, one at a time, so that our communities are in a constant state of construction. It will entail installation of new water tanks, asbestos and lead paint abatement, and permits from multiple City agencies. It could displace residents and bankrupt owners.

No one is arguing against fire safety, but this bill has the potential to trigger severe, unintended consequences. We ask you to look at these costs and disruptions, and consider other ways to improve fire safety.

Thank you for the opportunity to express the Conservancy's views.



Testimony Submitted to the New York City Council Committee on Housing & Buildings

Re: Int. 1146-B

December 1, 2020

On behalf of the New York State Association for Affordable Housing (NYSAFAH), I would like to thank Chair Cornegy and members of this Committee for the opportunity to provide the following comments on the bills being heard at today's remote hearing.

NYSAFAH is the trade association for New York's affordable housing industry, with nearly 400 members, including developers, lenders, investors, attorneys, contractors, architects and others active in the financing, construction, and operation of affordable housing.

Int. 1146-B: Oppose

While fire safety is an important priority in development, rehab and preservation work, and building management, Int. 1146-B's approach of mandating sprinkler systems in all residential buildings over 40 feet is infeasible. The costs associated with the piping, water service and with making space for the equipment in buildings that weren't designed to include the space are astronomical. This will not be possible for nonprofit and / or smaller owners of the existing, older affordable housing stock.

To comply would mean the need to dig up and install infrastructure in the streets and sidewalks, and burden the already very challenged DEP infrastructure. The construction work at both the street level and in the buildings would be incredibly disruptive to tenants. Additionally, older buildings will more commonly have asbestos and lead challenges, which is a safety concern and an additional cost driver for remediation.

As an apparently MCI-eligible expense, there is also the potential for some of these costs to be passed through to tenants, which is inconceivable given the current environment.

Affordable housing buildings and owners cannot bear the costs of this measure, however well-intentioned. As smaller and nonprofit owners are simply trying to stay afloat during the Covid crisis, which has been devastating in terms of reduced rent rolls and increased maintenance and utility costs, the Council should be focused on how to reduce costs to providers of affordable housing, not increase them.

Thank you for your consideration.



INTRO. 1146-B

The Rent Stabilization Association represents 25,000 diverse owners and managers who collectively manage over one million units of housing in every neighborhood and community throughout the City. We thank the Committees for giving us the opportunity to testify on behalf of our members on Intro. 1146-B of 2018, which requires owners of multiple dwellings 40 feet or more in height to retrofit buildings by installing automatic sprinkler systems.

This costly and onerous legislation would require the installation of sprinklers in covered buildings by December 31, 2029. During the period between the law's enactment and the installation deadline, owners are required to produce interim reports describing compliance at one, five and nine-year intervals during the phase-in period pending completion of the system.

Given the precarious state of the real estate in the City at this time, this measure would create significant and undue financial hardship on owners. With vacancies at an all-time high, rental collection at historic lows, the ongoing financial impacts resulting from the 2019 passage of the Housing Stability and Tenant Protection Act, continued unusually-low increases awarded by the Rent Guideline Board and now the requirements that many owners with rent stabilized tenants undertake costly measures dictated by the Climate Mobilization Act, this additional cost would cripple over-burdened owners.

But not only owners would be impacted, tenants too would face significant disruption under this legislation. Tenants would be displaced and possibly forced to relocate for an extended period of time while the sprinkler installation was being undertaken. The work required necessitates opening walls to access plumbing, meaning lead-based paint, asbestos, masonry and other building materials would be disturbed leading to the exposure of lead, dust and other allergens that would exacerbate asthma, allergies and increase the potential for lead poisoning among children. Months long relocation could be necessary in order for the work to proceed in a safe manner.

There also are logistical issues that also must be confronted in order for the sprinkler systems to function. Installation is nearly impossible in some older buildings due to structural issues. Standpipes and water tanks would be needed for smaller buildings built before 1938 above three stories and below 75 feet because these buildings were constructed before tanks were required. Yet, many of these buildings lack the structural integrity to support water tanks on the roof, so major structural upgrades would be needed.

For other buildings, current water systems are inadequate in that the pressure requirements of the fire sprinkler protection systems exceed the capabilities of the available supply. Therefore, fire sprinkler water booster pumps are needed to supplement the water supply pressure available from the public water network to meet the pressure requirements of the sprinkler protection system. The booster pumps are an additional building system that will require frequent inspection, maintenance, and testing to ensure its reliable operation.

The Council already is aware of the complicated nature of retrofitting older buildings as commercial building owners and engineers have testified about the struggle financially and logistically to meet the fifteen-year phase-in for commercial retrofits. As has been learned, gaining access has proven difficult and costs have exploded in an endeavor to work with tenants in place, doubling or tripling the price, even with the ability to access the spaces on nights and weekends. Commercial estimates of under \$10 per square foot have more than doubled to \$20 per square foot and this is in spaces that have exposed walls and removable ceilings. Residential estimates will be even higher when you consider the differing construction, the necessary adaptations and greater safety protections required. And then there are the unique challenges of landmarked properties and historic districts that will have to be considered. There will be no easy or feasible way for sprinkler retrofits to be undertaken in residential situations.

Thank you for your consideration.



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

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Statement of the Historic Districts Council
Regarding City Council Intro 1146-B
December 3, 2020

The Historic Districts Council is the citywide advocate for New York's historic buildings and neighborhoods. HDC is commenting on the proposed bill, Int. 1146-B (called "the Sprinkler Bill") as the vast majority of properties that this bill will affect lie within New York City's historic neighborhoods. The NYC Department of Buildings estimates that this bill, if enacted as proposed, will probably apply to and affect 85,000 buildings throughout the city. Our main concern are the older homes and apartments which have not yet been retrofitted with sprinkler systems.

To be blunt, the installation of new sprinkler systems within residential units is a major undertaking with vast ramifications which this bill, as proposed, does nothing to address. The installation of sprinkler systems requires wall penetration in several places, which creates an uninhabitable situation for residents. Additionally, the invasive process may destroy historic interior features such as original plaster, woodwork and finishes as well as releasing possible hazards such as asbestos and lead paint. This bill has no mechanism for reimbursing the building residents or owners for the expense of necessary relocation, the loss of rental income or the cost of necessary interior restoration. The potential loss of historic materials from this bill is heartbreaking, the probable cost of installation incurred by this bill could be crippling – and that's not even considering the collateral financial and physical damage which the necessary water system upgrades will incur.

These costs will be borne by property owners but undoubtedly passed along to building residents. Cash-strapped coops will be forced to level massive assessments for this work, small property-owners will have to take out large loans and large-scale property managers will make up their shortfalls by raising rents across the board. This single bill could do more than imagined to further exacerbate New York City's housing affordability crisis. No one wants to stand in the way of fire-safety procedures but this is an unproven, unenforceable bill which will have grave negative consequences for hundreds of thousands of New Yorkers and the historic buildings they call home.

International Union of Operating Engineers
Local Union No. 94, 94A, 94B



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RAYMOND J. MACCO
Recording Corresponding Secretary

MEMORANDUM IN SUPPORT

LEGISLATIVE REFERENCE: Int. 1746-2019 Sponsored by Councilman Constantinides referred to the Housing and Buildings Committee.

TITLE OF BILL:

A Local Law to amend the administrative code of the city of New York, in relation to the operation of gas-fired low-pressure boilers.

SUMMARY OF PROVISIONS:

Section one amends subdivision (a) of section 27-797 of the administrative code to require that every gas-fired low pressure boiler that is not fully automatic will be operated by, or under, the direct supervision of a person holding a certificate of fitness from the fire commissioner.

Section two is the effective date for the legislation.

JUSTIFICATION:

The operation of gas-fired low pressure boilers requires specialized training and skill to ensure the safety of building tenants. This is particularly important at school settings that have aging infrastructure.

Given the dangerous nature of gas and the potential for catastrophic consequences if gas-fired low-pressure boilers are not properly operated and maintained, it is vitally important to have a workforce that the Fire Department deems as properly qualified that will be present in the boiler room to ensure safety.

Fraternally,

Kuba Brown



LOCAL 94 OPERATING ENGINEERS

TESTIMONY OF IUOE LOCAL 94 BUSINESS MANAGER KUBA BROWN

FOR

**NEW YORK CITY COUNCIL COMMITTEE ON HOUSING AND BUILDINGS &
COMMITTEE ON FIRE AND EMERGENCY MANAGEMENT**

IN SUPPORT OF

INT. 1746 BY COUNCILMEMBER COSTA CONSTANTINIDES

WEDNESDAY, DECEMBER 2, 2020

Good day, my name is Kuba Brown, I am the Business Manager of the International Union of Operating Engineers Local 94. Our members are responsible for operating the most sophisticated mechanical and energy systems in New York's most iconic office buildings, hotels, residential complexes and public schools.

Our members are tasked with making these buildings run as efficiently as possible to maximize productivity while minimizing our carbon impact and thus protecting our planet. In addition, we protect the general public by maintaining the safety of the tenants of our buildings which is our greatest responsibility.

Local 94 demands excellence from its members, for this reason we work with the industry to provide each member training to maintain our high level of service to the buildings that we operate.

Our Engineers, Mechanics, Firepersons, Assistant and Chief Engineers also hold Fire Department Certification either as Fire Safety Director, Emergency Action Plan Director, or both. We know and understand that beyond the machinery we operate, we are responsible for the safety of every tenant and guest that enters our buildings. It is a responsibility that we embrace.

I am providing testimony in support of Intro 1746 sponsored by Councilman Constantinides. This legislation amends the administrative code of the city of New York to require that every gas-fired low pressure boiler that is not fully automatic will be operated by, or under the direct supervision of a person holding a certificate of fitness from the fire commissioner.

If the COVID-19 pandemic has taught us anything is that as a City we should work toward taking all precautions that are necessary to protect against dangerous conditions. Ignoring safety by failing to establish protocols leads to catastrophic consequences for the public at large.

Local 94 prides itself with supporting new green technology and working toward reducing the City's carbon footprint. Our members understand that we only have one Earth and that we want to play a leading role toward preserving it for our children and future generations. However, it is important to note that as we embrace new cleaner forms of energy, we cannot compromise safety.

Toward that end, we must work toward ensuring that the people that operate these new systems have the specialized training and skill to ensure the safety of building tenants, particularly for the most vulnerable tenants which include children at public schools.

Int. 1746 is legislation that both embraces the City's goal of reducing the carbon imprint while also ensuring safety. Low-pressure gas systems have become more commonplace within commercial, large residential, and government buildings, especially schools because gas is a cleaner, more affordable and efficient way to maintain buildings. Low-pressure gas filled boilers requires a new approach to safety and maintenance.

Yet, for all of its efficiencies, Gas-fired boilers present a serious danger for explosions that requires the onsite supervision of trained personnel that has the appropriate knowledge and skill to properly maintain these energy systems. The National Board of Pressure Vessel Inspectors statistics show that nearly 40 percent of all deaths and accidents from boiler incidents are caused by human error or poor maintenance. According to a report from Engineers 360, a typical 30-gallon residential-grade hot-water tank at a temperature of 332 degrees Fahrenheit and 90 psi flashes into explosive failure with enough force to propel the average car 125 feet into the air with a lifting velocity of 85 miles per hour. Attached to this testimony as an addendum is an article from the Associated Press of an incident that occurred in September 5, 2019 where a boiler failure triggered a gas explosion at the University of Nevada, Reno that blew out walls and windows.

In addition, to the serious threat of explosion, gas leaks from systems that are poorly maintained have been linked to the exacerbation of asthma and other respiratory illnesses. Also, utility companies will charge for gas leakage that is not utilized for the energy needs of a building, thereby creating waste.

Further, Int. 1746 compliments the 10 pieces of legislation concerning gas that the City Council passed and Mayor Bill de Blasio signed into law on December 6, 2016. As Mayor de Blasio stated that at the signing ceremony “gas safety is important for all New Yorkers.” We couldn’t agree more with the Mayor.

The Fire Department’s Certificate of Fitness that Int. 1746 requires will protect the general public from a catastrophic accident. We thank the Housing and Building’s committee and the Fire and Emergency Management committee for considering this important legislation and look forward to working with both committees and the rest of the City Council to enact it into legislation. Local 94 wants to be a resource to our partners at the City Council and are available to provide our technical expertise to members of this committee that would like to further understand the importance of a Certificate of Fitness to protect the general public.

ADDENDUM

Boiler failure triggered gas explosion at Nevada dorm

By SCOTT SONNER September 5, 2019



RENO, Nev. (AP) — A “catastrophic failure” in a basement boiler triggered the July 5 natural gas explosion that blew out windows and walls at a dormitory at the University of Nevada, Reno, the state fire marshal said Thursday.

The blast left eight people with minor injuries and has shut down the dorm for two years and a neighboring residence hall for at least a year.

Fire Marshal Bart Chambers said earlier that a private contractor had been working on a boiler that had been shut down days before due to mechanical problems just before the explosion on a campus mostly empty for the holiday weekend.

A summary of the investigative report released Thursday said the explosion of the boiler caused a gas leak, fire and a second, larger explosion sparked by an unknown ignition source.

“The report concludes that a catastrophic failure within boiler #1 ignited a series of events leading up to the second explosion,” the report summary said. “The explosion was not criminal or terror related.”

Some 1,300 students who had been scheduled to live in the most heavily damaged dorm, Argenta Hall, and neighboring Nye Hall are being housed this school year at a downtown Reno hotel-casino tower renovated exclusively for the university and dubbed “Wolf Pack Tower.”

Chambers said days after the blast that the first two floors of Argenta Hall still looked like they were hit by a major earthquake.

“Twisted studs, metal, doors blown out,” he said. “It was amazing what the explosion did.”

The investigative report compiled by lead investigator Joseph Rodriguez said the university first reported problems with the boiler on June 30.

It went into “safety mode” the next day and a contracted technician shut it down while he waited for a replacement part to be delivered. He returned to resume work on July 5 and was repairing the boiler when it exploded at about 12:47 p.m., causing damage throughout the basement area and severing a 3-inch (76.2-millimeter) natural gas line to the boiler that fueled an ensuing fire, the report said.

Reno fire crews arrived about 10 minutes later and the technician was able to shut off the city gas supply to the dorm. But approximately 6,000 cubic feet (170 cubic meters) of flammable gas already had entered the basement and began to fill the first floor and elevator shafts, the report said.

A second, larger explosion followed but the report said its ignition source couldn't be determined.

“Those sources ranged from the cafeteria cooking equipment, dormitory laundry equipment ... elevator cars operating, or an unspecified tenant ignition source in Argenta Hall,” it said.

University President Marc Johnson said in a statement Thursday that school officials have anxiously awaited release of the report “and can now better understand the events that led up to this unprecedented event.”

“We are very fortunate and grateful that while there were minor injuries, there were no fatalities and the explosion was not criminal or terror related,” he said.

Chambers said earlier the boiler in question had no history of safety violations or active inspection issues. He said it was last inspected 18 months ago in compliance with state codes mandating checks every two years.

Article available at <https://apnews.com/article/d40a966b50b1412f808290a1a61c638c>.



To: NYC Council Committee on Housing & Buildings

From: April McIver, Executive Director, The Plumbing Foundation

Date: December 2, 2020

Re: Testimony on Committee Agenda

Introduction

My name is April McIver, and I am the Executive Director of the Plumbing Foundation City of New York, Inc. The Plumbing Foundation was founded in 1986 and is a non-profit organization of small and large, union and non-union plumbing contractors, engineering associations, supply houses, and manufacturers whose mission is to protect the public health and safety of New York City through the enactment and enforcement of safe plumbing codes.

One of the most important topics to our industry is gas safety. We have been actively engaged with the City Council, NYC Department of Buildings (DOB), utility companies (Con Edison and National Grid), Northeast Gas Association, and other stakeholders for the better part of the last decade to ensure work done on gas lines is safe and proper. That includes advocating for enhanced training for gas pipe installers, certification requirements, and more governmental oversight. Given the nature of several bills on today's Committee Agenda, we strongly urge the Committee to consider our comments below regarding such proposed legislation, including Intro. No. 2151-A, Intro. No. 859, and Intro. No. 1746.

I. Intro. No. 2151-A

As you are likely aware, the Council adopted several gas safety bills in 2016¹ in response to two horrific gas explosions in 2014² and 2015.³ As those laws have come into effect and now are fully implemented, specifically Local Laws 150 (requiring DOB gas qualification for gas work) and 152 (requiring periodic inspections of building gas piping systems), we have seen issues arise that we believe must be addressed in legislation. While we commend the Council for responding to community concern for the approaching deadline for gas inspections pursuant to Local Law 152 (LL152), specifically for buildings in Community Boards 1, 3, and 10, **we strongly urge the Council to consider revising the proposed bill as detailed below.**

¹ The New York City Council Meeting Minutes from Weds., Nov. 16, 2016, *available at* <https://legistar.council.nyc.gov/MeetingDetail.aspx?ID=516470&GUID=C8C646AB-2C0D-4AD2-86FF-6D7B67388776&Options=info|&Search=>.

² Marc Santora, *At Least 3 Killed as Gas Explosion Hits East Harlem*, NY TIMES (Mar. 12, 2014), *available at* <https://www.nytimes.com/2014/03/13/nyregion/east-harlem-building-collapse.html>.

³ Marc Santora and Al Baker, *East Village Explosion Ignites Fire, Fells Buildings and Injures at Least 19*, NY TIMES (Mar. 26, 2015), *available at* <https://www.nytimes.com/2015/03/27/nyregion/reports-of-explosion-in-east-village.html>.



To: NYC Council Committee on Housing & Buildings

From: April McIver, Executive Director, The Plumbing Foundation

Date: December 2, 2020

Re: Testimony on Committee Agenda

1. Application for Waiver and/or Amnesty Program

Intro. No. 2151-A revises LL152, which requires periodic inspections of building gas piping systems, by extending the deadline for all buildings in community districts 1, 3, and 10 across all five boroughs from December 31, 2020 to June 30, 2021, with no further limitations and/or additional penalties than that which the law already provided (i.e. the original law already classified non-compliance as a major violation. See § 28-318.5). As you are aware, LL152 was passed in 2016, four years ago, and was originally supposed to be in effect on January 1, 2019, meaning inspections were supposed to begin almost two years ago. Due to delays in agency rulemaking, LL152 did not actually go into effect until January 1, 2020. The NYC DOB has made the plumbing industry aware that it has been engaging in outreach to the applicable Community Board leaders in advance of the approaching deadline of December 31, 2020 for districts 1, 3, and 10. In addition, The Plumbing Foundation, as well as other plumbing and real estate associations, have been sending reminders to its networks for over a year.

The intention behind LL152 was to ensure that people living and visiting NYC are safe from potential gas leaks and explosions, and to prevent future catastrophic events like those of 2014 and 2015. The law's implementation was already delayed by an entire year, increasing the chances that something awful may occur due to illegal or hazardous gas connections or leaks. If the Council seeks to provide relief to those homeowners who need it the most, especially during the COVID-19 pandemic, but with keeping the spirit of the law in mind, we recommend the Council revise the law to require an application of waiver that attests to actual hardship with complying with the December 31st deadline and/or create an amnesty program for those in non-compliance. In the alternative, because this proposal makes no mention of more severe penalties for those not complying with the new deadline of June 30, 2021, in order to properly incentivize compliance by building owners, we highly recommend that the proposed legislation (1) increases the initial civil penalty and (2) adds additional penalties for failure to cure within within a certain time frame from June 30, 2021 (e.g. 30 days). Otherwise, as we have seen with other legal requirements, building owners may find it more fiscally feasible to pay the fine every inspection period rather than paying for the inspection and/or required repairs. **We strongly urge the Council to balance the need for an extension with the purpose behind the law and consider our proposed changes.**



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These recommendations will ensure those who are truly experiencing difficulties with complying with LL152 are assisted while preserving the intention of the law. Otherwise, we believe the proposed legislation providing a blanket extension without further parameters or more severe penalties weakens LL152, and is therefore counterintuitive to its purpose.

2. Including Commercial Tenant Spaces

The plumbing industry is also concerned with DOB's recent clarification of its interpretation of the "tenant space" exception to LL152. As you are aware, LL152 requires inspection of:

[A]ll exposed gas lines from point of entry of gas piping into a building, including building service meters, ***up to individual tenant spaces***. . .for evidence of excessive atmospheric corrosion or piping deterioration that has resulted in a dangerous condition, illegal connections, and non-code compliant installations. The inspection entity shall also test public spaces, hallways, corridors, and mechanical and boiler rooms with a portable combustible gas detector to determine if there is any gas leak, provided that such testing need only include public spaces, hallways and corridors on floors that contain gas piping or gas utilization equipment.⁴

According to DOB, because the law did not define "tenant space" as *residential* tenant space, the DOB does not require any commercial "tenant" space to have an inspection either: this means restaurants, healthcare facilities, educational institutions including daycare facilities, and others that are considered "tenants" of a building are not having their gas piping inspected pursuant to LL152.

The industry believes this is a major interruption and contradictory from the intent of the 2016 law and must be addressed by the Council immediately. **The 2015 East Village gas explosion was caused by an illegal tap servicing a restaurant on Second Avenue.** Therefore, it is pertinent that commercial tenant spaces **are included** in the spaces required to be inspected.

Furthermore, the law needs to also include the "point of entry" (POE) within the scope of the inspection, regardless of location. The POE of gas service into a building can in some cases pose a greater safety risk due to the propensity for increased levels of atmospheric corrosion at

⁴ NYC Administrative Code § 28-318.3.2 (emphasis added).



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the building wall and resulting gas leaks. In addition, if the POE is not properly sealed, a potential gas leak from outside the building may migrate into the building at this safety-critical inspection point.

The Gas Technology Institute, in collaboration with the New York State Department of Public Service (DPS), and New York State Utility Operators, including Con Edison and National Grid, conducted one of the largest, statistically valid scientific studies to determine interior piping safety inspection intervals for leak surveys and atmospheric corrosion.⁵ One of the key findings, after looking at over 70,000 inspection points, was that there was a greater propensity of leak indications and atmospheric corrosion at or near the POE. In fact, in 2020, the NYS DPS revised state regulations to require point of entry seals as part of utility inspections because they are at such a high risk of being unsafe and/or hazardous.⁶

We urge the Council to add to its proposed legislation a clarification that “individual tenant spaces” do NOT include non-residential tenant spaces such as, *inter alia*, restaurants, healthcare facilities, educational institutions, etc., and that such non-residential tenant spaces MUST be inspected; and to require that “point of entry” is within the scope of the inspection, regardless of location.

3. Requiring Detailed Department Guidance

Another major concern facing the industry is the DOB’s decision to not formally approve a comprehensive list of Abnormal Operating Conditions (AOCs) to be identified during the LL152 inspections. A list of AOCs, which was determined by Con Edison and National Grid in conjunction with the Northeast Gas Association and plumbing industry associations, was sent to DOB for formal approval. We have spoken to the Department several times regarding its approval of such a list and the importance of having a DOB-approved, uniform list which sets forth clear expectations for Licensed Master Plumbers during these LL152 inspections. While this is not an atypical request to have the Department specify technical requirements, DOB has asserted it is within the Licensed Plumber’s professional discretion which AOCs must be identified. However, it is troubling that the Department would not want to ensure more uniformity and clarity on

⁵ GTI Project No 21858, Indoor Atmospheric Corrosion and Leak Survey Risk-Based Intervals, Final Report, August 25, 2017. The study incorporated essential elements of the American Petroleum Institute (API) Standard for Risk Based Inspection, API 580, in determining the appropriate inspection frequency, which coincidentally, correlated with LL 152 frequency of 5 years and other current Federal and State gas safety inspection frequency requirements.

⁶ 16 NYCRR § 255.724.



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something as potentially harmful as gas piping irregularities. The Department's staffing no doubt comprises experienced gas inspectors and technical experts that can approve such a list. Therefore, **we urge the City Council to revise LL152 to require the Department to implement, through rule or guidance, the expected Abnormal Operating Conditions to be identified during LL152 inspections.**

4. Requiring CGI Report on DOB Submission

LL152 and ensuing Department rules require as part of the periodic inspections of building gas piping systems that an NYS DPS-approved gas "sniffer" device (or Combustible Gas Indicator) must be used during the inspection to determine if there is a gas leak. This is a vital and necessary step during the LL152 inspection since we cannot always rely on the smell of mercaptan, which is added to natural gas to give it a distinctive odor, to determine if there is a gas leak (i.e. a leak survey). The gas device(s) approved by DPS are sophisticated, high-tech devices that are used just for this purpose. As part of their functionality, most of these devices generate a report summarizing findings of the leak survey.

The industry is concerned because the current GPS2 form as developed by DOB does not require submission of the reports that are generated by the devices. To ensure the integrity and accuracy of the LL152 inspections, we urge the City Council to revise LL152 to require the device inspection report, if available, to be part of the submission to DOB. The device report of the leak survey is a major factor to ensure the safety of these gas piping systems. It is also important that the utility companies and the Department both have this information to verify compliance. The current process, in which DOB can ask for the report upon request, does not ensure best safety practices or compliance. A report detailing the inspection result is a no-brainer to ensure true transparent compliance and not just an "honor system" on behalf of the building owner, which is the current practice. We know that honor systems, not just in the plumbing industry, many times fail, and when they do, it can be on catastrophic levels. **We urge the City Council to revise LL152 to (1) explicitly state devices approved by NYS DPS are required and (2) require the submission of the device report, if available, to DOB.**

5. Requiring Experience Verification

Another issue the industry believes must be addressed in this legislation is the specific experience required for those, working under the direct and continuing supervision of a licensed



To: NYC Council Committee on Housing & Buildings

From: April McIver, Executive Director, The Plumbing Foundation

Date: December 2, 2020

Re: Testimony on Committee Agenda

master plumber, who conduct LL152 inspections. Through rule, DOB requires in addition to a 7-hour training, that such person has at least 5 years of experience working under the direct and continuing supervision of a licensed master plumber. While this requirement may seem to ensure the person conducting LL152 inspections will have adequate experience, there are several flaws to the Department rules. First, **DOB does not require any proof that such a person has 5 years of experience**, which can easily be done through a certified social security statement of earnings and/or through payroll records and a certified letter from the licensed plumber. Further, the experience requirement is not specific to gas work, so someone engaging in non-gas related work for a plumber (even someone working in an office/administrative capacity) would technically be allowed to conduct these inspections under the existing rules. This is dangerous in that someone with inadequate experience, even though they must take a 7-hour training, may not be able to identify serious conditions during the inspection. Therefore, **we urge the City Council to add language requiring proof of experience in the gas field.**

6. Aligning Inspections with State Requirements

Finally, despite several attempts by industry stakeholders to have DOB align the LL152 inspection schedule with the NYS DPS-required utility company gas inspections,⁷ DOB has decided through rule to require inspections every four years, creating a rather unnecessary burden for the utility companies, plumbers, and especially building owners. In fact, LL152 even states “[i]f the New York state public service commission adopts a rule or other requirement for periodic inspections of service lines, as defined in section 255.3 of title 16 of the New York codes, rules and regulations, with a frequency other than five years, the commissioner may, by rule, require that the periodic inspections required by this article be conducted with such frequency,”⁸ shining light on the intention by the Council to align the LL152 inspection schedule with NYS requirements. Aligning the schedules would eliminate duplicate inspections of certain portions of the piping system.

We strongly urge the City Council to revise LL152 to require DOB’s LL152 inspection schedule to align with the utility inspection schedule to maximize the effectiveness and efficiency of the inspection process.

⁷ 16 NYCRR 255.465 (atmospheric corrosion inspection intervals every three years); 16 NYCRR 255.723 (leak survey every five years).

⁸ NYC Administrative Code § 28-318.2 (1).



To: NYC Council Committee on Housing & Buildings

From: April McIver, Executive Director, The Plumbing Foundation

Date: December 2, 2020

Re: Testimony on Committee Agenda

II. Intro. No. 859

Intro. No. 859 requires DOB to confirm receipt of a request for inspection of gas repairs and perform the inspection within 5 days in all residential buildings where gas has been shut off due to safety concerns. Specifically, the proposed legislation applies to occupancy Group R where the property is required to correct a class A immediate hazard (locking the meter) or class B condition immediate hazard (not locking the meter), as specified in 16 NYCRR Part 261, state regulations which set forth safety requirements related to the operation and maintenance of gas appliances and gas piping located beyond the outlet of a customer's meter.

The Plumbing Foundation strongly supports this legislation to ensure DOB responds in a timely manner to such inspection requests which enables NYC residents to have gas restored for heating, hot water, and cooking. **We urge the City Council to adopt Intro. No. 859.**

III. Intro. No. 1746

Intro. No. 1746 requires any gas-fired low-pressure boiler that is not fully automatic to be operated by, or under the supervision of, a person who holds a Certificate of Fitness (COF) issued by the Fire Commissioner. A COF, which is issued by the Fire Department of New York (FDNY) upon passing an exam, is required for various types of dangerous occupations. The intent is to prepare people to prevent fires by teaching how to safely use, store, and handle dangerous materials in the workplace. **The Plumbing Foundation strongly supports creating a new COF for gas-fired low-pressure boilers to ensure such boilers are operated safely and urges the City Council to adopt Intro. No. 1746.**

IV. Proposed Introduction

In addition to the introductions on today's agenda, we are in support of the Proposed Introduction to amend the NYC Building Code to require carbon monoxide detecting devices in the basements of class A and class B multiple dwellings. We commend the Council for expanding the required places in which such detecting devices are required as it is vital to the safety of NYC residents.



**PLUMBING
FOUNDATION
CITY OF NEW YORK**

To: NYC Council Committee on Housing & Buildings

From: April McIver, Executive Director, The Plumbing Foundation

Date: December 2, 2020

Re: Testimony on Committee Agenda

Conclusion

We thank the Chairman and the Committee for their time today, and the Sponsor for consideration of our proposed amendments to Intro. No. 2151-A.

Please do not hesitate to contact us for any reason.

Dear Honorable Council Members,

As your constituent and a residential condominium unit owner, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkle a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our unit owners, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Guy Grynberg

The Gallery

32 East 76th street

Apt 1405

New York, NY 10022



**Testimony to the New York City Council
Committee on Housing and Buildings and Committee on Fire and Emergency Management
Submitted by the Supportive Housing Network of New York
December 4, 2020**

Thank you for the opportunity to submit testimony regarding Intro 1146-B.

New York City supportive housing providers' paramount goal is to provide formerly homeless New Yorkers with safe and decent homes. Intro 1146-B challenges this goal, as it will involve enormous disruption of tenants' lives and exorbitant costs to providers. We are committed to the safety and security of the residences that house our programs, but caution of the unintended consequences of this bill.

Mission-driven supportive and affordable housing developers operate on thin margins and commit any reinvestment back into community services and needs. The COVID-19 pandemic has pushed housing providers to the brink, both in an operational and fiscal sense. Intro 1146-B threatens to thrust yet another burden on these over-stretched providers. The costs associated with the piping, water service, and making room for necessary equipment is enormous. Many supportive housing residences exist within older buildings, where there is the added cost of the asbestos and lead remediation for large-scale rehab projects like those delineated in Intro 1146-B.

Beyond the impact this bill would have on housing providers, it could necessitate the potential displacement of supportive housing residents and would certainly involve major disruption to their domestic lives. The work, even if limited to common areas and hallways rather than individual apartments (the bill isn't clear on which is required) is very disruptive to tenants. Beyond the residences themselves, the legislation, if passed, would create the need to dig up and install infrastructure in the streets and sidewalks, which is extremely expensive and disruptive to all area residents.

In summary, while we appreciate City Council and the administration's efforts to prioritize building safety, we urge you to reexamine the cost and adverse impact this bill will have on housing providers and residents. We must emphasize that supportive and affordable housing projects would need city capital assistance to cover the added costs of mandated sprinkler installation. Any measure must balance the safety and security of residents, the implications for our supportive and affordable housing, and any disparate impacts on NYC's communities of color and immigrant communities.

Thank you again for the opportunity to submit testimony. Questions can be directed to Rebecca Sauer, Director of Policy and Planning, at rsauer@shnny.org.

**TESTIMONY OF RiseBoro Community Partnership
BEFORE THE NEW YORK CITY COUNCIL COMMITTEE ON HOUSING AND BUILDINGS
JOINTLY WITH THE COMMITTEE ON FIRE AND EMERGENCY MANAGEMENT
REGARDING INTRO 1146-B.**

December 3, 2020

Thank you Chairman Cornegy and Chairman Borelli, members of the Committee on Housing and Buildings, and members of the Committee on Fire and Emergency Management for the opportunity to submit this written testimony on behalf of RiseBoro Community Partnership.

About RiseBoro

Our unique model of holistic community revitalization works by developing neighborhood assets, like affordable housing, to create the foundation for a more vibrant and diverse community. We build upon this foundation with programs designed to connect people to resources to help everyone in the community thrive, especially our most vulnerable populations. This inclusive approach helps unleash the potential of the community and ensures that nobody is left behind in times of growth.

Impact of Intro 1146-B

Low- and moderate-income communities and communities of color are disadvantaged by a multitude of housing and economic development policies. Throughout New York State, tenants live in conditions that violate the basic human right to safe, decent, and affordable housing. The affordable housing crisis, combined with insufficient tenant protections, meaning tenants all too often have no recourse and no practical choice but to continue living in unhealthy and unsafe conditions.

We submit this testimony with serious concerns on the proposed Intro 1146-B. While we are committed to the safety and security of NYC's residential building stock, efforts to mandate sprinklers in multi-family residents must be balanced with the costs to the building, increase to tenants' rents, disruption to residents' lives, and potential displacement of affordable tenants.

RiseBoro has developed or preserved over 3,000 units of affordable housing in the past 30 years and directly operates over 2,000 units housing over 6,000 people.

The proposed legislation would represent a significant challenge for all affordable housing developers, including RiseBoro, public housing, and low-and moderate-income homeowners.

Costs to Affordable Housing

The costs of sprinkler installation would be enormous. Costs associated with this work include the piping, the water service, and making the room for the equipment. Given limited advance

awareness of this bill's hearing we are unable to provide estimates on the costs of sprinkler installation for affordable housing buildings.

The installation of sprinklers adds costs to all eligible buildings. However, what the bill does not address is the adverse impact of the added costs specific to affordable housing projects. RiseBoro is an affordable housing developer and manager. Like all mission-driven affordable housing developers, we operate on thin margins and commit any reinvestment back into community services and needs. This includes our organization and other ANHD members feeding and aiding millions of New Yorkers during this pandemic.

Our projects are developed and financed with government resources and support. It is unlikely that NYC's critical affordable housing developers could comply with this bill absent a corresponding large pool of dedicated City capital. Traditionally, affordable housing projects apply to and coordinate with NYC HPD to make large-scale infrastructure improvements as needed for each building.

For example, the Green Housing Preservation Program is available for properties with a minimum of 5 units for moderate rehabilitation, energy efficiency, or water conservation to help manage the utility costs of these buildings. HPD will provide a forgivable loan with 0% interest for costs up to \$4,500-\$8,500, and a repayable HPD loan with 2.5 % interest, and a full or partial tax exemption depending on the level of financial assistance needed for the modifications. This bill mandates sprinkler installation but does not institute or require any corresponding affordable housing capital investment.

These proposed increased costs would also coincide with an enormous strain on the affordable housing industry's finances during Covid-19. Some of our affordable housing projects have seen up to 20 percent declines in their rent rolls. We are also facing an already reduced NYC housing capital budget, which was partially restored after being cut 40 percent by the de Blasio administration. We are already anticipating an increase in distressed buildings post-Covid-19 due to a combination of lower rent rent-rolls, increased operating expenses with more people working and schooling from home, and delayed maintenance or building improvements due to health risks.

We must stress, that affordable housing projects will need city capital assistance to cover the added costs of mandated sprinkler installation.

Small Buildings and Homeowners

The City council must also take into consideration the different challenges and needs of the different buildings in NYC. Smaller buildings with fewer units will incur a greater cost per unit. This housing stock is an important part of our "naturally occurring" low-cost rental units, many of which are unregulated but provide critical low-rent units.

Another key consideration is the age of the building. For older buildings is that there is the added cost of the asbestos and lead remediation associated with larger rehabilitation jobs like sprinkler installation. This will dramatically increase the cost of sprinkler installation. This also

applies to NYCHA buildings and many of NYC's pre-war housing stock, and therefore a core part of our rent-regulated housing stock.

This bill will directly impact small-homeowner who fall within the height limit. Current estimates are that a 3-story walk-up building with a basement would fall within the height restrictions. While some small-homes are held by investors, the vast majority are individual-owned homeowners who will not have the resources to make these sprinkler installations. This will disproportionately impact NYC's low-and moderate-income homeowners, first-time homebuyers, Black, Brown, and immigrant homeowners.

The City has previously recognized the financial difficulty of low-income homeowners making home repairs. In November 2019 the City launched HomeFix which allows eligible homeowners (below 165% AMI) of one-to-four family homes to receive up to \$60,000 per home, with an additional \$30,000 per additional rental unit on the property.¹

This is all the more difficult now as thousands are homeowners are struggling to make their mortgage payments. Currently, mortgage forbearance is available for those experiencing financial hardship during the COVID-19 crisis however, those provisions will sunset and then those homeowners may face foreclosure in the coming months.

NYCHA

This bill fails to address how New York City's public housing stock could comply. According to a July 2020 report by the Community Service Society, NYCHA is already facing a \$40 billion capital backlog over the next decade.² The report finds that over half of surveyed NYCHA residents were critical of management for not responding to repair needs and for the poor quality of work done by outside contractors.³ Given Its lack of capital funds and ongoing management issues, it's not clear how NYCHA could comply with this bill.

Tenant Rent Increases

It is our understanding that these sprinkler installations would be an eligible Major Capital improvement (MCI) expense in rent-regulated housing. Even under the State's strengthened rent laws, a portion of this cost would be passed on to tenants as MCI rent increases. This would hit our low-income tenants and fixed-income seniors the hardest.

Outside of the rent-regulated stock, we also anticipate that market-rate buildings will also pass along some portion of the cost of sprinklers along to tenants. We, therefore, would anticipate some share of market-rate tenants will also face rent increases.

¹ <https://www1.nyc.gov/site/hpd/news/097-19/hpd-launches-homefix-program-help-nyc-homeowners-get-affordable-repairs#/0>

² <https://www.cssny.org/news/entry/css-report-nycha-residents-sharply-divided-over-authoritys-plans-to-generat>

³ <https://www.cssny.org/news/entry/css-report-nycha-residents-sharply-divided-over-authoritys-plans-to-generat>

Before the health and economic crises brought about by Covid-19, about 900,000 New York City households had earnings below \$30,000 in 2018.⁴ And an additional 885,000 households earned between \$30,000 and \$75,000.⁵

We know that since the pandemic, incomes have declined due to widespread unemployment and underemployment. The income and wage loss from the health and economic pandemic has disproportionately impacted communities of color. A survey by Pew Research Center revealed notable racial and ethnic differences in job losses and pay cuts. Some 61% of Hispanic Americans and 44% of Black Americans said in April that they or someone in their household had experienced a job or wage loss due to the coronavirus outbreak, compared with 38% of white adults.⁶ While we may hope that the immediate health crises will be contained in the coming year, we know that the economic recovery will be a long and gradual journey. Any rent increases for NYC tenants would come at a time when many are facing eviction and foreclosures. Absorbing any potential rent increases will hit our low-income communities of color the hardest.

Implicit in the bill is the assumption that small-landlords and homeowners can not just afford these sprinkler installations but also an assumption of access to credit. There is ample evidence that people of color and small businesses of color have lower access to credit. Our communities of color will disproportionately struggle to access financing for the installations.

Disruption & Installation

The bill isn't clear if sprinklers are required in common areas and hallways or individual apartments. Regardless the work will be very disruptive to tenants and potentially the surrounding community. This sprinkler work would require digging up and installing infrastructure in the streets and sidewalks. This work will again be extremely expensive and disruptive to all area residents.

It's not clear if widespread installation at this scale will be feasible. This bill assumes that NYC DOB can handle, process, and approve this volume. It also does not address existing DEP infrastructure and water pressure issues that are already an existing problem. It's also not clear if and how this work may be sequenced. It could result in the same block being dug up multiple times over the next few years.

In summary, while we encourage the City Council and the administration's efforts proactively building safety, we urge you to reexamine the adverse impact and costs this bill will have on affordable housing developers, public housing, and low-and moderate-income homeowners. We must emphasize that affordable housing projects will need city capital assistance to cover the added costs of mandated sprinkler installation. Any measure must balance the safety and

⁴ <https://furmancenter.org/thestoop/entry/nyc-housing-insecurity-by-the-numbers>

⁵ <https://furmancenter.org/thestoop/entry/nyc-housing-insecurity-by-the-numbers>

⁶ <https://www1.nyc.gov/site/hpd/news/097-19/hpd-launches-homefix-program-help-nyc-homeowners-get-affordable-repairs#/0>

security of residents, the needs of our small-homeowners, the implications for our affordable housing, and any disparate impacts on NYC's communities of color and immigrant communities.

We look forward to working with the Council on protecting New Yorkers while protecting our communities' housing needs during this crisis.

Thank you for the opportunity to testify.

TESTIMONY TO THE COMMITTEE ON HOUSING & BUILDINGS AND THE COMMITTEE ON FIRE AND EMERGENCY MANAGEMENT

December 2, 2020

My name is Peter Varsalona; I am a NYS licensed professional engineer, and principal of RAND Engineering & Architecture, a design professional corporation based in New York City serving the professional engineering and architecture consulting needs of the residential cooperative and condominium industry.

I also serve on the Board of the Council of New York Cooperatives & Condominiums (CNYC Inc.), which is a membership organization providing information, education and advocacy for housing cooperatives and condominiums located throughout the five boroughs of New York City.

I am speaking today to voice opposition to Int. No 1146-B, which would require all existing residential buildings over 40 feet in height to be retrofitted throughout with fire sprinkler systems within a nine-year period, and to provide interim reports on the status of such installations, with penalties for non-compliance.

The bill unfairly groups all residential buildings over 40 feet into a single risk category, and fails to distinguish between fireproof (non-combustible) buildings constructed of concrete, masonry and steel, and non-fireproof (combustible) structures constructed wholly or partly of wood. The risk of flame-spread in fireproof buildings is significantly less than in a non-fireproof building.

For all unit owners, the disruptive impact to the interior of their apartments would be overwhelming – ceilings would need to be opened to permit installation of new sprinkler piping and heads, and drop ceilings would need to be added where none exist. Ceiling lights, fans, plumbing system piping, and mechanical vents would need to be relocated or removed in connection with this work. Residents may even need to vacate their apartments depending on the extent of these alterations.

Of particular importance, any new fire sprinkler installation mandates compliance to the 2014 NYC Construction Codes. For all residential building owners, the addition of a new sprinkler system would require extensive infrastructure improvements beyond the already extraordinary impact of the sprinkler branch piping, sprinkler heads and interior finish work in occupied housing that such

a bill would mandate. The construction requirements for high-rise residential buildings (those that are greater than 125 feet in height) are frankly overwhelming:

Specifically, the mandated work would include, but not necessarily be limited to, the following:

- a dedicated fire or combined (fire/domestic) water service into the building would be required, along with associated backflow prevention and metering equipment;
- as the water storage tanks atop the older residential buildings are typically too small, with only a 3,500 gallon reserve for fire standpipe use, a replacement or supplemental tank would be required to increase storage reserve to 15,000 gallons at minimum;
- since the existing steel (dunnage) supports would be insufficient to support an enlarged tank or series of tanks of this size, reinforcement would be required; also, reinforcement of the interior steel columns would be needed to accommodate this additional load;
- many buildings would require sprinkler booster pumps to increase water pressure at the uppermost floors;
- if the fire protection system becomes a combined standpipe/sprinkler system (in many instances this would be required), then a fire pump installation would be needed, which in turn would often necessitate an electrical service upgrade for the building;
- a fire pump requires emergency power as a secondary power source. Emergency power would come in the form of a diesel-fired or natural gas generator; the existing gas piping system in the subject buildings isn't typically sized for the generator consumption, so would need to be upgraded. Or, if diesel fuel is used, day tanks and oil fill lines would be required;
- NYC does not allow voluntary or optional use generators – once installed, the generators must also provide power to at least one elevator, as well as emergency and exit lights, elevator cab lighting, pumps, etc. Equipment requiring emergency power would need to be separated from PL&P systems to receive power either from the utility meter or via a transfer switch connected to the generator system;

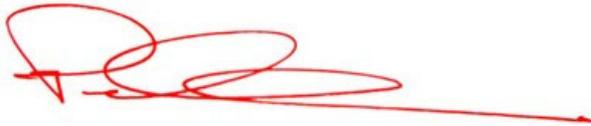
- a sprinkler system requires fire alarm notification; the fire alarm system in the typical subject building would need to be upgraded or installed.

Although the installation of sprinklers throughout all residential buildings is well-intentioned, the use of sprinklers should not be seen as a fail-safe for preventing civilian deaths, injuries or damage that can occur during a fire – and it is important to note that such incidents are already near historic lows. Over the past 10 years, less than 90 fatalities have occurred in NYC each year due to structural fires. The use of fire-rated construction; the prevalence and effectiveness of smoke and fire alarm systems; rapid Fire Department response times; adoption of the 2008/2014 NYC Construction Codes to update its 1968 predecessor; and more modern building construction (with better fire-stop systems) have all greatly contributed to keeping these numbers low each year.

For all of these reasons, we ask the City Council to strongly reconsider this bill, in its entirety, as unnecessary, impractical, and unduly burdensome, at a time when New Yorkers can ill afford to implement it.

Thank you for the opportunity to express this viewpoint.

Sincerely,

A handwritten signature in red ink, consisting of several loops and a long horizontal stroke extending to the right.

Peter E. Varsalona, PE, CEM, CBCP
Principal, RAND Engineering & Architecture DPC
Board Member, Council of New York Cooperatives and Condominiums



**TESTIMONY OF
LOCAL INITIATIVES SUPPORT CORPORATION – NEW YORK CITY (LISC NYC)**

**BEFORE THE NEW YORK CITY COUNCIL COMMITTEE ON HOUSING AND BUILDINGS
JOINTLY WITH THE COMMITTEE ON FIRE AND EMERGENCY MANAGEMENT
REGARDING INTRO 1146-B**

DECEMBER 4, 2020

Thank you, Chairman Cornegy and Chairman Borelli, members of the Committee on Housing and Buildings, and members of the Committee on Fire and Emergency Management for the opportunity to submit this testimony. My name is Valerie White, and I am Executive Director of LISC NYC. I am submitting this written testimony on behalf of LISC NYC.

About LISC NYC

The Local Initiatives Support Corporation (LISC) is a national nonprofit organization that equips underinvested communities with the capital, strategy, and technical expertise to become places where low- and moderate-income (LMI) Americans can thrive. LISC NYC, established in 1980, is one of 36 LISC field offices. LISC NYC supports local partners whose services and programs aim to create a more equitable and inclusive New York City. Over the past 40 years, LISC NYC has invested over \$3 billion and leveraged an additional \$7.6 billion in support of low- and moderate-income New York City communities. This has resulted in over 42,000 affordable homes built and preserved and nearly 2.5 million square feet of retail and community space preserved, helping to stabilize neighborhoods. LISC NYC's investment strategy seeks to advance racial and economic equity through the deployment of community-based financing, services, and programs.

Impact of Intro 1146-B

The intent of Intro 1146-B is to set forth a Local Law to amend the administrative code of the City of New York in relation to the installation of automatic sprinklers in residential buildings. If enacted, this legislation would require owners of residential buildings over 40 feet tall to install a system of automatic sprinklers by December 31, 2029. Building owners would need to file an interim report describing a plan for compliance one, five, and nine years after the effective date, or until they have filed a final report indicating full compliance.

LISC NYC is deeply committed to the safety of New York City tenants and the security of residential building stock in the communities we serve. Research shows that, when properly installed and maintained, automatic sprinklers can extinguish or control building fires and save lives.

However, the proposed legislation, as drafted, has a major shortcoming. It does not offer a strong framework for implementation across different categories of buildings, creating uncertainty for LMI homeowners of smaller, older buildings and public housing management. Any new sprinkler mandate should account for our city's diverse residential building stock and diverse owner/manager needs in order to improve the likelihood of compliance.

Compliance By LMI Owners of Small, Older Buildings and NYCHA

1. LMI Owners of Small, Older Buildings

The City Council must take into consideration the different compliance challenges posed by this proposed legislation based on the diversity of residential owners and building typologies in our communities. Mandatory sprinkler installation will result in smaller buildings with fewer units incurring a greater cost per unit.

Another key factor is the age of a residential building. Older buildings are more likely to require additional work – such as asbestos and lead remediation – in connection with larger rehabilitation jobs like sprinkler installation. This also applies to NYCHA buildings and much of our city's pre-war housing stock.

LMI homeowners of color in New York City are facing increased financial hardship and struggling to make their mortgage payments due to the COVID-19 crisis. As a matter of equity, and also to ensure maximum compliance, any new sprinkler requirement should include implementation guidance that will address the needs of this population.

2. NYCHA

This bill fails to provide guidelines for how New York City's public housing stock could comply with this proposed mandate.

The proposed legislation should require engagement with NYCHA and other stakeholders to ensure that there will be adequate resources to support implementation of this mandate in public housing developments.

CLOSING

Efforts to promote public safety by mandating automatic sprinklers in residential buildings must be balanced with the diverse needs of LMI homeowners and public housing managers. As drafted, the bill at issue does not provide an adequate framework or guidelines for implementation in a way that will promote compliance readiness in our city.

We look forward to working with the Council to protect New Yorkers while supporting community housing needs. On behalf of LISC NYC, thank you for the opportunity to testify.

Contact: Nisha Mistry, Director of External Affairs, LISC NYC (nmistry@lisc.org)

Good Afternoon Council Members,

I hope you had a nice Thanksgiving and wish to thank all Council Members for allowing me to present to you today.

My name is Michael Wolfe. I am the President of Midboro Management, a full-service management firm representing over 15,000 cooperative, condominium and rental apartments in New York City for almost 4 decades. In addition, I am the Chair of the Real Estate Board of New York's Residential Management Council and a member of the Board of the Council of New York Cooperatives and Condominiums.

Prior to the pandemic, I met with Council member Barry Grodenchik to discuss this very issue and appreciate his willingness to hear all sides.

The primary method of fire protection during the majority of the 1900s focused on passive fire protection using fire barriers, fire-rated walls, floors, and ceilings that typically divide a building into areas for fire control. Therefore, we have a system in place.

Suggesting that all buildings are in one bucket is also not the correct approach. The NYC Fire Department advises residents in non-combustible buildings to remain in their apartments unless the fire is in their apartment. Clearly, fire spread is not a major concern in such types of construction.

The City also mandates smoke and carbon monoxide detectors in each dwelling unit, rightfully so, alerting residents of any smoke/fire condition quickly.

Most home fires begin in the kitchen. I had suggested to the Councilman, that adding a sprinkler head during a kitchen renovation is a possibility if the head can be supplied through the domestic system. Not requiring a new water line that would add unnecessary cost, demolition, and restoration.

The loss of one life is one too many. However, to suggest retrofitting all buildings over 40' tall with sprinklers is not realistic for many reasons:

- We could be talking about millions of dollars in a particular building, including destroying interior finishes that may not be able to be replicated.
- A 2029 deadline exasperates the burden of Local Law 97, the Climate mobilization act that add penalties for energy use that is out of the control for so many.
- The pandemic has resulted in extreme financial hardship for so many, with residents leaving New York and many not returning. The suggested course of action in 1146 would add to the extreme cost of living in NYC and reduce it appeal even further.
- Project's cost and disruption - cutting into walls and ceilings to hang pipe is always t disruptive and dirty. When asbestos and lead may be involved, the hazard makes work much more complicated, and residents will have to relocate.
- By NYC code Residents are advised of fire safety plans and procedures.

We all share the same goal of keeping our neighbors safe, but at what cost? Let us find ways to provide relief, not additional burden.

Thank you for your time today and stay well.

LOUMARITA REALTY CORP.
c/o M. Bonnet
32 St. John's Place
Brooklyn, N.Y. 11217
Tel. (212) 620-4112
marisabonnet@hotmail.com

12/2/2020

Re.: 506 LaGuardia Place, New York, N.Y. 10012

To Whom it May Concern:

As the manager and owner of a small residential building in Greenwich Village, I recently found out about a proposed law that would require houses above 40 feet tall to install a sprinkler system by 2029.

I'm writing in opposition to this law as it would be financially disastrous and cost prohibitive for small building owners. It would be feasible impossible to install in occupied units where the integrity of the actual apartment would often be in question, and in the process, disturb existing walls, ceiling, piping and possibly lead paint. I can't think of a more poorly conceived law in the 30 years I've been involved in property management. I'm sure the sponsor of this bill, Barry Grodenchik, has good intentions, but I'm also sure, he doesn't own a property where this law would apply.

It's mentioned that the impetus for this bill was a horrible fire in the Bronx started with a unattended child playing with a stove. A truly tragic event, but not the reason to impose such draconian measures. Responsibility for one's household and working smoke detectors are the answer to prudent fire prevention in apartments. Tenant's need to team with owners to test their smoke detectors on a regular basis and make sure they are working properly. This measure saves lives. How often do we hear about fires where there were inoperable smoke detectors present? I can attest in my many years of property management, walking into apartments, and finding the smoke detector disengaged by tenant. There needs to be real education about maintaining working smoke detectors in apts and having tenants work with owners in requesting service when a problem is noted. This is a very cost effective means to prevent many fire tragedies and wouldn't be financially disastrous to owners who currently face so many challenges to hold on to their buildings.

Sincerely yours,

Marisa Bonnet

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Jose Serrano and
BOARD MEMBERS FOR
1319 DEB HDFC
15 west 106th street
Nyc 10025



Dunolly Owners' Corp.
34-20 79th Street
Jackson Heights, NY 11372

December 2, 2020

Re: Int No. 2151-A, Local Law 152

Dear Members of the Committees on Housing and Buildings and Fire and Emergency Management of the New York City Council:

I am writing in support of Int No. 2151-A, amendment to Local Law 152. I am the President of the Board of Directors of Dunolly Gardens, a 360-unit, six building, residential cooperative in the historic district of Jackson Heights. Since we are located in Community District 3, our deadline for complying with LL152, gas piping inspection, is currently December 31, 2020. Failure to comply would result in a fine of \$10,000 per building.

Dunolly Gardens was completed in 1939. Although we have been upgrading infrastructure in recent years, much of our gas piping is original. We were informed by all the Master Plumbers who bid on this job that most of our cooking gas lines would fail the current pressure test. So, not only would we have to replace exposed piping as required by LL152,, we would also have to replace most of the in-wall piping in the apartments before gas would be restored. Due to COVID-19 restrictions, we weren't able to begin this work until the fall, will not be able to have all our buildings inspected by December 31, and would therefore be subject to tens of thousands of dollars of fines.

This work requires that we turn off the cooking gas lines for weeks. Our contractors must enter each apartment multiple times and knock holes in the walls to get to the piping. Then, the DOB must inspect and complete paperwork before we can reconnect the gas. The whole process--excluding wall repairs--takes about six weeks.

In normal times, this would be a difficult and disruptive project, but these times are far from normal. Many of our shareholders have lost jobs, others are working at home. Children have been home, as well. With strained finances and restricted dining options, our shareholders have had to prepare three meals a day for their families. Taking cooking gas from them at this time is extraordinarily burdensome. Our shareholders are also concerned about having workers in their apartments during a pandemic.

Because the deadline and fines were looming, the Board decided to go ahead with the project. We are close to completing the pipe replacement in one building and have started another. In this time where no

one should be visiting family and friends, some of our shareholders had to spend Thanksgiving without cooking gas. Even in normal times, no co-op would schedule a project like this in the holiday season.

We are especially concerned that rising COVID-19 numbers will force a shutdown of this kind of work, leaving some of our shareholders without gas for an extended period of time. Even if that does not happen, as numbers go up, they will be even more nervous about having workers in their apartments. It's a terrible situation.

At this point, we will have to continue the work whether or not the deadline is extended. We hope to complete work on two of our six buildings by the end of the year. Six weeks' work on four buildings will take 24 weeks--six months--and bring us up to the deadline proposed in 2151-A. We will still have to worry about shutdowns and field complaints, but at least we won't also have to use shareholders' funds to pay fines. That would be the benefit to Dunolly Gardens of extending the LL152 deadline. As a New Yorker who cares about all residents of our city, I would like to spare as many of them as possible from having to deal with this extra burden during a pandemic. Smaller complexes may be able to start this work in the spring and meet the revised deadline.

I would like to thank Council Member Dromm's office for responding so quickly to our complaint and keeping us informed throughout, as well as to Public Advocate Jumaane Williams, whose office received calls and emails from us, as well.

Thank you for your time and consideration.

Sincerely,

Sara J. Steen
President
Dunolly Owners' Corp. Board of Directors
917-533-1587
sjsny@msn.com



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December 2nd 2020

Re: Local Law 152
Int. No. 2151-A

To Whom It May Concern,

I am writing to show my full support and frankly our dire need for the above referenced extension of the Local Law 152 inspection.

I am the property manager for Dunolly Gardens, a six building, 360-unit historical landmark complex in Jackson Heights, Queens. We are in community district 3 and are required to have our Local Law 152 inspection completed by December 31st 2020. Due to the strict metrics of the inspection, our buildings original gas lines (81 years old) will not pass, as per numerous Master Plumbers who bid on our job. We are preemptively changing our gas piping, building by building. However, we will not be able to complete all six (6) of our buildings before the deadline.

The COVID-19 pandemic dramatically shortened the amount of time we had to complete this work by the deadline. Furthermore, forcing buildings to comply with the law and for many of them, shutting down their gas service will cause severe hardship to many people. Timing could not be worse for legislation of this kind. A fine of \$10,000 per building is literally kicking someone while they are down in these uncertain times.

I already have two buildings with their gas service shut down. The amount of calls and complaints from our diverse set of residents is high and recurring. Resident continually voice their frustration and fear over the requirements of this law. Financial and physical hardship is almost guaranteed because of Local Law 152.

We humbly request that you can extend this deadline on behalf of all the residents of my complex and for all the people who will be affected by this ordeal.

If you have any questions you may reach me at (718)424-2336 or via email at speckelis@akam.com.

Sincerely,

Scott Peckelis
Management Executive
AKAM Associates, Inc.
A/A/F Dunolly Owner's Corp.
speckelis@akam.com

Phone 718-424-2336

Anthony Gigantiello President of North Queensview Homes Inc.

We are a coop of 364 units ,7 buildings , 14 Stories high and we are a fireproof building with a standpipe system built in 1958. Our buildings are poured concrete ceilings and walls.

We are very much opposed to this local law 1146b it we be unreasonably expensive and our operators would have to vacate their homes in order to do the work.

I think fireproof buildings with a standpipe system should be grandfathered in this law and do not have to install automatic sprinkler systems.

Thank You

Anthony J. Gigantiello
President North Queensview Homes Inc.
33-60 21 Street
Astoria , N Y. 11106

Sent from my iPad



Council of New York Cooperatives & Condominiums

**TESTIMONY TO THE NEW YORK CITY COUNCIL
COMMITTEE ON HOUSING & BUILDINGS
AND COMMITTEE ON FIRE AND EMERGENCY MANAGEMENT
December 2, 2020**

In Opposition to Int. 1146-B and comments on other legislation

The Council of New York Cooperatives & Condominiums (CNYC Inc.) is a membership organization providing information, education and advocacy for housing cooperatives and condominiums located throughout the five boroughs of New York City and beyond. More than 170,000 New York families make their homes in CNYC member buildings, which span the full economic spectrum from very modest, income-restricted housing to solid middle class apartment complexes to upscale dwellings. The shareholders and unit owners who make their homes in New York cooperatives and condominiums are not only the collective owners of their buildings, they are responsible for meeting all costs of operating the building and complying with the law. The boards that govern cooperatives and condominiums are elected by their neighbors; their volunteer job includes planning prudently for their homes, and budgeting to meet expected needs, with a regard for the ability of all their neighbors to meet the growing costs of compliance.

The Covid-19 pandemic has hit our members hard; people have lost their livelihoods, their loved ones, neighbors, colleagues, workers and friends. In housing cooperatives and condominiums, resources are strained: commercial tenants are unable to pay their rent, so residents face assessments to make up the slack, so that all bills can be paid. Some of those residents themselves are also facing economic challenges due to the pandemic and are similarly unable to keep up their payments. No Federal relief was available through the Payroll Protection Program (although the House HEROES bill would have corrected this). Meanwhile, New York property taxes have reached record highs because they were predicated upon values set in January. All the



Council of New York Cooperatives & Condominiums

while buildings must still comply with the FISP program of facade inspections, the carbon reducing mandates of Local Law 97 and with many more requirements of City and State.

Today your committees are jointly evaluating a number of bills that are surely well-intentioned, but will add significantly to the already enormous costs of operating and maintaining buildings in New York City. As a result, the economic livelihoods of many thousands of New Yorkers will be negatively impacted. Of particular concern is Int. No 1146-B which would require all existing buildings over 40 feet in height to retrofit their entire interior with sprinkler systems within a nine year period and to provide interim reports along the way. Most of the buildings affected by this legislation are non-combustible buildings and history has shown the ability of FDNY to respond quickly and to control fires within these apartments and save lives. Sprinklers are not a panacea, as they can be slow and less effective against some fires, and our colleague, Peter Varsalona will detail for you both the complexity of their installation and their astronomical costs. Mandating this tremendous capital expenditure will surely divert scarce funds and attention from other urgent goals of carbon reduction, energy conservation, etc. with minimal impact on public safety. We respectfully ask that the City Council reconsider Int. 146-B in light of the enormous strain it will place on countless New York City homeowners.

We would seek clarification of exactly what is intended in Int. No 1459 before being able to express an opinion on it.

In considering Int. No 312, which requires the installation of portable fire extinguishers on every floor with dwelling units, we are concerned about improperly charging residents with fire safety duties that are better left to the FDNY. We note that fire extinguishers must be properly maintained or they risk providing a false sense of security in the event of a fire, and that not every resident will necessarily know how to use one. In most if not all cases, it would seem to be ill advised for a resident to leave a fire in their apartment to locate a fire extinguisher on the floor, then return to the unit to battle the blaze. It may be generally safer to heed the instructions on the



Council of New York Cooperatives & Condominiums

Fire Safety Notices inside our doors than to encourage individuals to try to extinguish a fire. We were pleased to see that FDNY expressed similar concerns on this issue.

Int. No. 842 requires luminous egress paths Group R buildings 40 feet or more in height with certain exceptions. We are concerned that current regulations around reflective tape were written for commercial and office buildings and might not translate well to residential buildings. We also note that emergency lights as well as luminous apartment numbers are already required on unit doors.

Finally, we are happy to support 1) Int. No 859, which calls upon the City to expedite gas authorization inspection of buildings where the gas has been shut off, 2) Chairman Borelli's pre-considered legislation requiring installation of carbon monoxide detecting devices in basement rooms in residential buildings where residents and their guests can meet and 3) Int. No. 2151-for its practical extension of time for gas pipe inspections that were scheduled to be completed in 2020.

Thank you for this opportunity to express our views.

Mary Ann Rothman
Executive Director

**Testimony of the Mechanical Contractors Association of New York's Fire Sprinkler Council
Intro 1146-B
Joint Hearing of the New York City Housing & Buildings Committee and
the Fire & Emergency Management Committee
December 2, 2020**

Thank you for the opportunity to testify today on behalf of Intro 1146-B. This proposed law would amend the administrative code of the city of New York, in relation to the installation of automatic sprinklers in residential buildings.

My name is Melissa Barbour. As a consultant for the Mechanical Contractors Association of New York, I work with New York City licensed fire sprinkler contractors who employ Local 638 labor. I serve as a representative for the MCA on the New York City Department of Buildings Sub Operations Committee, the New York City Building Code Administrative Advisory Committee and the FDNY Fire Code Revision Advisory Committee. I have been an advocate for fire sprinkler protection for over 25 years. I am proud to say that I have been able to build a career doing something that I truly believe helps to make the world a safer place.

Thank you to Councilmembers Grodenchik, Cornegy, Rosenthal, Louis, Kallos, Menchaca, Chin, Torres, Constantinides, Adams, Ayala, Holden and Cumbo for sponsoring this important piece of legislation. Throughout my tenure I have seen fires and fire deaths change the legislative landscape of New York City.

Melissa Barbour
Mechanical Contractors Association of New York/New York Fire Sprinkler Council
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917-327-5409

**Testimony of the Mechanical Contractors Association of New York's Fire Sprinkler Council
Intro 1146-B
Joint Hearing of the New York City Housing & Buildings Committee and
the Fire & Emergency Management Committee
December 2, 2020**

Unfortunately, the majority of the that legislation has the been driven by tragedy. Local Law 10, Local Law 26 of 2002, Local Law 26 of 2004 and Local Laws 58, 39, 60 and 61 of 2009 all followed significant fires resulting in loss of life.

Today, by requiring fire sprinklers to be retroactively installed in all existing residential buildings 40 feet or higher, we have an opportunity to proactively provide the same level of fire protection that's offered to New York City visitors when they stay in our hotels, people who work in our office buildings, citizens fortunate enough to live in residential buildings built after 1999 and even our pets housed in overnight facilities.

The need for fire sprinklers is clear. Last week a 10 year old boy was critically injured when a fire broke out in his Marble Hill apartment, on November 22nd, a mother and daughter both perished in a high rise apartment building fire in Washington Heights and in October, a 5 year old boy died of smoke inhalation when a fire broke out in his Bronx apartment. Modern residential fires grow hotter, more toxic and burn 800 percent faster than they did just 40 years ago, due to furnishings

**Testimony of the Mechanical Contractors Association of New York's Fire Sprinkler Council
Intro 1146-B
Joint Hearing of the New York City Housing & Buildings Committee and
the Fire & Emergency Management Committee
December 2, 2020**

that contain petroleum-based material. In addition, while smoke detectors save lives by providing an early warning to a smoke or fire incident, they can do nothing to extinguish a growing fire or protect those physically unable to escape on their own, such as the elderly or small children. Too often, battery operated smoke detectors fail to function because the batteries are dead or have been removed. As of October 28th, 50 New Yorkers have died in fires this year, and in 64% of those fires, there was no working smoke alarm.

In a 2018 article, Jarrett Murphy, a writer at *City Limits* writes, "Fire is not as big a force in the city as it was 40 years ago, but it is still a factor in the life of neighborhoods and families. It can still cause stunning tragedy and mass displacement. It can still shape the trajectory of individual families, and sometimes of blocks or neighborhoods."

We are cognizant that this is a heavy lift that will be full of challenges and complexities. We ask the Council work with us, the fire sprinkler community, along with your constituents, to develop policy and a long-term plan that will result in a

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**Testimony of the Mechanical Contractors Association of New York's Fire Sprinkler Council
Intro 1146-B
Joint Hearing of the New York City Housing & Buildings Committee and
the Fire & Emergency Management Committee
December 2, 2020**

safer, better New York for all.

We cannot wait for another tragedy to strike before we act. Let's make sure we learn from the lives already lost and homes destroyed by residential fires.

Thank you for your consideration of this important piece of legislation.

Melissa Barbour
Mechanical Contractors Association of New York/New York Fire Sprinkler Council
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The proposed bill requiring the retrofit of sprinkler systems into every building in New York City by 2029 is nothing short of pure madness. The bill MUST be defeated. It is not affordable, financeable or logistically executable. Both from a landlord and a tenant perspective it simply can't be accomplished.

First: there is the cost. To do this project the contractors will be disturbing large quantities of plaster which will be assumed to be contaminated with lead, thus requiring all the safeguards mandated with this assumed danger. Afterward, there will be plastering and painting. Plumbing costs alone will average \$20,000 per apartment. Demolition with lead safeguards will come to another \$30,000 at least and that is only if the building does NOT require a water tower in which case the roof will need special reinforcement as well and then there is the water tower which is expensive.

Second: is this project can ONLY be accomplished if the building is vacated since the lead dust issue would make it utterly unacceptable as a residence. So now we are moving the entire residency out for a project that will last between two months and a year. That being said there is the logistical issue of , "Where do you put the tenants and their belongings—and at whose expense?" The cost of a hotel room with cooking in Brooklyn runs about \$200.00 a day. Manhattan is a LOT higher.

Lastly: Suppose some of the tenants refuse to cooperate? And there will be plenty who will or will hold their apartments for ransom. Now you have to go to Landlord Tenant Court and commence holdover proceedings at an average cost of about \$25,000 in legal fees per eviction and up to two years to get the tenant out while the entire project is held up. So why not work around the difficult tenants until you get them out instead of holding up an entire project? **BECAUSE THEY WILL SUE YOU AND WIN for poisoning them with lead dust!** That's why.

Barry Grodnick might have good intentions, but he is either not too bright or just doesn't think things through. This bill is clearly the product of insanity and moronic thinking and should be condemned as such.

Jacob Schraeter
President



**TESTIMONY OF Pratt Area Community Council, Inc. dba IMPACCT Brooklyn
BEFORE THE NEW YORK CITY COUNCIL COMMITTEE ON HOUSING AND BUILDINGS
JOINTLY WITH THE COMMITTEE ON FIRE AND EMERGENCY MANAGEMENT
REGARDING INTRO 1146-B.**

December 4, 2020

Thank you Chairman Cornegy and Chairman Borelli, members of the Committee on Housing and Buildings, and members of the Committee on Fire and Emergency Management for the opportunity to submit this written testimony on behalf of IMPACCT Brooklyn.

About IMPACCT Brooklyn

IMPACCT Brooklyn's programs and services focus on supporting historically-underserved, low-and-moderate-income families in communities of color through the ownership, development and marketing of Affordable and Supportive Housing, operating as HUD housing counseling agency; Resident Engagement and Advocacy; Small Business Services; and Social Services. As one of Brooklyn's premier, community development corporations, we use a hand-in-hand, people-first approach--hinged on building & sustaining relationships--that makes us a trusted provider of key services throughout our targeted communities which include: Fort Greene, Clinton Hill, Bedford Stuyvesant, Crown Heights, Prospect Heights, and Brownsville. We help residents and businesses solve problems and improve life both for themselves and in their community while maintaining economic, cultural, and racial diversity.

Impact of Intro 1146-B

Low- and moderate-income communities and black, indigenous, and communities of color are disadvantaged by a multitude of housing and economic development policies. Throughout New York State, tenants live in conditions that violate the basic human right to safe, decent, and affordable housing. The affordable housing crisis, combined with insufficient tenant protections, meaning tenants all too often have no recourse and no practical choice but to continue living in unhealthy and unsafe conditions.

We submit this testimony with serious concerns on the proposed Intro 1146-B. While we are committed to the safety and security of NYC's residential building stock efforts to mandate sprinklers in multi-family residents must be balanced with the costs to the building, increase to tenants' rents, disruption to residents' lives, and potential displacement of affordable tenants.

IMPACCT Brooklyn develops high-quality affordable and supportive housing units. We own outright or in joint ventures 1010 units of affordable and supportive housing. We also provide technical assistance to hundreds of homeowners and small landlords throughout Brooklyn. IMPACCT Brooklyn is also a member of the Joint Ownership Entity (the JOE), working in collaboration with St Nick Alliance, Bedford Stuyvesant Restoration and Bridge Street Development Corp, we are preserving 524 units of low-moderate income housing. We are also members of ANHD and serve on its board of directors.

While we all are concerned about fire safety, the proposed legislation would represent a significant challenge for affordable housing developers, public housing, and low-and moderate-income homeowners and small landlords.

Costs to Affordable Housing

The costs of sprinkler installation would be enormous. Costs associated with this work include the piping, the water service, and making the room for the equipment. Given limited advance awareness of this bill's hearing we are unable to provide estimates on the costs of sprinkler installation for affordable housing buildings.

The installation of sprinklers adds costs to all eligible buildings. However, what the bill does not address is the adverse impact of the added costs specific to affordable housing projects. IMPACCT Brooklyn is an affordable housing developer and owner. Mission-driven affordable housing developers operate on thin margins and commit any reinvestment back into community services and needs. Organizations including ours as well as the members of ANHD and other developer networks are currently working to aid millions of New Yorkers during this pandemic. We are experiencing a decline in revenue as we also work to keep our mutual constituents properly housed and therefore find it difficult to consider another capital expense.

Our projects are developed and financed with government resources and support. It is unlikely that NYC's critical affordable housing developers could comply with this bill absent a corresponding large pool of dedicated City capital. Traditionally, affordable housing projects apply to and coordinate with NYC HPD to make large-scale infrastructure improvements as needed for each building.

For example, the Green Housing Preservation Program is available for properties with a minimum of 5 units for moderate rehabilitation, energy efficiency, or water conservation to help manage the utility costs of these buildings. HPD will provide a forgivable loan with 0% interest for costs up to \$4,500-\$8,500, and a repayable HPD loan with 2.5 % interest, and a full or partial tax exemption depending on the level of financial assistance needed for the modifications. This bill mandates sprinkler installation but does not institute or require any corresponding affordable housing capital investment.

We must stress, that affordable housing projects will need city capital assistance to cover the added costs of mandated sprinkler installation.

Small Buildings and Homeowners

The City council must also take into consideration the different challenges and needs of the different buildings in NYC. Smaller buildings with fewer units will incur a greater cost per unit. This housing stock is an important part of our "naturally occurring" low-cost rental units, many of which are unregulated but provide critical low-rent units.

Another key consideration is the age of the building. For older buildings is that there is the added cost of the asbestos and lead remediation associated with larger rehabilitation jobs like sprinkler installation. This will dramatically increase the cost of sprinkler installation. This also applies to NYCHA buildings and many of NYC's pre-war housing stock, and therefore a core part of our rent-regulated housing stock.

This bill will directly impact small-homeowner who fall within the height limit. Current estimates are that a 3-story walk-up building with a basement would fall within the height restrictions. While some small-homes are held by investors, the vast majority are individual-owned homeowners who will not have the resources to make

these sprinkler installations. This will disproportionately impact NYC's low-and moderate-income homeowners, first-time homebuyers, Black, Brown, and immigrant homeowners.

The City has previously recognized the financial difficulty of low-income homeowners making home repairs. In November 2019 the City launched HomeFix which allows eligible homeowners (below 165% AMI) of one-to-four family homes to receive up to \$60,000 per home, with an additional \$30,000 per additional rental unit on the property.¹

This is all the more difficult now as thousands of homeowners are struggling to make their mortgage payments. Currently, mortgage forbearance is available for those experiencing financial hardship during the COVID-19 crisis however, those provisions will sunset and then those homeowners may face foreclosure in the coming months.

NYCHA

This bill fails to address how New York City's public housing stock could comply. According to a July 2020 report by the Community Service Society, NYCHA is already facing a \$40 billion capital backlog over the next decade.² The report finds that over half of surveyed NYCHA residents were critical of management for not responding to repair needs and for the poor quality of work done by outside contractors.³ Given its lack of capital funds and ongoing management issues, it's not clear how NYCHA could comply with this bill.

Tenant Rent Increases

It is our understanding that these sprinkler installations would be an eligible Major Capital improvement (MCI) expense in rent-regulated housing. Even under the State's strengthened rent laws, a portion of this cost would be passed on to tenants as MCI rent increases. This would hit our low-income tenants and fixed-income seniors the hardest.

Outside of the rent-regulated stock, we also anticipate that market-rate buildings will also pass along some portion of the cost of sprinklers along to tenants. We, therefore, would anticipate some share of market-rate tenants will also face rent increases.

Before the health and economic crises brought about by Covid-19, about 900,000 New York City households had earnings below \$30,000 in 2018.⁴ And an additional 885,000 households earned between \$30,000 and \$75,000.⁵

We know that since the pandemic, incomes have declined due to widespread unemployment and underemployment. The income and wage loss from the health and economic pandemic has disproportionately impacted communities of color. A survey by Pew Research Center revealed notable racial and ethnic differences in job losses and pay cuts. Some 61% of Hispanic Americans and 44% of Black Americans said in April that they or someone in their household had experienced a job or wage loss due to the coronavirus

¹ <https://www1.nyc.gov/site/hpd/news/097-19/hpd-launches-homefix-program-help-nyc-homeowners-get-affordable-repairs#/0>

² <https://www.cssny.org/news/entry/css-report-nycha-residents-sharply-divided-over-authoritys-plans-to-generat>

³ <https://www.cssny.org/news/entry/css-report-nycha-residents-sharply-divided-over-authoritys-plans-to-generat>

⁴ <https://furmancenter.org/thestoop/entry/nyc-housing-insecurity-by-the-numbers>

⁵ <https://furmancenter.org/thestoop/entry/nyc-housing-insecurity-by-the-numbers>

outbreak, compared with 38% of white adults.⁶ While we may hope that the immediate health crises will be contained in the coming year, we know that the economic recovery will be a long and gradual journey. Any rent increases for NYC tenants would come at a time when many are facing eviction and foreclosures. Absorbing any potential rent increases will hit our low-income communities of color the hardest.

Implicit in the bill is the assumption that small-landlords and homeowners cannot just afford these sprinkler installations but also an assumption of access to credit. There is ample evidence that people of color and small businesses of color have lower access to credit. Our communities of color will disproportionately struggle to access financing for the installations.

Disruption & Installation

The bill isn't clear if sprinklers are required in common areas and hallways or individual apartments. Regardless the work will be very disruptive to tenants and potentially the surrounding community. This sprinkler work would require digging up and installing infrastructure in the streets and sidewalks. This work will again be extremely expensive and disruptive to all area residents.

It's not clear if widespread installation at this scale will be feasible. This bill assumes that NYC DOB can handle, process, and approve this volume. It also does not address existing DEP infrastructure and water pressure issues that are already an existing problem. It's also not clear if and how this work may be sequenced. It could result in the same block being dug up multiple times over the next few years.

As previously stated we at IMPACCT Brooklyn are concerned about fire safety and think there are other solutions like mandated fire extinguishers and/or having such a regulation apply to newly constructed buildings.

In summary, while we encourage the City Council and the administration's efforts proactively building safety, we urge you to reexamine the adverse impact and costs this bill will have on affordable housing developers, public housing, low-and moderate-income homeowners, and small landlords. We must emphasize that affordable housing projects will need city capital assistance to cover the added costs of mandated sprinkler installation. Any measure must balance the safety and security of residents, the needs of our small-homeowners, the implications for our affordable housing, and any disparate impacts on NYC's communities of color and immigrant communities.

We look forward to working with the Council on protecting New Yorkers while protecting our communities' housing needs during this crisis.

Thank you for the opportunity to testify.



Bernell K. Grier

⁶ <https://www1.nyc.gov/site/hpd/news/097-19/hpd-launches-homefix-program-help-nyc-homeowners-get-affordable-repairs#/0>

Dear Honorable Council Members,

As your constituents and HDFC shareholders, the HDFC Coalition is contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. We ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

The HDFC Coalition strongly urges you to oppose Intro 1146 and work with us

to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

HDFC Coalition
601 West 136th Street – Suite # 1
New York, NY 10031

Join the HDFC Coalition! The voice of HDFCs since 1992!

www.hdfccoalition.org / [Facebook page](#) / [Twitter page](#) / [Join Mailing List](#)



December 2, 2020

**Hearing of the NYC Council Committees on Housing and Buildings
and Fire and Emergency Management**

Testimony of the Community Housing Improvement Program
In Opposition to Intro 1146B-2018

Thank you for the opportunity to testify today. My name is Joseph Condon, and this testimony is provided on behalf of the Community Housing Improvement Program, an organization representing thousands of small- and medium-sized rent-stabilized housing providers throughout NYC. We focus this testimony on Intro 1146B-2018, which has the most severe impact on housing providers and their residents of the bills being considered today. We understand that safety is the city's number one priority here, and we agree with that goal. But we are concerned with the lack of tools available to deal with the real-life circumstances that will be forced upon owners and their tenants because of 1146B. In particular, this bill will turn buildings into construction sites and disrupt tenant lives for months, potentially requiring the relocation of tenants and their families during that time. This is in addition to other major concerns about the costs of compliance and the logistics of accessing tenant apartments and accomplishing a building-wide installation. Nevermind the fact that this bill is being contemplated during an economic recession the depths of which are still unknown.

As an example of the disruption this bill will cause for tenants, you only need to look at the difficulties associated with a similar situation that occurs when installing or repiping cooking gas lines throughout a building. In that situation, each apartment must re-piped, just like 1146B would require for sprinkler systems. A three month timeline is considered quick to complete such a project, with six months being closer to usual, and nine months not unheard of. Unfortunately there are stories of these projects taking even longer. Tenants' lives are disrupted during that time. Not only from the construction, but because of the need to enter each apartment several times. To perform the installation, test, and re-test the plumbing, paint the pipes. Plus access to the apartment must be coordinated between the tenant's schedule and multiple city agencies and the building's plumber. Intro. 1146B would require the same type of intrusion into apartments.

Intro. 1146B will also cause building services to be interrupted. A new water main will have to be installed, and a backflow prevention device. Water service to the apartments will likely be disrupted during the installation. Construction will occur on every floor, in every hallway, drilling through walls and ceilings. Lead based paint will be disturbed. Families will have to be relocated. The city is generally very concerned with disruptive construction in residential buildings, would turn the entire building into a construction site with Intro. 1146B.

Cost estimates from reputable sprinkler companies who have performed similar retrofit jobs are in the range of \$800-\$1000 per sprinkler head, with each 1,000 sq. ft apartment needing about 20 sprinkler heads on average. These costs increase if plumbing and sprinkler heads are concealed in the walls and ceilings. These costs further increase if lead or asbestos are discovered, as abatement has to occur and tenants may have to be relocated. Additional fixed costs include \$30,000 for upgrading or installing a new water main at the building, \$7,500 for installing a backflow prevention device (as required by DEP), and annual testing and maintenance responsibilities.

Take a hypothetical five story, 30 unit rent-stabilized building in the Bronx with fixed rents at an average of \$1,400 per month. A full year of rent from such a building, even assuming 0% vacancy and 100% collection rate, would not be enough to cover the cost of Intro. 1146B at the property. And we already know that at least 70% of rent collected goes to pay current operating expenses.

Owners of rent stabilized properties would need 20 years to save up for this project. But this isn't the only project they are saving for. This council passed, and almost everyone at this hearing voted in favor of, Local Law 116 of 2020, which expanded energy efficiency retrofit requirements and gas emission limitations to rent-stabilized buildings. And remember that many owners are just finishing up another city mandated project to phase out #6 or #4 oil and convert to natural gas. Meanwhile operating costs and taxes continue to increase as rents remain frozen. The signal this sends to small- and medium-sized housing providers is to sell your buildings. Rents are being frozen, building revenues are down while operating costs continue to climb, and the city council continues to impose costly projects without providing financial assistance. Get out while your buildings still have value.

We think it is better to rethink this particular bill and consider more practical alternatives to improve safety in the near term. For the long term, we would be happy to work on the details of Intro. 1146B to ensure limited disruption and dislocation of tenants and address the cost and logistical concerns of rent-stabilized housing providers.

FRIENDS

of the UPPER EAST SIDE
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December 2, 2020

New York City Council Committee on Fire and Emergency Management Public Hearing

Re: Intro. 1146-B

FRIENDS of the Upper East Side Historic Districts, founded in 1982, is a non-profit membership organization dedicated to preserving the architectural legacy, livability, and sense of place of the Upper East Side. We are a leading voice for sound planning and the preservation of the historic architecture of the Upper East Side.

After sitting in Committee for two years, Intro. 1146-B appears to be moving forward for consideration with little study. It would use a broad brush to require sprinkler systems in a vast number of buildings citywide, without acknowledgment of how many buildings this would affect, the adequacy of existing fire safety mechanisms in place, the significant cost and disruption of retrofitting existing and especially historic buildings to residential owners, and the potentially detrimental impact on the integrity of historic structures, particularly the many 19th and early 20th century row houses and tenement buildings that are common on the Upper East Side.

Fire safety is undoubtedly of utmost importance. But this bill demands more study and review, particularly by agencies including the Landmarks Preservation Commission and the Buildings Department whose purview would be impacted. A lighter touch would apply this local law only to new construction, or perhaps only to new construction beyond a certain number of stories.

Thank you.

officina.

196 MacDonough Street
Brooklyn NY 11216

Architecture & Interiors
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December 3rd, 2020

RE: Testimony for Dec 2nd Hearing New York City Council regarding Intro-1146B Bill for Addition of Sprinklers to 40 feet tall buildings

I am a licensed New York State architect. I am the principal of a small architectural firm based in Brooklyn and the majority of my clients own small buildings and homes within New York City that 4-floors.

I am also an owner of a 4-floor brownstone building with another family in Bedford-Stuyvesant, Brooklyn. We bought this building together for our respective families because neither of us could afford the cost of a home by ourselves at the time of purchase in 2012.

I am sincerely dismayed and worried by the proposed law to force owners of 40 feet tall + buildings to add sprinkler systems.

This will be a huge financial burden that almost all townhouse / brownstone home owners within Brooklyn and the other boroughs will be unable to afford. It will be a \$100K + expenditure *at least*. Already, most home owners are unable to withstand the ongoing maintenance costs of owning a home in New York City.

In my opinion, this bill is unfair and unkind to New York City homeowners and should urgently be reconsidered for taller buildings only. Furthermore, to introduce this bill at a time when almost all households are under immense financial strain due the pandemic shows a lack of concern and understanding for the City's families and homeowners.

Sincerely,



Luki (Louisa) Anderson AIA
New York State Licensed Architect #038316

While this email has already been sent to Speaker Johnson, we wanted to make sure it was also part of the official record.

December 1, 2020

Dear Council Speaker Johnson,

This letter is to urge you, as loudly and effectively as possible, to vote against and speak out against the absurd Intro 1146B. The bill would require all residential buildings 40 feet or taller to be retrofitted with an automatic sprinkler system in ALL apartments. The proposed local law would require owners of residential buildings over 40 feet tall (12.192 m) including co-operatives and condominiums to install a system of automatic sprinklers by December 31, 2029. Building owners would need to file an interim report describing a plan for compliance one, five, and nine years after the effective date. The fine for failing to meet the requirements of the Bill, if enacted, would be \$10,000 a day for buildings with more than 25 apartments.

As Council speaker and as a Councilman for Hell's Kitchen, it is certainly appropriate for you to object to the onerous construction and financial requirements of this bill. We cannot envision that any buildings in our neighborhood would be able to afford the huge expense required. \$20,000 per apartment (which actually sounds like an underestimate) would certainly drive even more New Yorkers of modest means to the suburbs, further demoralizing our city in these terrible times. Aside from the financial issues, there are a large number of older people living in apartments whose walls and ceilings would be torn to shreds as part of this so-called safety improvement.

Our personal reaction is "Who sits around in the middle of a pandemic which is already causing enormous financial and other difficulties for many of us and our neighbors and thinks these things up?". This is an awful bill! Presumably the hearing on December 2 is in no way final. I.e., it would be even more unconscionable to ram this through the Council without giving the communities of our city a chance to muster a response.

We are the President and the Vice President of The Beaumont condominium on 61st Street in your council district and are available to discuss this further. We are writing on behalf of the Beaumont Board of Managers and the more than 300 voters who reside in our building.

Sincerely yours,

Joan Lurie, Vice President, Beaumont Board of Managers
Stephen Yesenosky, President, Beaumont Board of Managers

Thank you.

Steve Yesenosky
President
BEAUMONT BOARD OF MANAGERS
smy@cpgroup.net
212-972-0230

Dear Members of the City Council Committees considering this legislation,

On behalf of our residents/shareholders, we ask that you oppose Intro No. 1146-B which would require all existing buildings over 40 feet in height to retrofit their entire interior with sprinkler systems within a nine-year period and to provide interim reports along the way. The astronomical cost of such an endeavor is equaled only by the stress of chopping into each and every room in the building to install the sprinkler system.

Please be aware that our building is a 53-year-old Mitchell-Lama cooperative which will remain in the program for at minimum the next forty years and hopefully beyond. Our certificate of occupancy demonstrates that the building is fireproof. Our building includes two internal fire stairways with emergency lighting for egress. We carry out required annual apartment inspections at which time all smoke-detectors are tested as well as make note of unsafe conditions requiring repair. Our building has four stacks of balconies that received repair/restoration during the last part of FISP 8 (LL11). We will begin FISP 9 in one year. We are halfway to completion of an elevator upgrade project which includes compliance with the Jan. 2020 Elevator Door Monitoring System requirement of the NYC Building Code. We are currently developing a budget for repairing/replacing gas piping throughout so that we can restore cooking gas to our property. As we are sure you are aware, maintaining aging infrastructure to assure safe and comfortable habitability is always an expensive proposition. And doing so on a budget funded by the maintenance payments of residents who participate in a low- and moderate-income city-supervised cooperative increases the challenge to cover ongoing maintenance as well as necessary restoration/rehabilitation projects such as the ones mentioned above. We also consider the requirements of LL97, part of the Climate Mobilization Act, and how our building will be impacted and future projects necessitated by that impact.

You, the City Council, are on the precipice of deciding whether we should install a sprinkler system throughout. Our building, our residents, our budget cannot withstand a project of this magnitude and remain a viable affordable housing property. In addition to our mortgage, we are carrying a new 30-year loan for our elevator upgrade and anticipate a second loan to pay for our gas restoration project. Do not suppose that financing will be the answer for a sprinkler system. Where will our aging population relocate during construction? Certainly not to their second homes in the Hamptons or Connecticut! We are not that population. We are the city's workforce – teachers, MTA employees, college professors, civil engineers, and the like. Consider also that if such a sprinkler system were to be installed inside apartments, the lawsuits we would be subject to, should a tenant/shareholder accidentally bang into a sprinkler, setting it off and damaging property. While we do monitor the safety and habitability of all of our apartments through annual apartment inspections and participation in required building-wide safety inspections by the city, we do believe that residents themselves have to play a role in assuring the property is safe. We believe we are those residents and we do our best, all of us, to keep our building safe. Considering the multitude of ways city officials continue to keep us safe through local legislation, this one, Intro 1146-B, is overkill. Please consider that residents of affordable housing would like to remain residents of New York City.

Sincerely,

The Board of Directors of GR Housing Corp

Nancy Campbell

Treasurer

Nancy Campbell MEd, LMSW
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seenancyc@gmail.com
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City Council Bill Intro 1146B Mandating Installation of Sprinklers in Existing Residential Buildings

Dear Council Members,

I am writing, at the request of my co-op's board, both as an architect and as president of that board. Our co-op apartment building is a 20 story fireproof, pre-war building located at 315 Riverside Drive. I have attached for your review a study and fact sheet prepared by the National Fire Prevention Association (NFPA) on the number of high rise fire deaths each year in the United States during the four year period from 2009 to 2013 - the most recent study period. According to the NFPA there were, on average, a total of 40 deaths per annum nationally due to all high rise fires. High rise residential apartment fires accounted for 62% of all high rise building fires nationally. Assigning 62% of the deaths to high rise residential apartment building fires, the average annual total is 25 deaths nationwide. While any death is a tragedy, clearly very few people die in high rise residential building fires each year. Additionally, it is not clear that requiring sprinklers in high rise residential buildings would actually reduce deaths. But the broader point is that the vast majority of fire deaths in the United States occur in non-fireproof low rise buildings, mostly one and two family homes. So targeting fireproof high rise buildings, as this bill does, is a bazooka aimed in the wrong direction.

Any discussion of this bill requires a discussion about the costs of the bill and the disruption it would cause to our residents' lives. Preliminary estimates suggest that to install sprinklers in each apartment would cost in excess of \$20,000 for the sprinklers alone, to say nothing of the additional costs to drill and chop walls and ceilings, to then repair those walls and ceilings and to abate lead and asbestos. The ultimate costs would likely be in excess of \$40,000 per apartment. It is important to bear in mind that preliminary estimates of this nature tend to be low and the actual costs tend to be considerably higher. In the end, the cost, whatever the amount, would have to be assessed or financed. The former option would bankrupt our most vulnerable shareholders and the latter would dramatically increase our monthly maintenance charges, which also would irreparably harm our most vulnerable shareholders, all for a system of questionable efficacy. Since the statistics show that high rise fireproof buildings are extremely safe without sprinkler systems, one has to wonder why this bill is being considered at all. In essence, it is a solution looking for a problem where no problem exists.

Speaking for our board, I would strongly urge that the Council not proceed with this bill.

Thank you for your consideration.

Sincerely,

Arthur "Woody" Pier AIA

PIER, FINE ASSOCIATES

Architects

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U.S. HIGH-RISE BUILDING FIRES FACT SHEET

In 2009-2013, U.S. fire departments responded to an average of **14,500** structure fires per year in high-rise buildings.¹ These fires caused an annual average of

- 40 civilian fire deaths
- 520 civilian fire injuries
- \$154 million in direct property damage

Four property use groups account for half of high-rise fires:

- Apartments (62% of all high-rise fires)
- Hotels (4% of high-rise fires)
- Dormitories (4% of high-rise fires)
- Offices (2% of high-rise fires)
- Facilities that care for the sick (1% of high-rise fires)
- The rest were mostly property uses found in mixed-use residential or office buildings (such as restaurants, stores, and parking garages) or probable miscodes of properties that cannot be high-rise (such as dwellings and sheds)

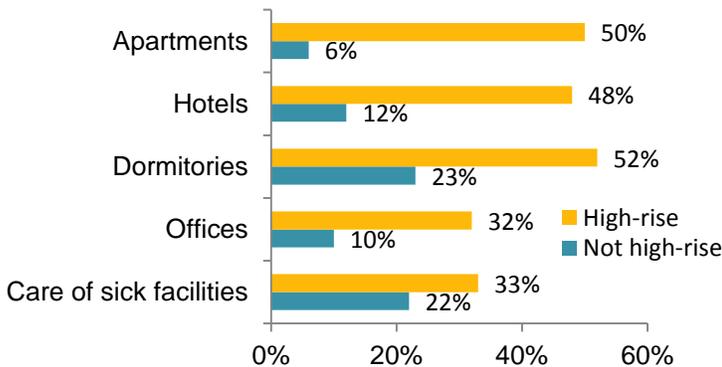
The fire death rate per 1,000 fires and the average loss per fire and of associated losses are generally **lower** in high-rise buildings than in other buildings of the same property use.

A major reason why risks are lower is probably the much greater use of fire protection systems and features² in high-rise buildings as compared to shorter buildings.

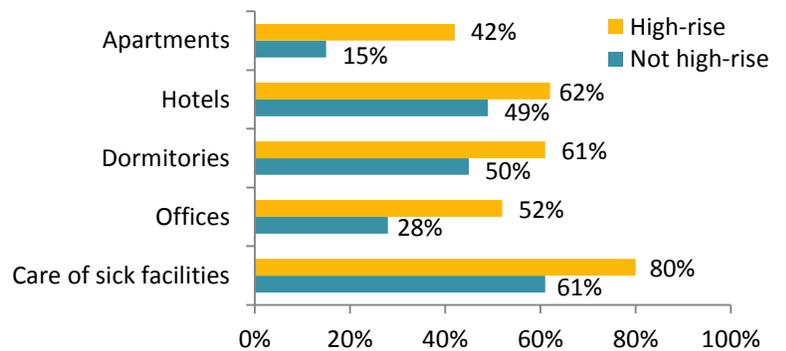
High-rise buildings have lower percentages of fires with flame damage beyond room of origin, providing further evidence of impact from fire protection systems and features:

- Apartments (4% of high-rise fires vs. 10% in shorter buildings)
- Hotels (4% of high-rise fires vs. 11% in shorter buildings)
- Dormitories (2% of high-rise vs. 1% in shorter buildings)
- Offices (10% of high-rise fires vs. 21% in shorter buildings)
- Facilities that care for the sick (4% of high-rise fires vs. 9% in shorter buildings)

Presence of Fire-Resistive Construction in Fires, 1994-1998



Presence of Wet-Pipe Sprinklers in Fires Excluding Partial Systems and Buildings Under Construction, 2009-2013



¹ "High-rise" is defined here as 7 stories above grade. This is roughly consistent with the Life Safety Code definition of high rise as 75 feet (23 meters) in height, measured from the lowest level of fire department vehicle access to the floor of the highest occupiable story.

² Construction type of building involved in fire is not reported after 1998.



RESEARCH

High-Rise Building Fires

November 2016

Marty Ahrens

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Abstract

In 2009-2013, U.S. fire departments responded to an estimated average of 14,500 reported structure fires in high-rise buildings per year. These fires caused an average of 40 civilian deaths, 520 civilian injuries, and \$154 million in direct property damage per year. Five property classes account for almost three-quarters of high-rise fires: apartment buildings or multi-family housing, hotels, dormitories, office buildings, and facilities that care for the sick. Automatic fire protection equipment and fire-resistive construction are more common in high-rise buildings that have fires than in other buildings of the same property use that have fires. The fire death rate per 1,000 fires and average loss per fire tend to be lower in high-rise buildings than in shorter buildings of the same property use.

Keywords: fire statistics, high-rise, apartments, care of sick, office, hotel, fire protection, hospital, clinic, doctor's office, dormitory

Acknowledgements

The National Fire Protection Association thanks all the fire departments and state fire authorities who participate in the National Fire Incident Reporting System (NFIRS) and the annual NFPA fire experience survey. These firefighters are the original sources of the detailed data that make this analysis possible. Their contributions allow us to estimate the size of the fire problem.

We are also grateful to the U.S. Fire Administration for its work in developing, coordinating, and maintaining NFIRS.

For more information about the National Fire Protection Association, visit www.nfpa.org or call 617-770-3000. To learn more about the One-Stop Data Shop go to www.nfpa.org/osds or call 617-984-7451.

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U.S. HIGH-RISE BUILDING FIRES FACT SHEET

In 2009-2013, U.S. fire departments responded to an average of **14,500** structure fires per year in high-rise buildings.¹ These fires caused an annual average of:

- 40 civilian fire deaths
- 520 civilian fire injuries
- \$154 million in direct property damage

Five property use groups account for almost three-quarters (73%) of high-rise fires:

- Apartments or other multi-family housing (62% of all high-rise fires)
- Hotels (4% of high-rise fires)
- Dormitories (4% of high-rise fires)
- Offices (2% of high-rise fires)
- Facilities that care for the sick (2% of high-rise fires)

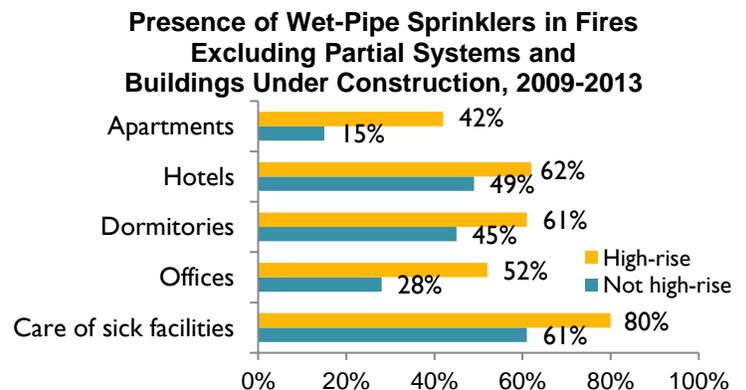
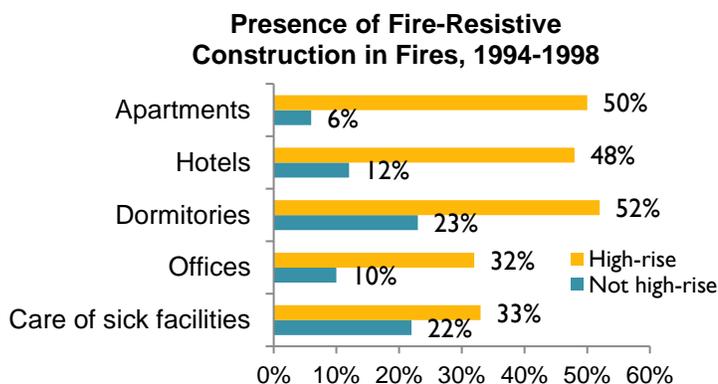
Most of the remaining fires occurred in mixed-use residential or office buildings (such as restaurants, stores, and parking garages) or probable miscodes of properties that cannot be high-rise (such as one- or two-family homes and sheds).

The fire death rate per 1,000 fires and the average loss per fire are generally **lower** in high-rise buildings than in other buildings of the same property use.

High-rise buildings have lower percentages of fires with flame damage beyond room of origin, providing further evidence of impact from fire protection systems and features:

- Apartments (4% of high-rise fires vs. 10% in shorter buildings)
- Hotels (4% of high-rise fires vs. 11% in shorter buildings)
- Dormitories (2% of high-rise vs. 1% in shorter buildings)
- Offices (10% of high-rise fires vs. 21% in shorter buildings)
- Facilities that care for the sick (4% of high-rise fires vs. 9% in shorter buildings)

High-rise buildings are more likely than shorter building to have fire-resistive construction and wet pipe sprinklers. These types of protection help prevent fire spread.



¹ "High-rise" is defined here as 7 stories above grade. This is roughly consistent with the Life Safety Code definition of high rise as 75 feet (23 meters) in height, measured from the lowest level of fire department vehicle access to the floor of the highest occupiable story.

High-Rise Building Fires

When American adults think of high-rise fires, we often think first of the September 11, 2001 terrorist attacks on New York City's iconic World Trade Center, the deadliest high-rise fire in world history. As part of a terrorist attack, two hijacked airplanes flew into the 110 story towers, setting them on fire and compromising the towers' structural integrity. The fires and ensuing building collapses killed 2,666 civilians and firefighters. The 157 passengers and crew on the airplanes also perished.²

The second deadliest U.S. high-rise fire, and the third deadliest in the world, also resulted from terrorism, in this case domestic terrorism. On April 19, 1995, [a bomb in a rented truck exploded outside a nine-story federal office building in Oklahoma City, Oklahoma](#). The blast and ensuing fire killed 169 people. See Appendix A for a list of the ten deadliest high rise fires in history.

While these tragic events are etched in our memory, high-rise buildings are more likely to have fire protection that makes them safer than other buildings in the event of fire. This analysis focuses on the causes and circumstances of high-rise building fires compared to shorter buildings. The estimates in this report were derived from the U.S. Fire Administration's National Fire Incident Reporting System (NFIRS) and NFPA's annual fire experience survey. In this analysis, any structure (NFIRS incident type codes 110-123) with seven stories or more above ground is considered high-rise. Shorter, non-high-rise buildings have one to six stories above ground. Stories below ground were not included in these definitions. Fires in which the number of stories above ground were coded as zero, or more than 100, were considered to have unknown data. Unknowns were allocated proportionally. Only fires reported to local fire departments are included. See Appendix B for a description of the methodology used.

In 2009-2013, U.S. fire departments responded to an estimated average of 14,500 reported structure fires in high-rise buildings per year. These fires caused an average of 40 civilian deaths, 520 civilian injuries, and \$154 million in direct property damage per year. Three percent of structure fires reported in 2009-2013 occurred in high-rise buildings. In this analysis, structures are considered high-rise if they have at least seven stories above grade.

Five property classes account for three-quarters (73%) of high-rise fires: apartments or other multi-family housing, hotels, dormitories or dormitory-type properties, offices, and facilities that care for the sick. Some property uses – such as stores, restaurants or one- or two-family homes – may represent only a single floor or part of a floor in a tall building primarily devoted to other uses. Some property uses – such as grain elevators and factories – can be as tall as a high-rise building even though they do not have a large number of separate floors or stories. This report focuses on the five property classes mentioned above. In these five property classes combined, an average of 10,600 high-rise structure fires were reported per year during 2009-2013. These fires caused an average of 27 civilian deaths (65% of high-rise fire deaths), 418 civilian injuries (81%), and \$54 million (35%) in direct property damage per year. These five

² Robert S. McCarthy. *Catastrophic Multiple-Death Fires in the United States – 2001*, Quincy, MA: NFPA, 2002, p. 19.

property classes are the focus of this analysis. In this report, the term “apartment” also includes other multi-family housing.

Figure 1.
High-rise fires by occupancy
2009-2013 annual averages

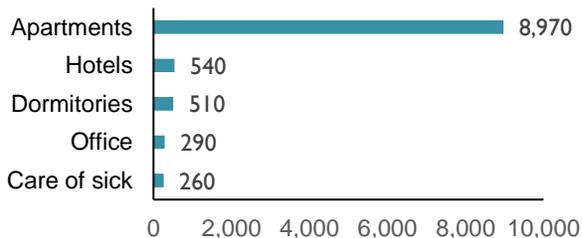


Figure 1 shows the average number of high-rise fires in these properties per year during 2009-2013. More than three out of five (62%) high-rise fires occurred in apartments or other multi-family housing. Hotels and dormitories or related properties each accounted for 4%, and office buildings and facilities that care for the sick each accounted for 2%. Table 1 also shows the average civilian deaths, civilian injuries, and direct property damage per year from these fires.

Figure 2 shows that 15% of hotel fires occurred in high-rise buildings, as did 14% of the fires in facilities that care for the sick, 13% of dormitory fires, 9% of office building fires, and 8% of fires in apartments or multi-family homes. Table 2 also shows the percent of casualties and property damage from high-rise fires in each of the five property classes.

Figure 2.
Percent of high-rise fires and losses by occupancy: 2009-2013

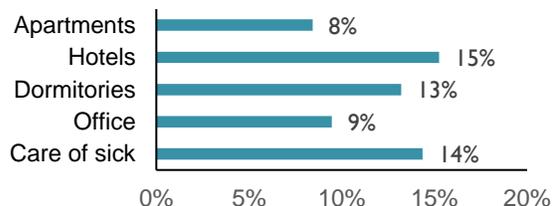
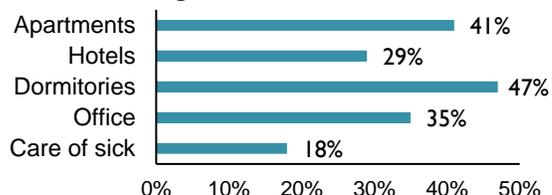


Table 3 shows that the risk of fire death per 1,000 fires was lower in high-rise buildings overall and in four of the five specific property groups. Average direct property damage loss per fire was lower in high-rise buildings overall and in all five property groups than in comparable lower-rise buildings. Hotels were the only occupancy of the five studied to have a lower fire injury rate in high-rise buildings than in shorter properties.

Most high-rise building fires begin on floors no higher than the 6th story. Figure 3 and Table 4 show that 47% of dormitory high-rise fires began on the 7th floor or higher, as did 41% of the apartment high-rise fires, 35% of the office building high-rise fires, 31% of the hotel high-rise fires, and 19% of the high-rise fires in facilities that care for the sick.

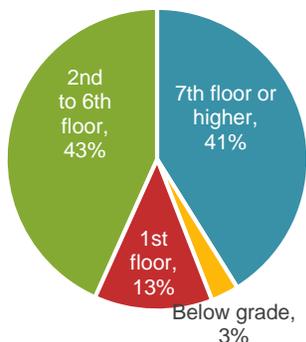
Figure 3.
High-rise fires starting on the 7th floor or higher: 2009-2013



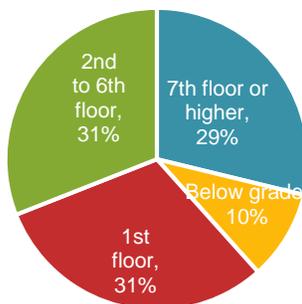
Ten percent of hotel and office building high-rise fires actually started below grade. Figure 4 shows a general breakdown of level of origin for the five different occupancies. Hotels, office buildings and facilities that care for the sick often have restaurants or cafeterias, small stores and other types of activities on the first floor. This may explain the higher percentages (25-35%) occurring on the first floor in these properties. Only 5% of the high-rise dormitory fires and 13% of the high-rise apartment fires began on the first floor.

**Figure 4. High-Rise Building Fires by Level of Fire Origin
2009-2013**

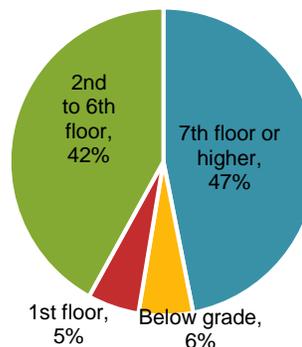
A. Apartments



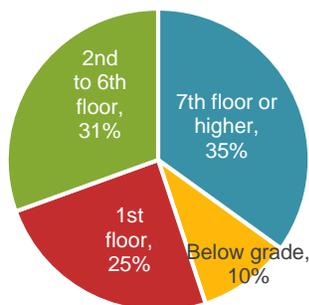
B. Hotels or motels



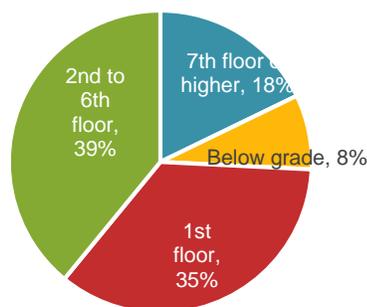
C. Dormitories



D. Office buildings



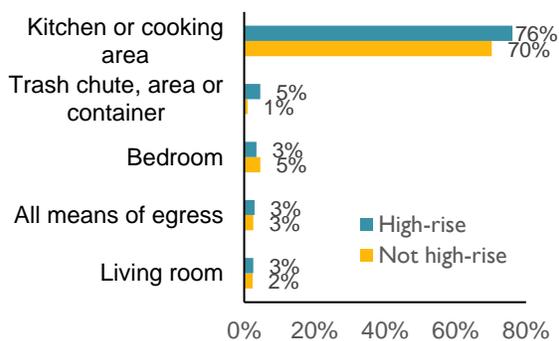
E. Care of sick



The kitchen or cooking area was the leading area of origin in all five occupancies, regardless of height. Figure 5 and Table 5 show that roughly two-thirds to three quarters of fires in apartments or other multi-family homes or in dormitory-type properties started in the kitchen or cooking area. All means of egress are grouped together in the figures but listed separately in Table 5.

**Figure 5.
Top five areas of origin in high-rise fires and their share in shorter building fires
2009-2013**

A. Apartments or other multi-family



B. Hotels or motels

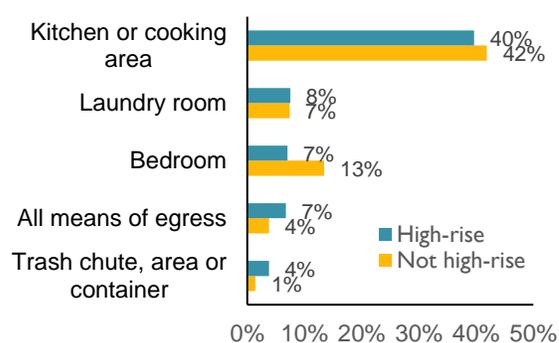
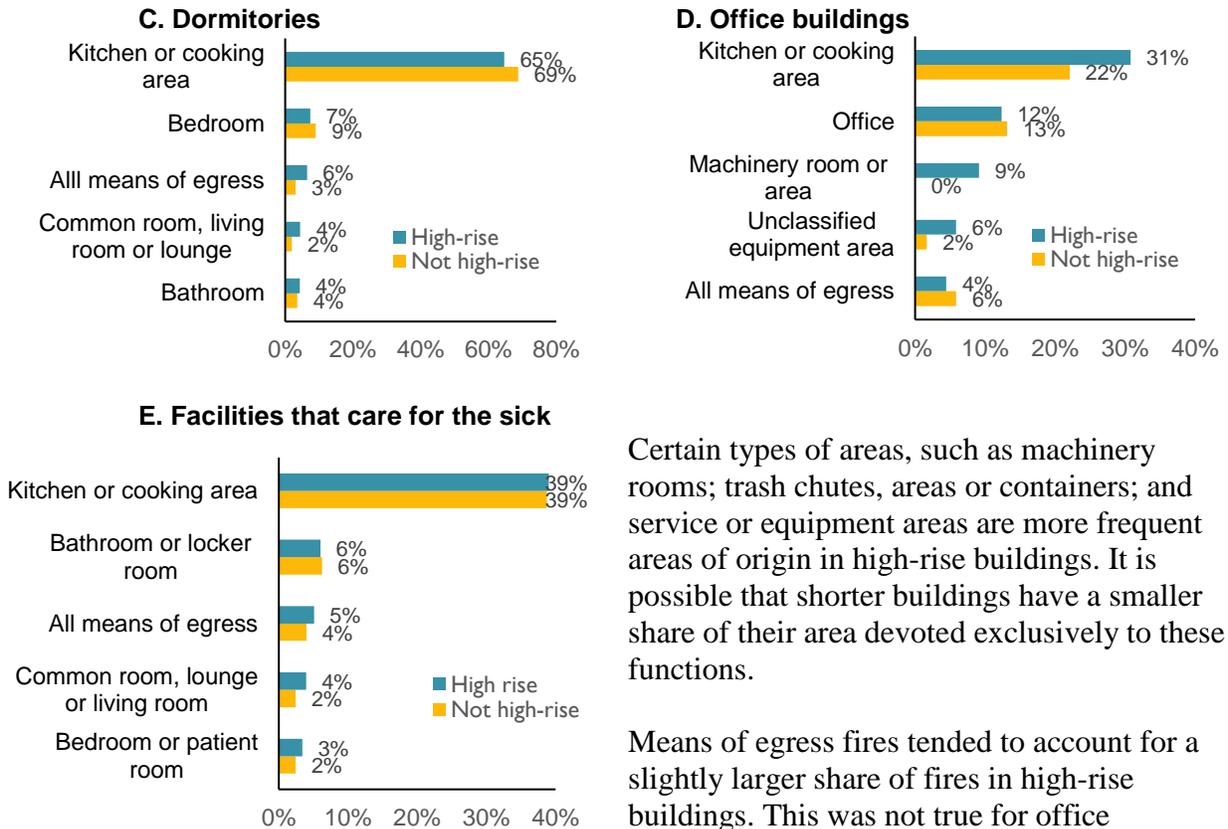


Figure 5.
Top five areas of origin in high-rise fires and their share in shorter building fires
2009-2013 (Continued)

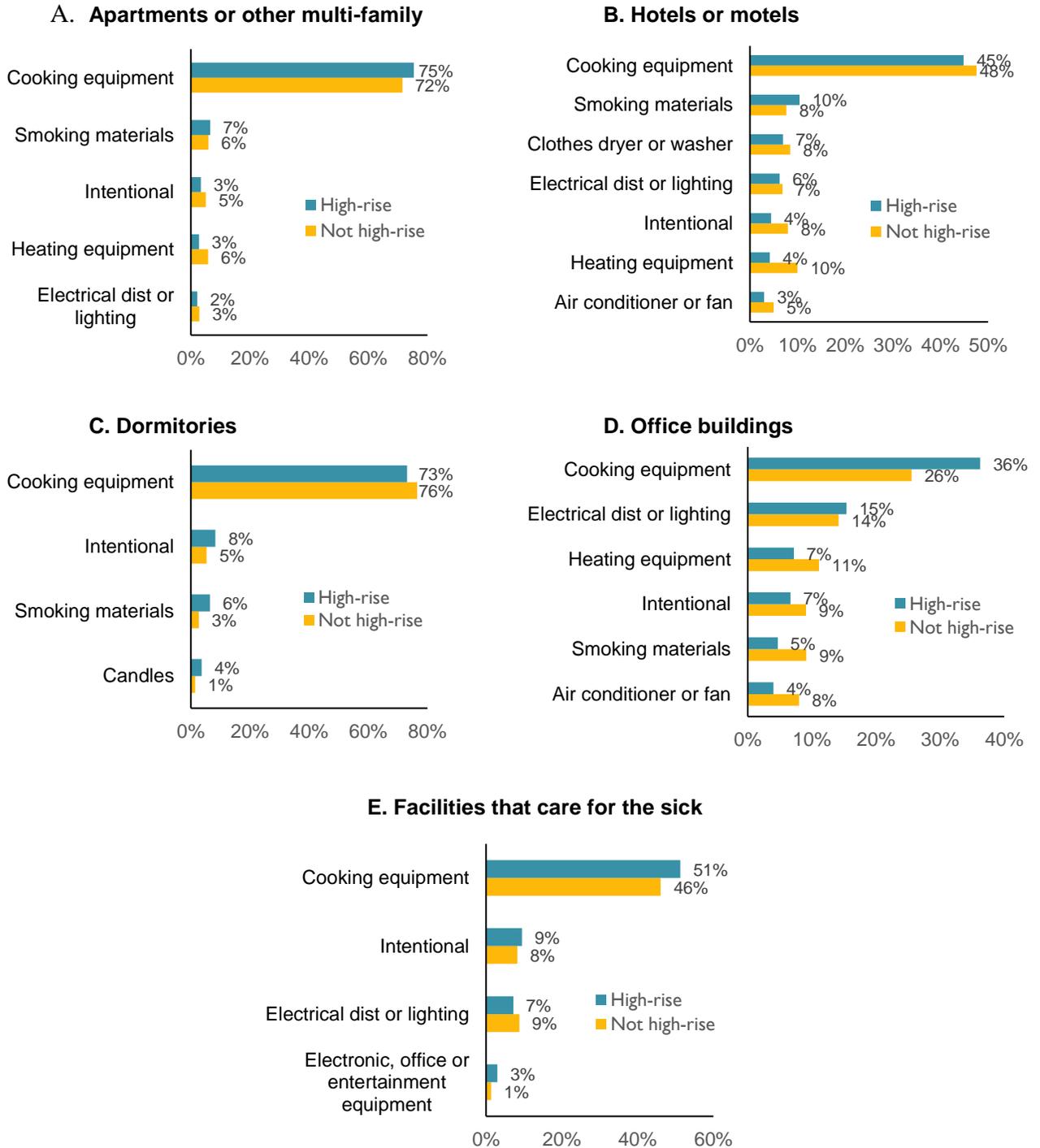


Certain types of areas, such as machinery rooms; trash chutes, areas or containers; and service or equipment areas are more frequent areas of origin in high-rise buildings. It is possible that shorter buildings have a smaller share of their area devoted exclusively to these functions.

Means of egress fires tended to account for a slightly larger share of fires in high-rise buildings. This was not true for office buildings.

Cooking equipment was the leading cause of fires in both high-rise and shorter buildings in all of the occupancies studied. Figure 6 and Table 6 show that building height makes little difference in the causes that have a strong human component, such as cooking, smoking materials, and intentional. Heating equipment was a less common cause of fires in high-rise buildings than in shorter buildings. High-rise buildings are more likely to have centrally controlled and maintained heating systems. The leading causes were derived from details collected in several data elements. See Appendix C for a description of how these causes were calculated.

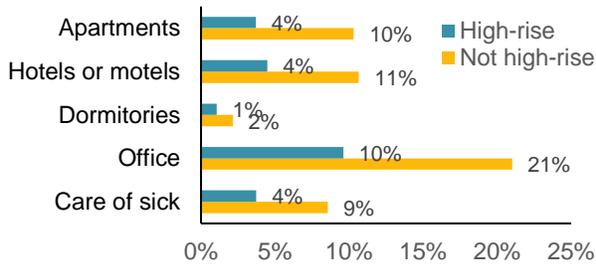
Figure 6.
Leading causes of high-rise fires and their share in shorter building fires
2009-2013



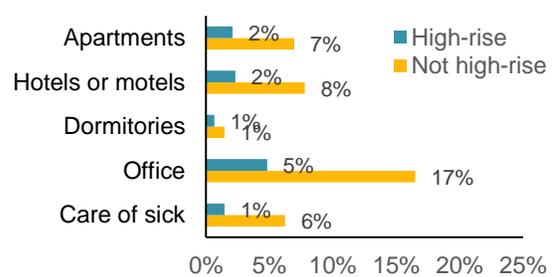
Fires in high-rise buildings are less likely to spread beyond the room and floor of origin than were fires in shorter buildings. Figure 7 shows that the fire was roughly twice as likely to spread beyond the room of origin in shorter buildings and two to four times as likely to spread beyond the floor of origin in non-high-rise buildings as in high-rise buildings. The fire was more likely to spread in office buildings than in other occupancies.

Figure 7.
Fire spread beyond the room and floor of origin
2009-2013

A. Beyond room of origin.



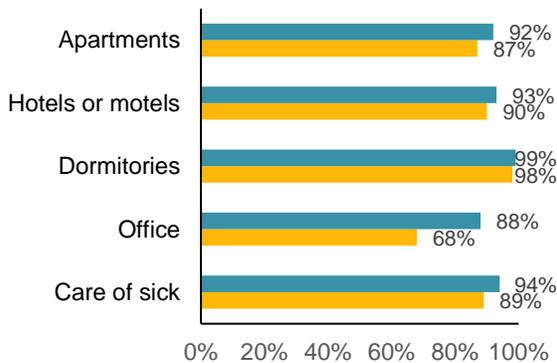
B. Beyond floor of origin



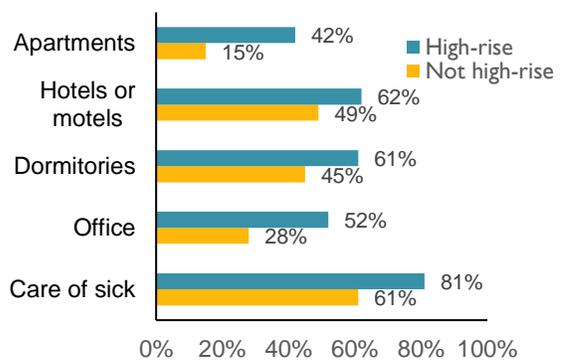
The usage of wet pipe sprinklers and fire detection equipment is higher in high-rise buildings than in other buildings, for each property use group. Figure 8 shows that the vast majority of properties had some type of fire detection, with office buildings having the smallest percentages, 68% and 88%, of shorter buildings and high-rise buildings, respectively.

Figure 8.
Presence of fire protection in fires
2009-2013

A. Fire detection.



B. Wet pipe sprinklers, excluding buildings under construction and partial systems

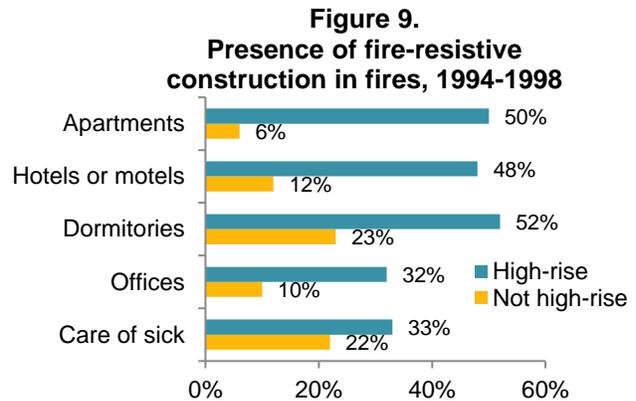


Wet pipe sprinkler protection was much less common than fire detection. Figure 8 shows that facilities that care for the sick were most likely to have this protection in buildings of all heights. Excluding properties under construction and those with only partial systems, wet pipe systems were present in 61% the shorter facilities and 81% of the high-rise facilities.

Although high-rise apartments or multi-family housing were almost three times as likely to have wet pipe sprinklers as shorter buildings (42% vs. 15%), they were the least likely of the five high-rise occupancies to have sprinklers.

Fire-resistive construction is also more common in high-rise buildings. Fire-resistive construction is either concrete or fire-resistant covered steel construction. It is designed to keep a fire from burning through it in less than two hours. Earlier versions of NFIRS captured the building's type of construction. This data element was dropped from Version 5.0 of NFIRS. Consequently, our most recent data on the subject is for the five-year period of 1994-1998.

Figure 9 shows that roughly half of the high-rise building fires in apartments, hotels, or dormitories had fire-resistive construction, compared to 6%, 12%, and 23% of the fires in shorter buildings in the same three occupancies. One-third of the high-rise fires in office buildings and facilities that care for the sick were in fire-resistive properties compared to 10% and 22% in the corresponding non-high-rise buildings.



Because high-rise buildings tend to have more occupants and a longer distance to the exit discharge, fire prevention and fire protection are essential. Great strides have been made in ensuring that the residential properties have fire detection. High-rise buildings are also much more likely to have wet pipe sprinklers and fire-resistive construction. The importance of these measures is seen in the lower overall fire death rate and average loss per fire and in the fact that fires in high rise buildings are much less likely to spread beyond the room or floor of origin.

Even so, too many fires are occurring in high-rise properties without sprinklers. Retrofitting these properties will make them safer. [NFPA 101®, Life Safety Code®](#), details fire protection requirements for the different occupancies for new and existing high-rise buildings. Despite the best efforts at fire prevention, a fire will occasionally start. The early warning from smoke detectors, automatic fire sprinklers that can control a fire and other building features are necessary to ensure that these fires stay small and building occupants are safe.

Most of us are not responsible for the design, construction or code enforcement in a high-rise building. See NFPA's additional resources about [high-rise fire safety for the public](#) to learn how to plan for a high-rise evacuation or read about fires that occurred in high-rise properties.

**Table 1. High-Rise Fires by Occupancy
2009-2013 Annual Averages**

Occupancy	Fires		Civilian Deaths		Civilian Injuries		Direct Property Damage (in Millions)	
Apartment or other multi-family housing	8,970	(62%)	26	(64%)	387	(75%)	\$39	(25%)
Hotel	540	(4%)	0	(0%)	11	(2%)	\$7	(4%)
Dormitory	510	(4%)	0	(1%)	7	(1%)	\$1	(0%)
Office building	290	(2%)	0	(0%)	6	(1%)	\$6	(4%)
Care of the sick	260	(2%)	0	(0%)	7	(1%)	\$2	(1%)
Subtotal	10,570	(73%)	27	(65%)	418	(81%)	\$54	(35%)
All other occupancies	3,970	(27%)	14	(35%)	100	(19%)	\$100	(65%)
Total	14,540	(100%)	41	(100%)	518	(100%)	\$154	(100%)

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

**Table 2. Percentage of Fires and Fire Losses in the Five Occupancies
in High-Rise Buildings 2009-2013**

Occupancy	Fires	Civilian Deaths	Civilian Injuries	Direct Property Damage
Apartment or other multi-family housing	8%	7%	9%	3%
Hotel	15%	0%	10%	8%
Dormitory	13%	33%	23%	5%
Office building	9%	0%	15%	6%
Care of the sick	14%	0%	15%	7%

Note: Percentages were calculated by dividing the total reported structure fires in each occupancy by the reported high-rise fires in these occupancies. These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire.

Source: NFIRS and NFPA Fire Experience Survey.

Table 3.
Risk of Fire Casualty per Thousand Reported Fires and Average Loss per Fire
2009-2013 Annual Averages

A. High-Rise Buildings			
Occupancy	Civilian Deaths per 1,000 Fires	Civilian Injuries per 1,000 Fires	Average Loss per Fire
Apartment or other multi-family housing	2.9	43.1	\$4,300
Hotel	0.0	20.9	\$12,600
Dormitory	0.7	14.3	\$1,300
Office building	0.0	19.3	\$19,800
Care of the sick	0.0	25.0	\$8,800
Average of the five occupancy groups	2.5	39.5	\$5,100

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Average loss per fire is rounded to the nearest hundred dollars and not adjusted for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire.

Source: NFIRS and NFPA Fire Experience Survey.

Table 3.
Risk of Fire Casualty per Thousand Reported Fires and Average Loss per Fire
2009-2013 Annual Averages

B. Buildings that Were Not High-Rise			
Occupancy	Civilian Deaths per 1,000 Fires	Civilian Injuries per 1,000 Fires	Average loss per fire
Apartment or other multi-family housing	3.9	40.0	\$12,500
Hotel	3.1	35.3	\$25,800
Dormitory	0.2	7.3	\$3,900
Office building	0.4	11.8	\$33,600
Care of the sick	0.6	24.1	\$20,000
Average of the five occupancy groups	3.6	37.9	\$13,300

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Average loss per fire is rounded to the nearest hundred dollars and not adjusted for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire.

Source: NFIRS and NFPA Fire Experience Survey.

Table 4.
Fires in Selected Properties, by Number of Stories above Ground
2009-2013 Annual Averages

A. Apartments or other multi-family housing								
Number of Stories	Fires		Civilian Deaths		Civilian Injuries		Direct Property Damage (in Millions)	
Not high-rise (1-6 stories)								
1	17,590	(17%)	69	(17%)	501	(12%)	\$127	(10%)
2	42,030	(40%)	199	(50%)	1,813	(42%)	\$636	(51%)
3	27,070	(25%)	74	(19%)	1,081	(25%)	\$360	(29%)
4	6,280	(6%)	16	(4%)	250	(6%)	\$64	(5%)
5	2,370	(2%)	7	(2%)	89	(2%)	\$18	(1%)
6	2,100	(2%)	10	(2%)	165	(4%)	\$15	(1%)
Subtotal-	97,430	(92%)	376	(93%)	3,900	(91%)	\$1,219	(97%)
High-rise (7-100 stories)								
7	1,250	(1%)	4	(1%)	65	(2%)	\$3	(0%)
8	980	(1%)	2	(0%)	31	(1%)	\$2	(0%)
9	670	(1%)	2	(0%)	19	(0%)	\$2	(0%)
10	1,010	(1%)	3	(1%)	27	(1%)	\$2	(0%)
11	630	(1%)	3	(1%)	18	(0%)	\$7	(1%)
12	870	(1%)	2	(1%)	25	(1%)	\$3	(0%)
13 or more	3,570	(3%)	10	(3%)	202	(5%)	\$18	(1%)
Subtotal	8,970	(8%)	26	(7%)	387	(9%)	\$39	(3%)
Total	106,400	(100%)	402	(100%)	4,287	(100%)	\$1,258	(100%)

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 4.
Fires in Selected Properties, by Number of Stories above Ground
2009-2013 Annual Averages (Continued)

B. Hotels or motels								
Number of Stories	Fires		Civilian Deaths		Civilian Injuries		Direct Property Damage (in Millions)	
Not high-rise (1-6 stories)								
1	630	(18%)	2	(23%)	23	(19%)	\$14	(17%)
2	740	(21%)	6	(62%)	45	(39%)	\$30	(36%)
3	870	(25%)	1	(8%)	18	(15%)	\$21	(25%)
4	420	(12%)	1	(7%)	14	(12%)	\$9	(10%)
5	200	(6%)	0	(0%)	4	(3%)	\$1	(1%)
6	120	(3%)	0	(0%)	2	(2%)	\$2	(2%)
Subtotal-	2,980	(85%)	9	(100%)	105	(90%)	\$77	(92%)
High-rise (7-100 stories)								
7	60	(2%)	0	(0%)	1	(1%)	\$1	(1%)
8	50	(1%)	0	(0%)	0	(0%)	\$0	(0%)
9	60	(2%)	0	(0%)	3	(2%)	\$1	(1%)
10	60	(2%)	0	(0%)	0	(0%)	\$0	(0%)
11	20	(0%)	0	(0%)	1	(1%)	\$2	(2%)
12	40	(1%)	0	(0%)	0	(0%)	\$1	(1%)
13 or more	250	(7%)	0	(0%)	5	(5%)	\$2	(2%)
Subtotal	540	(15%)	0	(0%)	11	(10%)	\$7	(8%)
Total	3,520	(100%)	9	(100%)	117	(100%)	\$84	(100%)

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 4.
Fires in Selected Properties, by Number of Stories above Ground
2009-2013 Annual Averages (Continued)

C. Dormitories									
Number of Stories	Fires		Civilian Deaths		Civilian Injuries		Direct Property Damage (in Millions)		
Not high-rise (1-6 stories)									
1	420	(11%)	0	(34%)	4	(12%)	\$2	(13%)	
2	890	(23%)	0	(32%)	7	(23%)	\$3	(22%)	
3	1,150	(30%)	0	(0%)	10	(30%)	\$3	(20%)	
4	610	(16%)	0	(0%)	2	(6%)	\$5	(37%)	
5	170	(4%)	0	(0%)	1	(3%)	\$0	(1%)	
6	120	(3%)	0	(0%)	1	(2%)	\$0	(1%)	
Subtotal-	3,360	(87%)	1	(67%)	25	(77%)	\$13	(95%)	
High-rise (7-100 stories)									
7	70	(2%)	0	(0%)	0	(0%)	\$0	(1%)	
8	110	(3%)	0	(0%)	4	(12%)	\$0	(1%)	
9	30	(1%)	0	(33%)	2	(5%)	\$0	(0%)	
10	50	(1%)	0	(0%)	0	(0%)	\$0	(0%)	
11	20	(1%)	0	(0%)	0	(0%)	\$0	(1%)	
12	30	(1%)	0	(0%)	1	(2%)	\$0	(0%)	
13 or more	210	(5%)	0	(0%)	1	(3%)	\$0	(1%)	
Subtotal	510	(13%)	0	(33%)	7	(23%)	\$1	(5%)	
Total	3,870	(100%)	1	(100%)	32	(100%)	\$14	(100%)	

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 4.
Fires in Selected Properties, by Number of Stories above Ground
2009-2013 Annual Averages (Continued)

D. Office buildings									
Number of Stories	Fires		Civilian Deaths		Civilian Injuries		Direct Property Damage (in Millions)		
Not high-rise (1-6 stories)									
1	1,460	(47%)	0	(19%)	20	(53%)	\$40	(40%)	
2	710	(23%)	0	(39%)	5	(14%)	\$29	(29%)	
3	330	(11%)	0	(0%)	4	(11%)	\$7	(7%)	
4	160	(5%)	0	(42%)	2	(6%)	\$7	(7%)	
5	80	(2%)	0	(0%)	0	(1%)	\$6	(6%)	
6	50	(2%)	0	(0%)	0	(1%)	\$4	(4%)	
Subtotal-	2,800	(91%)	1	(100%)	33	(85%)	\$94	(94%)	
High-rise (7-100 stories)									
7	30	(1%)	0	(0%)	0	(0%)	\$0	(0%)	
8	20	(1%)	0	(0%)	0	(0%)	\$1	(1%)	
9	10	(0%)	0	(0%)	0	(0%)	\$0	(0%)	
10	20	(1%)	0	(0%)	0	(0%)	\$0	(0%)	
11	10	(0%)	0	(0%)	0	(0%)	\$0	(0%)	
12	30	(1%)	0	(0%)	1	(4%)	\$0	(0%)	
13 or more	170	(5%)	0	(0%)	4	(11%)	\$5	(5%)	
Subtotal	290	(9%)	0	(0%)	6	(15%)	\$6	(6%)	
Total	3,090	(100%)	1	(100%)	39	(100%)	\$100	(100%)	

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 4.
Fires in Selected Properties, by Number of Stories above Ground
2009-2013 Annual Averages (Continued)

E. Facilities that care for the sick								
Number of Stories	Fires		Civilian Deaths		Civilian Injuries		Direct Property Damage (in Millions)	
Not high-rise (1-6 stories)								
1	680	(37%)	0.5	(52%)	13	(29%)	\$19	(57%)
2	280	(15%)	0.2	(26%)	3	(7%)	\$6	(18%)
3	190	(10%)	0.0	(0%)	4	(9%)	\$3	(8%)
4	170	(9%)	0.0	(0%)	10	(23%)	\$2	(6%)
5	130	(7%)	0.2	(23%)	4	(9%)	\$1	(3%)
6	120	(6%)	0.0	(0%)	3	(7%)	\$0	(1%)
Subtotal-	1,560	(86%)	1.0	(100%)	38	(85%)	\$31	(93%)
High-rise (7-100 stories)								
7	50	(3%)	0.0	(0%)	1	(1%)	\$0	(0%)
8	90	(5%)	0.0	(0%)	1	(3%)	\$1	(2%)
9	40	(2%)	0.0	(0%)	3	(7%)	\$0	(0%)
10	30	(2%)	0.0	(0%)	0	(0%)	\$1	(4%)
11	10	(1%)	0.0	(0%)	0	(0%)	\$0	(0%)
12	0	(0%)	0.0	(0%)	0	(0%)	\$0	(0%)
13 or more	40	(2%)	0.0	(0%)	1	(3%)	\$0	(1%)
Subtotal	260	(14%)	0.0	(0%)	7	(15%)	\$2	(7%)
Total	1,820	(100%)	1.0	(100%)	44	(100%)	\$33	(100%)

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 5.
High-Rise and Shorter Building Fires, by Leading Areas of Origin
2009-2013 Annual Averages

A. Apartments or other multi-family housing					
High-Rise			Not High-Rise		
Area of Origin	Fires		Area of Origin	Fires	
Kitchen or cooking area	6,830	(76%)	Kitchen or cooking area	68,500	(70%)
Trash or rubbish chute, area or container	410	(5%)	Bedroom	4,420	(5%)
Bedroom	310	(3%)	All Means of Egress	2,550	(3%)
All Means of Egress	260	(3%)	Exterior stairway	670	(1%)
Hallway or corridor	90	(1%)	Interior stairway	510	(1%)
Interior stairway	80	(1%)	Unclassified means of egress	470	(0%)
Unclassified means of egress	40	(0%)	Hallway or corridor	450	(0%)
Lobby or entrance way	30	(0%)	Lobby or entrance way	420	(0%)
Exterior stairway	20	(0%)	Escalator	20	(0%)
Escalator	0	(0%)	Living room, family room or den	2,300	(2%)
Living room, family room or den	230	(3%)	Exterior balcony or unenclosed porch	2,180	(2%)
			Laundry room or area	1,820	(2%)
			Bathroom	1,730	(2%)

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 5.
High-Rise and Shorter Building Fires, by Leading Areas of Origin
2009-2013 Annual Averages (Continued)

B. Hotels or Motels					
High-Rise			Not High-Rise		
Area of Origin	Fires		Area of Origin	Fires	
Kitchen or cooking area	210	(40%)	Kitchen or cooking area	1,250	(42%)
Laundry room or area	40	(8%)	Bedroom	400	(13%)
Bedroom	40	(7%)	Laundry room or area	220	(7%)
All Means of Egress	40	(7%)	Lavatory, bathroom, locker room or check room	120	(4%)
<i>Hallway or corridor</i>	10	(3%)	All Means of Egress	110	(4%)
<i>Lobby or entrance way</i>	10	(2%)	<i>Hallway or corridor</i>	40	(1%)
<i>Interior stairway</i>	10	(1%)	<i>Exterior stairway</i>	20	(1%)
<i>Unclassified means of egress</i>	0	(1%)	<i>Lobby or entrance way</i>	20	(1%)
<i>Escalator</i>	0	(0%)	<i>Unclassified means of egress</i>	20	(1%)
<i>Exterior stairway</i>	0	(0%)	<i>Interior stairway</i>	10	(0%)
Trash chute, area or container	20	(4%)	<i>Escalator</i>	0	(0%)
Machinery room or area or elevator machinery room	10	(2%)	Common room, living room, family room, lounge or den	70	(2%)
Lavatory, bathroom, locker room or check room	10	(2%)	Heating equipment room	60	(2%)
Common room, living room, family room, lounge or den	10	(2%)	Confined chimney or flue fire	60	(2%)
Unclassified equipment or service area	10	(2%)	Unclassified function area	50	(2%)
Unclassified storage area	10	(2%)	Unclassified area of origin	40	(2%)
Exterior roof surface	10	(2%)			
Unclassified function area	10	(2%)			

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 5.
High-Rise and Shorter Building Fires, by Leading Areas of Origin
2009-2013 Annual Averages (Continued)

C. Dormitories					
High-Rise			Not High-Rise		
Area of Origin	Fires		Area of Origin	Fires	
Kitchen or cooking area	330	(65%)	Kitchen or cooking area	2,310	(69%)
Bedroom	40	(7%)	Bedroom	300	(9%)
All Means of Egress	30	(6%)	Lavatory, bathroom, locker room or check room	120	(4%)
Hallway or corridor	20	(3%)	All Means of Egress	100	(3%)
<i>Lobby or entrance way</i>	<i>10</i>	<i>(2%)</i>	<i>Hallway or corridor</i>	<i>60</i>	<i>(2%)</i>
<i>Unclassified means of egress</i>	<i>10</i>	<i>(1%)</i>	<i>Exterior stairway</i>	<i>20</i>	<i>(1%)</i>
<i>Interior stairway</i>	<i>0</i>	<i>(0%)</i>	<i>Interior stairway</i>	<i>10</i>	<i>(0%)</i>
<i>Exterior stairway</i>	<i>0</i>	<i>(0%)</i>	<i>Lobby or entrance way</i>	<i>10</i>	<i>(0%)</i>
<i>Escalator</i>	<i>0</i>	<i>(0%)</i>	<i>Unclassified means of egress</i>	<i>10</i>	<i>(0%)</i>
Common room, living room, family room, lounge or den	20	(4%)	<i>Escalator</i>	<i>0</i>	<i>(0%)</i>
Lavatory, bathroom, locker room or check room	20	(4%)	Unclassified area of origin	70	(2%)
Trash or rubbish chute, area or container	10	(3%)	Common room, living room, family room, lounge or den	60	(2%)
Unclassified outside area	10	(2%)	Laundry room or area	50	(2%)
			Unclassified function area	50	(2%)

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 5.
High-Rise and Shorter Building Fires, by Leading Areas of Origin
2009-2013 Annual Averages (Continued)

D. Office Buildings					
High-Rise			Not High-Rise		
Area of Origin	Fires		Area of Origin	Fires	
Kitchen or cooking area	90	(31%)	Kitchen or cooking area	620	(22%)
Office	40	(12%)	Office	370	(13%)
Machinery room or area or elevator machinery room	30	(9%)	All Means of Egress	160	(6%)
Unclassified equipment or service area	20	(6%)	<i>Lobby or entrance way</i>	60	(2%)
All Means of Egress	10	(4%)	<i>Unclassified means of egress</i>	50	(2%)
<i>Lobby or entrance way</i>	10	(2%)	<i>Exterior stairway</i>	30	(1%)
<i>Unclassified means of egress</i>	0	(1%)	<i>Hallway or corridor</i>	20	(1%)
<i>Exterior stairway</i>	0	(1%)	<i>Interior stairway</i>	10	(0%)
<i>Hallway or corridor</i>	0	(1%)	<i>Escalator</i>	0	(0%)
<i>Interior stairway</i>	0	(1%)	Lavatory, bathroom, locker room or check room	120	(4%)
<i>Escalator</i>	0	(0%)	Heating equipment room	110	(4%)
Lavatory, bathroom, locker room or check room	10	(3%)	Unclassified outside area	110	(4%)
Exterior roof surface	10	(3%)	Exterior wall surface	90	(3%)
Duct for HVAC, cable, exhaust, heating, or AC	10	(3%)	Exterior roof surface	80	(3%)
Small assembly area, less than 100 person capacity	10	(2%)	Attic or ceiling/roof assembly or concealed space	80	(3%)
Switchgear area or transformer vault	10	(2%)	Unclassified area of origin	70	(3%)
Trash or rubbish chute, area or container	10	(2%)	Trash or rubbish chute, area or container	50	(2%)
			Wall assembly or concealed space	50	(2%)
			Unclassified equipment or service area	50	(2%)

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 5.
High-Rise and Shorter Building Fires, by Leading Areas of Origin
2009-2013 Annual Averages (Continued)

E. Facilities that care for the sick					
High-Rise			Not High-Rise		
Area of Origin	Fires		Area of Origin	Fires	
Kitchen or cooking area	100	(39%)	Kitchen or cooking area	600	(39%)
Lavatory, bathroom, locker room or check room	20	(6%)	Lavatory, bathroom, locker room or check room	100	(6%)
All Means of Egress	10	(5%)	Office	80	(5%)
<i>Hallway or corridor</i>	10	(3%)	Heating equipment room	60	(4%)
<i>Unclassified means of egress</i>	0	(2%)	All Means of Egress	60	(4%)
<i>Lobby or entrance way</i>	0	(0%)	<i>Lobby or entrance way</i>	20	(2%)
<i>Exterior stairway</i>	0	(0%)	<i>Hallway or corridor</i>	20	(1%)
<i>Interior stairway</i>	0	(0%)	<i>Exterior stairway</i>	10	(0%)
<i>Escalator</i>	0	(0%)	<i>Unclassified means of egress</i>	10	(0%)
Common room, living room, family room, lounge or den	10	(4%)	<i>Interior stairway</i>	0	(0%)
Bedroom	10	(3%)	<i>Escalator</i>	0	(0%)
Trash chute, area or container	10	(3%)	Laundry room or area	40	(3%)
Machinery room or area or elevator machinery room	10	(3%)	Bedroom	40	(2%)
Office	10	(3%)	Common room, living room, family room, lounge or den	40	(2%)
Unclassified equipment or service area	10	(3%)	Exterior roof surface	30	(2%)
Laboratory	10	(3%)	Unclassified equipment or service area	30	(2%)
Unclassified function area	10	(3%)	Dining room, bar or beverage area, cafeteria	30	(2%)
Storage room, area, tank, or bin	10	(2%)	Unclassified area of origin	30	(2%)
Unclassified area of origin	10	(2%)	Machinery room or area or elevator machinery room	30	(2%)
Unclassified service facility	10	(2%)	Unclassified function area	20	(2%)

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 6.
High-Rise and Shorter Building Fires, by Leading Causes
2009-2013 Annual Averages

A. Apartments or other multi-family housing					
High-Rise			Not High-Rise		
Cause	Fires		Cause	Fires	
Cooking equipment	6,770	(75%)	Cooking equipment	69,670	(72%)
Smoking materials	590	(7%)	Smoking materials	5,750	(6%)
Intentional	300	(3%)	Heating equipment	5,650	(6%)
Heating equipment	250	(3%)	Intentional	4,910	(5%)
Electrical distribution and lighting equipment	190	(2%)	Electrical distribution and lighting equipment	2,770	(3%)
Candles	170	(2%)	Exposure	1,920	(2%)
			Clothes dryer or washer	1,850	(2%)
			Candles	1,820	(2%)

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 6.
High-Rise and Shorter Building Fires, by Leading Causes
2009-2013 Annual Averages (Continued)

B. Hotels or motels					
High-Rise			Not High-Rise		
Cause	Fires		Cause	Fires	
Cooking equipment	240	(45%)	Cooking equipment	1,420	(48%)
Smoking materials	60	(10%)	Heating equipment	290	(10%)
Clothes dryer or washer	40	(7%)	Clothes dryer or washer	250	(8%)
Electrical distribution and lighting equipment	30	(6%)	Intentional	230	(8%)
Intentional	20	(4%)	Smoking materials	200	(8%)
Heating equipment	20	(4%)	Electrical distribution and lighting equipment	160	(7%)
Air conditioner or fan	20	(3%)	Air conditioner or fan	160	5%
Spontaneous combustion or chemical reaction	10	(2%)	Candles	60	(5%)
Candles	10	(2%)			(2%)

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 6.
High-Rise and Shorter Building Fires, by Leading Causes
2009-2013 Annual Averages (Continued)

C. Dormitories					
High-Rise			Not High-Rise		
Cause	Fires		Cause	Fires	
Cooking equipment	370	(73%)	Cooking equipment	2,570	(76%)
Intentional	40	(8%)	Intentional	180	(5%)
Smoking materials	30	(6%)	Heating equipment	90	(3%)
Candles	20	(4%)	Smoking materials	90	(3%)
Playing with heat source	10	(2%)	Electrical distribution and lighting equipment	60	(2%)
Electrical distribution and lighting equipment	10	(2%)			

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 6.
High-Rise and Shorter Building Fires, by Leading Causes
2009-2013 Annual Averages (Continued)

D. Office buildings					
High-Rise			Not High-Rise		
Cause	Fires		Cause	Fires	
Cooking equipment	110	(36%)	Cooking equipment	720	(26%)
Electrical distribution and lighting equipment	50	(15%)	Electrical distribution and lighting equipment	400	(14%)
Heating equipment	20	(7%)	Heating equipment	310	(11%)
Intentional	20	(7%)	Smoking materials	260	(9%)
Smoking materials	10	(5%)	Intentional	250	(9%)
Air conditioner or fan	10	(4%)	Air conditioner or fan	220	8%
Torch, burner, or soldering iron	10	(3%)	Exposure	120	(4%)
Electronic, office or entertainment equipment	10	(3%)	Electronic, office or entertainment equipment	90	(3%)
Shop tools and industrial equipment excluding torches, burners or soldering irons	10	(3%)	Candles	60	(2%)
			Shop tools and industrial equipment excluding torches, burners or soldering irons	50	(2%)
			Torch, burner, or soldering iron	50	(2%)

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Table 6.
High-Rise and Shorter Building Fires, by Leading Causes
2009-2013 Annual Averages (Continued)

E. Facilities that care for the sick					
High-Rise			Not High-Rise		
Cause	Fires		Cause	Fires	
Cooking equipment	130	(51%)	Cooking equipment	720	46%
Intentional	20	(9%)	Heating equipment	140	9%
Electrical distribution and lighting equipment	20	(7%)	Electrical distribution and lighting equipment	140	9%
Electronic, office or entertainment equipment	10	(3%)	Intentional	130	8%
Shop tools and industrial equipment excluding torches, burners or soldering irons	10	(2%)	Air conditioner or fan	70	5%
Medical equipment	10	(2%)	Smoking materials	50	3%
			Medical equipment	40	3%
			Clothes dryer or washer	30	2%

Note: These are fires reported to U.S. municipal fire departments and so exclude fires reported only to Federal or state agencies or industrial fire brigades. Estimates include proportional shares of fire with number of stories above ground coded as unknown, blank, zero, less than zero or greater than 100. Fires are rounded to the nearest ten, civilian deaths and injuries to the nearest one, and direct property damage to the nearest million dollars without adjustment for inflation. Estimates of deaths, injuries, or property damage can be significantly affected by the inclusion or exclusion of one unusually serious fire. Sums may not equal totals due to rounding errors.

Source: NFIRS and NFPA Fire Experience Survey.

Appendix A. Deadliest High-Rise Building Fires in History

Incident	Civilian and Firefighter Deaths	Height in Stories	Floor of Origin
1. Office Towers (2 Towers) New York, September 2001	2,666	110	94-98 (tower 1) 78-84 (tower 2)
2. Office Brazil, February 1974	179	25	12
3. Office Oklahoma, April 1995	168	9	Outside
4. Hotel South Korea, December 1971	163	21	2
5. Clothing Manufacture New York, March 1911	146	10	8
6. Hotel Georgia, December 1946	119	15	3
7. Multiple Occupancy Building Japan, May 1972	118	7	3
8. Garment Factory Bangladesh, November 2012	112	9	1
9. Department Store Japan, November 1973	104	9	Unknown
10. Hotel Puerto Rico, December 1986	97	20	1

Source: NFPA's Fire Incident Data Organization (FIDO), Fire Investigations database and other records.
Please notify us of any corrections or additions.

Appendix B.

How National Estimates Statistics Are Calculated

The statistics in this analysis are estimates derived from the U.S. Fire Administration's (USFA's) National Fire Incident Reporting System (NFIRS) and the National Fire Protection Association's (NFPA's) annual survey of U.S. fire departments. NFIRS is a voluntary system by which participating fire departments report detailed factors about the fires to which they respond. Roughly two-thirds of U.S. fire departments participate, although not all of these departments provide data every year. Fires reported to federal or state fire departments or industrial fire brigades are not included in these estimates.

NFIRS provides the most detailed incident information of any national database not limited to large fires. NFIRS is the only database capable of addressing national patterns for fires of all sizes by specific property use and specific fire cause. NFIRS also captures information on the extent of flame spread, and automatic detection and suppression equipment. For more information about NFIRS visit <http://www.nfirs.fema.gov/>. Copies of the paper forms may be downloaded from http://www.nfirs.fema.gov/documentation/design/NFIRS_Paper_Forms_2008.pdf.

NFIRS has a wide variety of data elements and code choices. The NFIRS database contains coded information. Many code choices describe several conditions. These cannot be broken down further. For example, area of origin code 83 captures fires starting in vehicle engine areas, running gear areas or wheel areas. It is impossible to tell the portion of each from the coded data.

Methodology may change slightly from year to year. NFPA is continually examining its methodology to provide the best possible answers to specific questions, methodological and definitional changes can occur. *Earlier editions of the same report may have used different methodologies to produce the same analysis, meaning that the estimates are not directly comparable from year to year.*

NFPA's fire department experience survey provides estimates of the big picture. Each year, NFPA conducts an annual survey of fire departments which enables us to capture a summary of fire department experience on a larger scale. Surveys are sent to all municipal departments protecting populations of 50,000 or more and a random sample, stratified by community size, of the smaller departments. Typically, a total of roughly 3,000 surveys are returned, representing about one of every ten U.S. municipal fire departments and about one third of the U.S. population.

The survey is stratified by size of population protected to reduce the uncertainty of the final estimate. Small rural communities have fewer people protected per department and are less likely to respond to the survey. A larger number must be surveyed to obtain an adequate sample of those departments. (NFPA also makes follow-up calls to a sample of the smaller fire departments that do not respond, to confirm that those that did respond are truly representative of fire departments

their size.) On the other hand, large city departments are so few in number and protect such a large proportion of the total U.S. population that it makes sense to survey all of them. Most respond, resulting in excellent precision for their part of the final estimate.

The survey includes the following information: (1) the total number of fire incidents, civilian deaths, and civilian injuries, and the total estimated property damage (in dollars), for each of the major property use classes defined in NFIRS; (2) the number of on-duty firefighter injuries, by type of duty and nature of illness; 3) the number and nature of non-fire incidents; and (4) information on the type of community protected (e.g., county versus township versus city) and the size of the population protected, which is used in the statistical formula for projecting national totals from sample results. The results of the survey are published in the annual report *Fire Loss in the United States*. To download a free copy of the report, visit [Fire Loss in the U.S. 2010](#).

PROJECTING NFIRS TO NATIONAL ESTIMATES

As noted, NFIRS is a voluntary system. Different states and jurisdictions have different reporting requirements and practices. Participation rates in NFIRS are not necessarily uniform across regions and community sizes, both factors correlated with frequency and severity of fires. This means NFIRS may be susceptible to systematic biases. No one at present can quantify the size of these deviations from the ideal, representative sample, so no one can say with confidence that they are or are not serious problems. But there is enough reason for concern so that a second database -- the NFPA survey -- is needed to project NFIRS to national estimates and to project different parts of NFIRS separately. This multiple calibration approach makes use of the annual NFPA survey where its statistical design advantages are strongest.

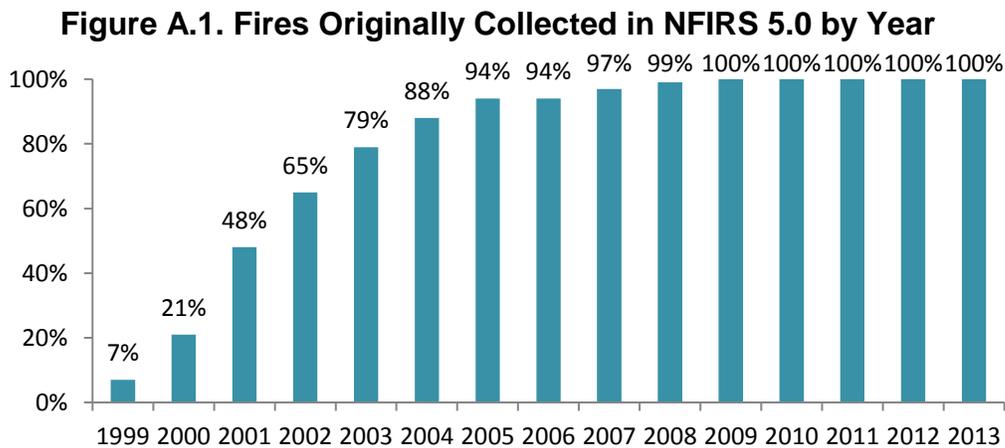
Scaling ratios are obtained by comparing NFPA's projected totals of residential structure fires, non-residential structure fires, vehicle fires, and outside and other fires, and associated civilian deaths, civilian injuries, and direct property damage with comparable totals in NFIRS. Estimates of specific fire problems and circumstances are obtained by multiplying the NFIRS data by the scaling ratios. Reports for incidents in which mutual aid was given are excluded from NFPA's analyses.

Analysts at the NFPA, the USFA and the Consumer Product Safety Commission developed the specific basic analytical rules used for this procedure. "The National Estimates Approach to U.S. Fire Statistics," by John R. Hall, Jr. and Beatrice Harwood, provides a more detailed explanation of national estimates. A copy of the article is available online at <http://www.nfpa.org/osds> or through NFPA's One-Stop Data Shop.

Version 5.0 of NFIRS, first introduced in 1999, used a different coding structure for many data elements, added some property use codes, and dropped others. The essentials

of the approach described by Hall and Harwood are still used, but some modifications have been necessary to accommodate the changes in NFIRS 5.0.

Figure A.1 shows the percentage of fires originally collected in the NFIRS 5.0 system. Each year's release version of NFIRS data also includes data collected in older versions of NFIRS that were converted to NFIRS 5.0 codes.



From 1999 data on, analyses are based on scaling ratios using only data originally collected in NFIRS 5.0:

$$\frac{\text{NFPA survey projections}}{\text{NFIRS totals (Version 5.0)}}$$

For 1999 to 2001, the same rules may be applied, but estimates for these years in this form will be less reliable due to the smaller amount of data originally collected in NFIRS 5.0; they should be viewed with extreme caution.

NFIRS 5.0 introduced six categories of confined structure fires, including:

- cooking fires confined to the cooking vessel,
- confined chimney or flue fires,
- confined incinerator fire,
- confined fuel burner or boiler fire or delayed ignition,
- confined commercial compactor fire, and
- trash or rubbish fires in a structure with no flame damage to the structure or its contents.

Although causal and other detailed information is typically not required for these incidents, it is provided in some cases. Some analyses, particularly those that examine cooking equipment, heating equipment, fires caused by smoking materials, and fires started by playing with fire, may examine the confined fires in greater detail. Because the confined fire incident types describe certain scenarios, the distribution of unknown data differs from that of all fires. Consequently, allocation of unknowns must be done separately.

Some analyses of structure fires show only non-confined fires. In these tables, percentages shown are of non-confined structure fires rather than all structure fires. This

approach has the advantage of showing the frequency of specific factors in fire causes, but the disadvantage of possibly overstating the percentage of factors that are seldom seen in the confined fire incident types and of understating the factors specifically associated with the confined fire incident types.

Other analyses include entries for confined fire incident types in the causal tables and show percentages based on total structure fires. In these cases, the confined fire incident type is treated as a general causal factor.

For most fields other than Property Use and Incident Type, NFPA allocates unknown data proportionally among known data. This approach assumes that if the missing data were known, it would be distributed in the same manner as the known data. NFPA makes additional adjustments to several fields. *Casualty and loss projections can be heavily influenced by the inclusion or exclusion of unusually serious fire.*

In the formulas that follow, the term “all fires” refers to all fires in NFIRS on the dimension studied. The percentages of fires with known or unknown data are provided for non-confined fires and associated losses, and for confined fires only.

Cause of Ignition: This field is used chiefly to identify intentional fires. “Unintentional” in this field is a specific entry and does not include other fires that were not intentionally set: failure of equipment or heat source, act of nature, or “other” (unclassified).” The last should be used for exposures but has been used for other situations as well. Fires that were coded as under investigation and those that were coded as undetermined after investigation were treated as unknown.

Factor Contributing to Ignition: In this field, the code “none” is treated as an unknown and allocated proportionally. For Human Factor Contributing to Ignition, NFPA enters a code for “not reported” when no factors are recorded. “Not reported” is treated as an unknown, but the code “none” is treated as a known code and not allocated. Multiple entries are allowed in both of these fields. Percentages are calculated on the total number of fires, not entries, resulting in sums greater than 100%. Although Factor Contributing to Ignition is only required when the cause of ignition was coded as: 2) unintentional, 3) failure of equipment or heat source; or 4) act of nature, data is often present when not required. Consequently, any fire in which no factor contributing to ignition was entered was treated as unknown.

Heat Source. In NFIRS 5.0, one grouping of codes encompasses various types of open flames and smoking materials. In the past, these had been two separate groupings. A new code was added to NFIRS 5.0, which is code 60: “Heat from open flame or smoking material, other.” NFPA treats this code as a partial unknown and allocates it proportionally across the codes in the 61-69 range, shown below.

- 61. Cigarette;
- 62. Pipe or cigar;
- 63. Heat from undetermined smoking material;
- 64. Match;
- 65. Lighter: cigarette lighter, cigar lighter;
- 66. Candle;
- 67. Warning or road flare, fuse;

68. Backfire from internal combustion engine. Excludes flames and sparks from an exhaust system, (11); and

69. Flame/torch used for lighting. Includes gas light and gas-/liquid-fueled lantern.

In addition to the conventional allocation of missing and undetermined fires, NFPA multiplies fires with codes in the 61-69 range by

All fires in range 60-69

All fires in range 61-69

The downside of this approach is that heat sources that are truly a different type of open flame or smoking material are erroneously assigned to other categories. The grouping “smoking materials” includes codes 61-63 (cigarettes, pipes or cigars, and heat from undetermined smoking material, with a proportional share of the code 60s and true unknown data.

Equipment Involved in Ignition (EII). NFIRS 5.0 originally defined EII as the piece of equipment that provided the principal heat source to cause ignition if the equipment malfunctioned or was used improperly. In 2006, the definition was modified to “the piece of equipment that provided the principal heat source to cause ignition.” However, much of the data predates the change. Individuals who have already been trained with the older definition may not change their practices. To compensate, NFPA treats fires in which EII = NNN and heat source is not in the range of 40-99 as an additional unknown.

To allocate unknown data for EII, the known data is multiplied by

All fires

(All fires – blank – undetermined – [fires in which EII =NNN and heat source <>40-99])

In addition, the partially unclassified codes for broad equipment groupings (i.e., code 100 - heating, ventilation, and air conditioning, other; code 200 - electrical distribution, lighting and power transfer, other; etc.) were allocated proportionally across the individual code choices in their respective broad groupings (heating, ventilation, and air conditioning; electrical distribution, lighting and power transfer, other; etc.). Equipment that is totally unclassified is not allocated further. This approach has the same downside as the allocation of heat source 60 described above. Equipment that is truly different is erroneously assigned to other categories.

Equipment was not analyzed separately for confined fires. Instead, each confined fire incident type was listed with the equipment or as other known equipment.

Area of Origin. Two areas of origin: bedroom for more than five people (code 21) and bedroom for less than five people (code 22) are combined and shown as simply “bedroom.” Chimney is no longer a valid area of origin code for non-confined fires.

Rounding and percentages. The data shown are estimates and generally rounded. An entry of zero may be a true zero or it may mean that the value rounds to zero. Percentages are calculated from unrounded values. It is quite possible to have a percentage entry of up to 100% even if the rounded number entry is zero. The same rounded value may account for a slightly different percentage share. Because percentages are expressed in integers and not carried out to several decimal places, percentages that appear identical may be associated with slightly different values.

Appendix C. Methodology and Definitions Used in “Leading Cause” Tables

The cause table reflects relevant causal factors that accounted for at least 2% of the fires in a given occupancy. Only those causes that seemed to describe a scenario are included. Because the causal factors are taken from different fields, some double counting is possible. Percentages are calculated against the total number of structure fires, including both confined and non-confined fires. Bear in mind that every fire has at least three “causes” in the sense that it could have been prevented by changing behavior, heat source, or ignitability of first fuel, the last an aspect not reflected in any of the major cause categories. For example, several of the cause categories in this system refer to types of equipment (cooking, heating, electrical distribution and lighting, clothes dryers and washers, torches). However, the problem may be not with the equipment but with the way it is used. The details in national estimates are derived from the U.S. Fire Administration’s National Fire Incident Reporting System (NFIRS). This methodology is based on the coding system used in Version 5.0 of NFIRS. The *NFIRS 5.0 Reference Guide*, containing all of the codes, can be downloaded from <http://www.nfirs.fema.gov/documentation/reference/>.

Cooking equipment and heating equipment are calculated by summing fires identified by equipment involved in ignition and relevant confined fires. Confined fires will be shown if they account for at least 2% of the incidents. **Confined cooking fires** (cooking fires involving the contents of a cooking vessel without fire extension beyond the vessel) are identified by NFIRS incident type 113.

Confined heating equipment fires include **confined chimney or flue fires** (incident type 114) and **confined fuel burner or boiler** fires (incident type 116). The latter includes delayed ignitions and incidents where flames caused no damage outside the fire box. The two types of confined heating fires may be combined or listed separately, depending on the numbers involved.

Intentional fires are identified by fires with a “1” (intentional) in the field “cause.” The estimate includes a proportional share of fires in which the cause was undetermined after investigation, under investigation, or not reported. All fires with intentional causes are included in this category regardless of the age of the person involved. Earlier versions of NFIRS included codes for incendiary and suspicious. Intentional fires were deliberately set; they may or may not be incendiary in a legal sense. No age restriction is applied.

Fires caused by **playing with heat source** (typically matches or lighters) are identified by code 19 in the field “factor contributing to ignition.” Fires in which the factor contribution to ignition was undetermined (UU), entered as none (NN) or left blank are considered unknown and allocated proportionally. Because factor contributing to ignition is not required for intentional fires, the share unknown, by these definitions, is somewhat larger than it should be.

The heat source field is used to identify fires started by: **smoking materials** (cigarette, code 61; pipe or cigar, code 62; and heat from undetermined smoking material,

code 63); **candles** (code 66), **lightning** (code 73); and **spontaneous combustion or chemical reaction** (code 72). Fires started by heat from unclassified open flame or smoking materials (code 60) are allocated proportionally among the “other open flame or smoking material” codes (codes 61-69) in an allocation of partial unknown data. This includes smoking materials and candles. This approach results in any true unclassified smoking or open flame heat sources such as incense being inappropriately allocated. However, in many fires, this code was used as an unknown.

The equipment involved in ignition field is used to find several cause categories. This category includes equipment that functioned properly and equipment that malfunctioned.

Cooking equipment Non-confined fire refers to equipment used to cook, heat or warm food (codes 620-649 and 654). Fire in which ranges, ovens or microwave ovens, food warming appliances, fixed or portable cooking appliances, deep fat fryers, open fired charcoal or gas grills, grease hoods or ducts, or other cooking appliances) were involved in the ignition are said to be caused by cooking equipment. Food preparation devices that do not involve heating, such as can openers or food processors, are not included here. As noted in Appendix A, a proportional share of unclassified kitchen and cooking equipment (code 600) is included here.

Heating equipment Non-confined fire (codes 120-199) includes central heat, portable and fixed heaters (including wood stoves), fireplaces, chimneys, hot water heaters, and heat transfer equipment such as hot air ducts or hot water pipes. Heat pumps are not included. As noted in Appendix A, a proportional share of unclassified heating, ventilation and air condition equipment (code 100) is included here.

Confined fires are excluded from the tallies of the remaining categories of fires involving equipment.

Electrical distribution and lighting equipment (codes 200-299) include: fixed wiring; transformers; associated overcurrent or disconnect equipment such as fuses or circuit breakers; meters; meter boxes; power switch gear; switches, receptacles and outlets; light fixtures, lamps, bulbs or lighting; signs; cords and plugs; generators, transformers, inverters, batteries and battery charges.

Torch, burner or soldering iron (codes 331-334) includes welding torches, cutting torches, Bunsen burners, plumber furnaces, blowtorches, and soldering equipment. As noted in Appendix A, a proportional share of shop tools and industrial equipment (code 300) is included here.

Clothes dryer or washer (codes 811, 813 and 814) includes clothes dryers alone, washer and dryer combinations within one frame, and washing machines for clothes. As noted in Appendix A, a proportional share of unclassified personal and household equipment (code 800) is included here.

Electronic, office or entertainment equipment (codes 700-799) includes: computers and related equipment; calculators and adding machines; telephones or answering machines; copiers; fax machines; paper shredders; typewriters; postage meters; other office equipment; musical instruments; stereo systems and/or

components; televisions and cable TV converter boxes,, cameras, excluding professional television studio cameras, video equipment and other electronic equipment. Older versions of NFIRS had a code for electronic equipment that included radar, X-rays, computers, telephones, and transmitter equipment.

Shop tools and industrial equipment excluding torches, burners or soldering irons (codes 300-330, 335-399) includes power tools; painting equipment; compressors; atomizing equipment; pumps; wet/dry vacuums; hoists, lifts or cranes; powered jacking equipment; water or gas drilling equipment; unclassified hydraulic equipment; heat-treating equipment; incinerators, industrial furnaces, ovens or kilns; pumps; compressors; internal combustion engines; conveyors; printing presses; casting, molding; or forging equipment; heat treating equipment; tar kettles; working or shaping machines; coating machines; chemical process equipment; waste recovery equipment; power transfer equipment; power takeoff; powered valves; bearings or brakes; picking, carding or weaving machines; testing equipment; gas regulators; separate motors; non-vehicular internal combustion engines; and unclassified shop tools and industrial equipment. As noted in Appendix A, a proportional share of shop tools and industrial equipment (code 300) is included here.

Medical equipment (codes 410-419) includes: dental, medical or other powered bed, chair or wheelchair; dental equipment; dialysis equipment; medical monitoring and imaging equipment; oxygen administration equipment; radiological equipment; medical sterilizers, therapeutic equipment and unclassified medical equipment. As noted in Appendix A, a proportional share of commercial and medical equipment (code 400) is included here.

Air conditioners or fans (codes 111 and 113) are self explanatory. As noted in Appendix A, a proportional share of unclassified heating, ventilation and air condition equipment (code 100) is included here.

Exposures are fires that are caused by the spread of or from another fire. These were identified by factor contributing to ignition code 71. This code is automatically applied when the exposure number is greater than zero.

Dear Ms. Rosenthal:

I understand that the City Council will be taking up a proposal, #1146-B, requiring sprinkler systems to be retrofitted into existing residential buildings of more than a few units in size. I enjoy your advocacy for the UWS and your attempts to balance the equities in what was a difficult situation with the influx of unfortunates being housed in UWS hotels. That said, I can't understand how this proposal, given all the needs of the City, is something that you would seriously prioritize and support.

The cost of retrofitting every building (as opposed to evaluating the cost/ benefit of imposing such a requirement on new construction) would be

enormous. And I know many, if not most, of those of us living in apartment buildings are not interested in having our homes invaded by workers only to end up with pipes and sprinkler heads throughout our apartments - you do know that in many older buildings it is dangerous to channel through ceilings.

I acknowledge that life is precious and that if this threat is so serious and immediate that its elimination warrants the enormous cost and disruption that you are proposing, you need to make that case very clearly and definitively, demonstrating how this would be a priority over other critical societal needs of the City.

If you are encouraged to pursue this proposal based on some misbegotten calculus that the burden of this cost can be easily shifted to residential property owners, on top of already burdensome rent laws and the economic stress of rent declines in a pandemic, your strategy is ill-conceived, dangerous and unwise. It is possible that populist crowds may cheer these "no cost" remedies, but your constituents and those other prudent residents interested in the future of the City, will not. If you are willing to champion what will surely be an economic tsunami for a sector of our business community (that might well sink a major tax revenue generator for the City) and a major disruption to the peaceable existence of innumerable tenants, I hope you are certain that the results will be of transformative benefit to the City and its people. Otherwise, please let reason prevail and let's move forward with intelligent, less dramatic changes.

--

- *Robert J. DeAngelis*

917 297-1019

Dear Honorable Council Members,

As your constituent and HDFC shareholders, We are contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade.

This bill would negatively impact housing affordability and viability, and quality of life in our city. We ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress.

HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

We strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Regards
Board of Directors

M.Grabanski-President
J.Feng-Smith-VP
A.Cristancho-Treasurer
C.Meregildo-Secretary
L.Arbel-Board Officer

MAILING ADDRESS:

67-69 St Nicholas Ave HDFC
67 St Nicholas Ave HDFC Mailbox
New York NY 10026

TEL: 845-554-3476

EMAIL: 6769.saint.nicholas.hdfc@gmail.com

12/2/2020

To whom this may concern,

As you are aware, the community at large is very displeased with how the Sprinkler Bill proposal has been handled on all fronts. Robert Cornegy, our councilman is who is running for Brooklyn Borough President, is listed as a co-sponsor of a bill that would directly disenfranchise the community he has been sworn to represent, not to mention all five boroughs.

No sufficient notification was given to Brooklyn Community Board 3 or the stakeholders in advance of the hearing taking place today at 1pm, though Robert has made the claim that he looks forward to the typical process of refining a bill with the community input on his Facebook Page. This bill as it stands will force many working-class people out of the city, both homeowners as well as tenants. I've attached the link to our petition against this bill, which is gaining a lot of momentum given we are coming off a holiday and it's only been live for 1.5 days. In spite of this we have over a thousand signatures thus far. To do this just after Thanksgiving with no notice is highly suspicious and immoral.

When Brooklyn CB3 presents their remarks today, the support against this should be noted in addition to the fact that the comparison of a high rise that should have had sprinklers is not a reasonable apples to apples comparison for 1-2 family Townhouses which have plenty of points of egress. Not to mention the destruction this would cause to historic spaces across the city. This clearly looks like an attempt at a land grab for a city that is experiencing a financial deficit. All of the various talking points we've all discussed are listed in the attached link for reference to the petition.

Petition Link:
<http://chng.it/jBKnSvMhNQ>

Best regards,

200 Jefferson Avenue Block Association, Inc.

200 Jefferson Ave. Block Association

Recipient: Sponsor: Barry S. Grodenchik, Co-Sponsor: Robert Cornegy (Running for BK BP.), Co-Sponsor: Laurie Cubmo, Co-Sponsor: Helen Rosenthal, Co-Sponsor: Farah N. Louis, Co-Sponsor: Ben Kallos, Co-Sponsor:...

Letter: Greetings,

I am a small property owner. Safety is my top priority. However, Intro 1146-B would result in my tenants living in a construction zone for a prolonged period of time and devastate me.

We need common sense solutions. Have you ever had to get a simple water leak repaired in your home? If so, you were probably shocked at how much work it required to replace just one part of the pipe or drain (i.e. cutting open the walls, ceilings, floors and large enough to allow the plumber to fit his/her body in) and how disruptive it was to you as an occupant (i.e. working around your schedule to give access to the apartment, the debris & dust created by opening a hole and then having another contractor subsequently come in to sheetrock, patch, and paint requiring multiple visits). Imagine that but instead of just one spot, it was throughout the building from the basement, through each floor, to the roof and from each floor, branching into each apartment, into every room. Imagine living through that for one, two, or three years. It is highly disruptive construction-intensive work to do while people are residing in the building.

Not only that, but how do you expect owners to pay for this? Even for the smallest property, this will cost no less than tens of thousands of dollars and easily into the six-figure range or even the seven-figure range. 2019 HSTPA and COVID-19 has significantly severed rent and many owners are not collecting any rent at all, while also trying to cover the ever-increasing property taxes, and operating expenses. Property owners are being suffocated in every way possible.

Please VOTE NO TO INTRO 1146B. Safety is my main concern too but the Intro 1146B is insane. We need common sense solutions. This proposal would be devastating to tenants and owners and create a lot of unnecessary havoc on people's lives.

Signatures

Name	Location	Date
Omar Walker	US	2020-11-30
Bernard Hemming	Brooklyn, NY	2020-11-30
Kerliene Johnson	Brooklyn, NY	2020-11-30
Laura Higby	Brooklyn, NY	2020-11-30
Anna Bloodworth	Brooklyn, NY	2020-11-30
Dianne Morales	Brooklyn, NY	2020-11-30
Margot Hughes	Brooklyn, NY	2020-11-30
Jen Wanous	Beacon, NY	2020-11-30
Daniel Thompson	Brooklyn, NY	2020-11-30
Seth Goldman	Brooklyn, NY	2020-11-30
Yvonne Washington	Brooklyn, NY	2020-11-30
David Langford	Brooklyn, NY	2020-11-30
Benjamin Antonetty	Brooklyn, NY	2020-11-30
Diane Lewis	Brooklyn, NY	2020-11-30
Alexandra Alexa	New York, NY	2020-11-30
Fatima Smith	BROOKLYN, NY	2020-11-30
Adrian Ellis	Brooklyn, NY	2020-11-30
Laurice Pearson	Brooklyn, NY	2020-11-30
f nixon	Brooklyn, NY	2020-11-30
Gloria McLendon	brookln, NY	2020-11-30

Name	Location	Date
Stacey Ruffin	Brooklyn, NY	2020-11-30
YIMING Wang	Brooklyn, NY	2020-11-30
Rashad Smith	Brooklyn, NY	2020-11-30
Kaleb Goodwin	Brooklyn, NY	2020-11-30
Victoria Ramoutar	Brooklyn, NY	2020-11-30
Kashka Hughes	Brooklyn, NY	2020-11-30
Thomas Simms	Brooklyn, NY	2020-11-30
Deborah Chapman	Brooklyn, NY	2020-11-30
Robert Smith	Brooklyn, NY	2020-11-30
Nigel Hewitt	Brooklyn, NY	2020-11-30
Niles Stewart	Brooklyn, NY	2020-11-30
Diane Smith	Brooklyn, NY	2020-11-30
Fenda Louisaire	Brooklyn, NY	2020-11-30
Ronald Lewis	Brooklyn, NY	2020-11-30
Jaime Moore	Brooklyn, NY	2020-11-30
Amirthalingam Jeyakumar	Puyallup, US	2020-11-30
Jason Gnewikow	Brooklyn, NY	2020-11-30
Joseph Muratore	Bronx, NY	2020-11-30
Alberto Crespo	New York, NY	2020-11-30
monique bowens	Brooklyn, NY	2020-11-30
Juan Cepeda	Brooklyn, NY	2020-11-30
Daria Benson	New York, NY	2020-11-30

Name	Location	Date
Samuel Brooks	Bronx, NY	2020-11-30
A Graves	Brooklyn, NY	2020-11-30
Jason Tackmann	Brooklyn, NY	2020-11-30
Alis Anasal	Brooklyn, NY	2020-11-30
Bernard Drayton	Brooklyn, NY	2020-11-30
Shelley Worrell	Brooklyn, NY	2020-11-30
Peter Hassler	Brooklyn, NY	2020-11-30
Ngo O	Brooklyn, NY	2020-11-30
Travis Maye	Brooklyn, NY	2020-11-30
Gregory Glasgow	Brooklyn, NY	2020-11-30
Mary Meyer	Brooklyn, NY	2020-11-30
RANDOLPH JACKSON	Brooklyn, NY	2020-11-30
Anthony Cunningham	New York, NY	2020-11-30
Adaleta Orr	Baldwin, NY	2020-11-30
Maia Marson	Brooklyn, NY	2020-11-30
Khadijah Bandele	Atlanta, GA	2020-11-30
Kimberlee Clark	Brooklyn, NY	2020-11-30
Jonjo Raysor	Brooklyn, NY	2020-11-30
Carlton Ferebee	Staten Island, NY	2020-11-30
Eric Edwards	Brooklyn, NY	2020-11-30
Rebecca Tamez	New York, NY	2020-11-30
K Davis	Rosedale, NY	2020-11-30

Name	Location	Date
Dennis Vargas	Brooklyn, NY, NY	2020-11-30
Patricia Bramwell	Brooklyn, NY	2020-11-30
Makeda Dawson-Davis	Brooklyn, NY	2020-11-30
Emily Grote	Brooklyn, NY	2020-11-30
Karim Ahmed	Bronx, NY	2020-11-30
Frances Bowe	Brooklyn, NY	2020-11-30
Yasmin Bright	Bronx, NY	2020-11-30
Michael McComiskey	New York, NY	2020-11-30
Jacqueline German	Brooklyn, NY	2020-11-30
Helen Beichel	Brooklyn, NY	2020-11-30
Elizabeth Mandarano	Brooklyn, NY	2020-11-30
Kenneth Mbonu	Brooklyn, NY	2020-11-30
Pierre Gamache	New York, NY	2020-11-30
Barry Graves	Brooklyn, NY	2020-11-30
Hormuz Batliboi	Brooklyn, NY	2020-11-30
Sandra Taggart	Brooklyn, NY	2020-11-30
Claudette Brady	Brooklyn, NY	2020-11-30
Susan Sloan	Brooklyn, NY	2020-11-30
Leo Adamian	Davis, CA	2020-11-30
Leah Friedman	Brooklyn, NY	2020-11-30
Mary A Dansby	Brooklyn, NY	2020-11-30
Desmond Atkins	Brooklyn, NY	2020-11-30

Name	Location	Date
Kathrina Szymborski	Brooklyn, NY	2020-11-30
Danielle Hutchens	Brooklyn, NY	2020-11-30
Daniel Pailles-Friedman	Brooklyn, NY	2020-11-30
Ethel Tyus	Brooklyn, NY	2020-11-30
Grace Hannon	Brooklyn, NY	2020-11-30
Odney Ulysse	Brooklyn, NY	2020-11-30
Frank Badal	Brooklyn, NY	2020-11-30
Adrienne Faison	Brooklyn, NY	2020-11-30
Latoya Plowden	Brooklyn, NY	2020-11-30
Fior Ortiz-Joyner	Brooklyn, NY	2020-11-30
Natalie Johnson	Brooklyn, NY	2020-11-30
KATERINA MARCELJA	Brooklyn, NY	2020-11-30
Heather Cardinale	Brooklyn, NY	2020-11-30
Carlos Manderson,Jr	Dallas, TX	2020-11-30
Charles Babian	Brooklyn, NY	2020-11-30
Autumn Stanford	brooklyn, NY	2020-11-30
Ingrid Douglas	Brooklyn, NY	2020-11-30
Lucy Lesser	Brooklyn, NY	2020-11-30
Tobia Clark	Garden City, NY	2020-11-30
jeff charles-pierre	Brooklyn, NY	2020-11-30
Blu Ellis	Brooklyn, NY	2020-11-30
Lila Cecil	Brooklyn, NY	2020-11-30

Name	Location	Date
Gail Gaines-Savage	Brooklyn, NY	2020-11-30
Hillary Porter	Brooklyn, NY	2020-11-30
Carol Hall	Brooklyn, NY	2020-11-30
Moria Clinton	Brooklyn, NY	2020-11-30
Tamiko Hill	Brooklyn, NY	2020-11-30
Ellen Miller	Brooklyn, NY	2020-11-30
Constina Alston-Howley	Brooklyn, NY	2020-11-30
Josefa Renee	Buffalo, NY	2020-11-30
Ian Wheeler	Brooklyn, NY	2020-11-30
Juliet Hernandez	New York, NY	2020-11-30
Molly Peterson	Brooklyn, NY	2020-11-30
Renee Henderson	Buffalo, NY	2020-11-30
Matti Kovler	Brooklyn, NY	2020-11-30
Catherine Del Buono	Brooklyn, NY	2020-11-30
Sharon Hester Koontz	Brooklyn, NY	2020-11-30
Miki Carmi	Brooklyn, NY	2020-11-30
Diane Brewster	Brooklyn, NY	2020-11-30
Alexis Lambert	Brooklyn, NY	2020-11-30
Lori Hawthorne	Brooklyn, NY	2020-11-30
Enest Richards Wilson	Yonkers, NY	2020-11-30
Douglas Newton	Brooklyn, NY	2020-11-30
Y. Stacey Cumberbatch	Brooklyn, NY	2020-11-30

Name	Location	Date
Carol Glasgow	Brooklyn, NY	2020-11-30
Jabari Graves	Gainesville, FL	2020-11-30
Deborah Bryant	Brooklyn, NY	2020-11-30
Mary Hanson	Brooklyn, NY	2020-11-30
Marc Abou-Faissal	Brooklyn, NY	2020-11-30
Valencia Lyles-Saunders	New York, NY	2020-11-30
Caleb Taggart	Brooklyn, NY	2020-11-30
Kate Deimling	Brooklyn, NY	2020-11-30
Paulette Woolery	Port Saint Lucie, US	2020-11-30
Darrell Small	Brooklyn, NY	2020-11-30
Joseph McBride	Brooklyn, NY	2020-11-30
B Church	Brooklyn, NY	2020-11-30
David Smedley	NYC, NY	2020-11-30
Donald Murphy	Brooklyn, NY	2020-11-30
Crystal Bobb-Semple	Brooklyn, NY	2020-11-30
Catrin Griffin	Brooklyn, NY	2020-11-30
emily schlesinger	brooklyn, NY	2020-11-30
Amy Karasavas	Brooklyn, NY	2020-11-30
Ramel Small	Bronx, NY	2020-11-30
charlita mays	New York, NY	2020-11-30
yodit kidane	Brooklyn, NY	2020-11-30
Kevon Sample	Brooklyn, NY	2020-11-30

Name	Location	Date
Susan Timm-Sirignano	Brooklyn, NY	2020-11-30
Brenda Watts-Larkins	Brooklyn,, NY	2020-11-30
Joan Tropnas	Brooklyn, NY	2020-11-30
Donald Doe	brooklyn, NY	2020-11-30
Wendell Alleyne	Brooklyn, NY	2020-11-30
Doreen Mensah	Brooklyn, NY	2020-11-30
Amy McFarlane	Brooklyn, NY	2020-11-30
Jonathan Warren	Brooklyn, NY	2020-11-30
Chris Cirillo	New York, NY	2020-11-30
Kym Ward Gaffney	Bklyn, US	2020-11-30
James Jenkin	Brooklyn, NY	2020-11-30
Robert Marvin	Brooklyn, NY	2020-11-30
Helen Nurse	Brooklyn, NY	2020-11-30
ROBBIN GOURLEY	Brooklyn, NY	2020-11-30
TJ Wilson	Brooklyn, NY	2020-11-30
Clarence Nurse	Brooklyn, NY	2020-11-30
Barbara Rogers	Brooklyn, NY	2020-11-30
Jovanni Golston	Brooklyn, NY	2020-11-30
Ena K. McPherson	Brooklyn, NY	2020-11-30
Maritza Rosa	Brooklyn, NY	2020-11-30
Dennis McNeil	Brooklyn, NY	2020-11-30
shona sloan	Brooklyn, NY	2020-11-30

Name	Location	Date
Jeanette Johnson	New York, NY	2020-11-30
Janet O'Hare	Jackson Heights, NY	2020-11-30
Kourtney Boyd	New York, NY	2020-11-30
Phi Nguyen	Brooklyn, NY	2020-11-30
Corey Taylor	Bronx, NY	2020-11-30
Tameeka Ford	Brooklyn, NY	2020-11-30
Stephanie Alexander	Brooklyn, NY	2020-11-30
Jordan Slocum	Brooklyn, NY	2020-11-30
Constancia Romilly	New York, NY	2020-11-30
Joe Dolce	Brooklyn, NY	2020-11-30
Sharon Lee	Weehawken, NJ	2020-11-30
lucy koteen	brooklyn, NY	2020-11-30
Nakia Haskins	Brooklyn, NY	2020-11-30
Barry Bordelon	Brooklyn, NY	2020-11-30
Rotem Linial	Brooklyn, NY	2020-11-30
Robert Providence	Brooklyn, NY	2020-11-30
Marjona Jones	Newburgh, NY	2020-11-30
sandy reiburn	Brooklyn, NY	2020-11-30
Monica Johnson	Brooklyn, NY	2020-11-30
Lisa Francis	Brooklyn, NY	2020-11-30
Renee Taylor	Brooklyn, NY	2020-11-30
Anna Libers	brooklyn, NY	2020-11-30

Name	Location	Date
Bernice Malone	Brooklyn, NY	2020-11-30
Gabriele Schafer-Fracaro	Brooklyn, NY	2020-11-30
Petula Hanley	Brooklyn, US	2020-11-30
Kevin Ambrose	Brooklyn, NY	2020-11-30
William Gresham Lang	Brooklyn, NY	2020-11-30
Felicia Jamieson	Brooklyn, NY	2020-11-30
Schellie Hagan	Brooklyn, NY	2020-11-30
Martha Lawler	Brooklyn, NY	2020-11-30
Peter Hume	Brooklyn, NY	2020-11-30
Aaron Champagne	Brooklyn, NY	2020-11-30
Suzanne Spellen	Troy, NY	2020-11-30
Loren Noveck	Brooklyn, NY	2020-11-30
Sonya McIlwain	Brooklyn, NY	2020-11-30
Rosaria Sinisi	Brooklyn, NY	2020-11-30
Jeremy Bohlen	Jackson Heights, NY	2020-11-30
Charles Moss	Brooklyn, NY	2020-11-30
doria wosk	miami, FL	2020-11-30
Sarah Spieldenner	Brooklyn, NY	2020-11-30
George Beane	New York, NY	2020-11-30
Nikki bethel	New York, NY	2020-11-30
Laala Matias	New York, NY	2020-11-30
Mary Beth Early	Brooklyn, NY	2020-11-30

Name	Location	Date
Joel Arnold	Brooklyn, NY	2020-11-30
DOLPHINE JACKSON	Brooklyn, NY	2020-12-01
Nicholas Lehmann	Brooklyn, NY	2020-12-01
Ine Lolomari	Brooklyn, NY	2020-12-01
Caite Hevner	New York, NY	2020-12-01
Sascha Beicken	Brooklyn, NY	2020-12-01
Robert Evans	Brooklyn, NY	2020-12-01
Arthur Schmidt	Brooklyn, NY	2020-12-01
Brian Ponto	Brooklyn, NY	2020-12-01
Rachel Selekman	Brooklyn, NY	2020-12-01
David Haslett	Brooklyn, NY	2020-12-01
Sam Messer	Brooklyn, NY	2020-12-01
Mary Franklin	Brooklyn, NY	2020-12-01
Renee Sheffey	Brooklyn, NY	2020-12-01
Gaya Shetty	Brooklyn, NY	2020-12-01
Jason Morrison	Brooklyn, NY	2020-12-01
Robert Jacobson	Brooklyn, NY	2020-12-01
Idris O'Brien	Brooklyn, NY	2020-12-01
Crystal Gabay	Brooklyn, NY	2020-12-01
Brian Hartig	Brooklyn, NY	2020-12-01
Sabrina Persaud	Brooklyn, NY	2020-12-01
Mary Hedge	Brooklyn, NY	2020-12-01

Name	Location	Date
Jeffrey Grannum	Dover, NJ	2020-12-01
Sabrina Brockman	Brooklyn, NY	2020-12-01
Brodie Woods	Brooklyn, NY	2020-12-01
Danielle Rouchon	Rosedale, NY	2020-12-01
Kevin O'Connor	Somers, NY	2020-12-01
Shawna Zanney	Brooklyn, OH	2020-12-01
Alan Barnett	New York, NY	2020-12-01
cary richardson	Brooklyn, NY	2020-12-01
Dan Aran	Brooklyn, NY	2020-12-01
Michelle Todd	Brooklyn, NY	2020-12-01
Linda Simmons	Brooklyn, NY	2020-12-01
Erin Ness	Brooklyn, NY	2020-12-01
Meow Mmeeooowww	Austin, TX	2020-12-01
Ruthven Farrell	Brooklyn, NY	2020-12-01
Andrea Lusso	Brooklyn, NY	2020-12-01
Michelle Sabin	Monroe, CT	2020-12-01
david franco	Brooklyn, NY	2020-12-01
Ferris Caldwell	Brooklyn, NY	2020-12-01
Steef Vandegevel	Brooklyn, NY	2020-12-01
Rhonda Hartley	Brooklyn, NY	2020-12-01
Victor Palacio	Brooklyn, NY	2020-12-01
Jason Agee	Brooklyn, NY	2020-12-01

Name	Location	Date
annabel reyes	Brooklyn, NY	2020-12-01
Daphne Clement palacio	Brooklyn, NY	2020-12-01
Elizabeth McClure	BROOKLYN, NY	2020-12-01
Cheryl Leacock	Brooklyn, NY	2020-12-01
Luz Bryan	Brooklyn, NY	2020-12-01
Nicole Dellarocca	Brooklyn, NY	2020-12-01
John Hanning	Brooklyn, NY	2020-12-01
christopher stack	Brooklyn, NY	2020-12-01
Marsha Blake	Brooklyn, NY	2020-12-01
Andrew Hayles	Brooklyn, NY	2020-12-01
arielle fenig	Brooklyn, NY	2020-12-01
Valentino Ellis	Brooklyn, NY	2020-12-01
Juliette Spertus	Brooklyn, NY	2020-12-01
kate h	Brooklyn, NY	2020-12-01
Amy Heffner	Brooklyn, NY	2020-12-01
Jan-Kristof Louis	Brooklyn, NY	2020-12-01
Danesha Gomes	New York, NY	2020-12-01
Brian Faleiro	Brooklyn, NY	2020-12-01
Freddy Melo	Brooklyn, NY	2020-12-01
Leslie Samuels	New York, NY	2020-12-01
Johanna Lasser	Brooklyn, NY	2020-12-01
Carl Tait	New York, NY	2020-12-01

Name	Location	Date
Enid Braun	Brooklyn, NY	2020-12-01
Colleen Heemeyer	Brooklyn, NY	2020-12-01
Weslyn Hinds	Bronx, NY	2020-12-01
Michael Geller	New York, NY	2020-12-01
Vince DeMaria	Brooklyn, NY	2020-12-01
Nicole Amodei	New York, NY	2020-12-01
Todd Dunham	Brooklyn, NY	2020-12-01
monique robinson	Brooklyn, NY	2020-12-01
Charles Grannum	Brooklyn, NY	2020-12-01
Ritza Miller	Brooklyn, NY	2020-12-01
Rashida Robinson	Brooklyn, NY	2020-12-01
Lea T	Brooklyn, NY	2020-12-01
Dina Alfano	Brooklyn, NY	2020-12-01
BabaFranklin Robinson	Brooklyn, NY	2020-12-01
Imani Dawson	Brooklyn, NY	2020-12-01
Fabian Acebal	Jackson Heights, NY	2020-12-01
R Jeffers	bklyn, NY	2020-12-01
Harry Pantelides	Brooklyn, NY	2020-12-01
DeVasha Lloyd	Brooklyn, NY	2020-12-01
Ty Saulsbury	Los Angeles, CA	2020-12-01
Ben Leese	Brooklyn, NY	2020-12-01
Alan Rosner	Brooklyn, NY	2020-12-01

Name	Location	Date
Ira Kluger	Brooklyn, NY	2020-12-01
Roxie Vizcarra	Buffalo, NY	2020-12-01
Vanessa P	New York, NY	2020-12-01
John Thomas	Brooklyn, NY	2020-12-01
Roger Jensen Jr	Bridgewater, NJ	2020-12-01
Andrea Green	New York, NY	2020-12-01
Edward Goldman	Brooklyn, NY	2020-12-01
Eartha Jackson	Fort Washington, MD	2020-12-01
Melissa Cisco	Brooklyn, NY	2020-12-01
HENRY BOWERS	glenville, NY	2020-12-01
Aaisha Khan	Brooklyn, NY	2020-12-01
Joan Thomas	Brooklyn, NY	2020-12-01
Jeremy Woodoff	BROOKLYN, NY	2020-12-01
Denise Manuel	Valley Stream, NY	2020-12-01
Roman Offengeym	Brooklyn, NY	2020-12-01
Marion Ntiru	New York, NY	2020-12-01
LaChrisa Osborne	Brooklyn, NY	2020-12-01
Tamita Brown	Brooklyn, NY	2020-12-01
George Nader	Brooklyn, NY	2020-12-01
Rich Story	Brooklyn, NY	2020-12-01
Amy Rameau	Brooklyn, NY	2020-12-01
Joshua Wujek	Brooklyn, NY	2020-12-01

Name	Location	Date
Sallie Sanders	Brooklyn, NY	2020-12-01
Clarence Lewis	Brooklyn, NY	2020-12-01
Steven M Wycoff	Phoenix, AZ	2020-12-01
Sheila Kennedy	Brooklyn, NY	2020-12-01
NaBintou Cherif	Queens, NY	2020-12-01
Daisy Soriano	Newark, NJ	2020-12-01
Jacqueline Maynore	Brooklyn, NY	2020-12-01
Amy Beacom	Brooklyn, NY	2020-12-01
Joanne Casey	Brooklyn, NY	2020-12-01
Fridal Edwards Edwards	Brooklyn, NY	2020-12-01
Terry Knickerbocker	Brooklyn, NY	2020-12-01
Vinh Mai	West Chester, OH	2020-12-01
Joseph Celestin	Selden, NY	2020-12-01
Mitzi Flexer	New York, NY	2020-12-01
Jessica Petruccelli	Brooklyn, NY	2020-12-01
Bleu Carter	Canton, MI	2020-12-01
Leatrice Saulsbury	Bridgewater, NJ	2020-12-01
Shani Newsome	Brooklyn, NY	2020-12-01
Mel Reveil	Brooklyn, NY	2020-12-01
Virginia Philpott	New York, NY	2020-12-01
Anita Taylor	Brooklyn, NY	2020-12-01
Iryna Goldstein	Brooklyn, NY	2020-12-01

Name	Location	Date
Julia Foster	Boston, MA	2020-12-01
Louisa Anderson	Brooklyn, NY	2020-12-01
Cheryl Williams	Brooklyn, NY	2020-12-01
Kristina Daley	Plainfield, NJ	2020-12-01
Shelley Victory	Brooklyn, NY	2020-12-01
Karl Danticat	Bronx, NY	2020-12-01
Jean Pierre	Brooklyn, NY	2020-12-01
Joan Pooser	Brooklyn, NY	2020-12-01
Mark Vo Hof	Brooklyn, NY	2020-12-01
Liza Murphy	Brooklyn, NY	2020-12-01
Devyn Shaughnessy	Brooklyn, NY	2020-12-01
Edith Doron	Brooklyn, NY	2020-12-01
Katrina Motch	Brooklyn, NY	2020-12-01
Cynthia Duncan	Brooklyn, NY	2020-12-01
Barry Stinson	Brooklyn, NY	2020-12-01
Robin Lester Kenton	Brooklyn, NY	2020-12-01
Andrew White	Brooklyn, NY	2020-12-01
Ducoste Lamothe Jr	Brooklyn, NY	2020-12-01
Stephen Hosannah	New York, NY	2020-12-01
Camille Ferguson	Sebastian, FL	2020-12-01
Mark Brinda	Brooklyn, NY	2020-12-01
Aida Sanchez	Gallatin, TN	2020-12-01

Name	Location	Date
Audie Joseph	Newington, CT	2020-12-01
Willy Nicolas	Merrick, NY	2020-12-01
Afiya Dawson	New York, NY	2020-12-01
Cindy Helen Brea	Brooklyn, NY	2020-12-01
Nailah Manns	Brooklyn, NY	2020-12-01
Lisa Moore	Brooklyn, NY	2020-12-01
Brian Royster	Laurelton, NY	2020-12-01
Kim Flodin	Brooklyn, NY	2020-12-01
Ana Levy	Brooklyn, NY	2020-12-01
Ariana Butler-Bass	Brooklyn, NY	2020-12-01
Joan Mahon	Brooklyn, NY	2020-12-01
Kim Davis	Brooklyn, NY	2020-12-01
Jacob Sherry	Brooklyn, NY	2020-12-01
Joseph Bayol	Brooklyn, NY	2020-12-01
Howard Gotfryd	Brooklyn, NY	2020-12-01
Steven Duvert	Brooklyn, NY	2020-12-01
Shana Cooper-Silas	Brooklyn, NY	2020-12-01
Tamika Louissaint	Brooklyn, NY	2020-12-01
Glenda Patterson	Brooklyn, NY	2020-12-01
Marshall Shuster	Brooklyn, CA	2020-12-01
Ann Friedman	Brooklyn, NY	2020-12-01
andre broady	queens, NY	2020-12-01

Name	Location	Date
Jessica Paul	Brooklyn, NY	2020-12-01
Jennifer Cox	Brooklyn, NY	2020-12-01
Shelley Coaxum	Brooklyn, NY	2020-12-01
Heudriss Turenne	Rosedale, NY	2020-12-01
Che Chisholm	Brooklyn, NY	2020-12-01
Bonda Lee-Cunningham	Brooklyn, NY	2020-12-01
Michael Watt	Bronx, NY	2020-12-01
Kamari Alexander	Brooklyn, NY	2020-12-01
Garnette Gibson	Brooklyn, NY	2020-12-01
David Ward	Brooklyn, NY	2020-12-01
Beverly Emmons	Brooklyn, NY	2020-12-01
Hillan Klein	Brooklyn, NY	2020-12-01
Timothy Wang	New York, NY	2020-12-01
Barbara Lewis-Conliffe	Brooklyn, NY	2020-12-01
Viola Maxwell	Brooklyn, NY	2020-12-01
Roxane Kramer	Brooklyn, NY	2020-12-01
Chinita Pointer	Orange, NJ	2020-12-01
Rocio Sanz	Nyack, NY	2020-12-01
Adam Shore	Brooklyn, NY	2020-12-01
Joanna Wong	New York, NY	2020-12-01
Tyrone Powell	Brooklyn, NY	2020-12-01
Danielle Pedras	New York, NY	2020-12-01

Name	Location	Date
Mary Symmonds	New York, NY	2020-12-01
Brooke Kaylor	Brooklyn, NY	2020-12-01
Tawana Hutchinson	Brooklyn, NY	2020-12-01
Jan Hoogenboom	Ridgewood, NY	2020-12-01
Elizabeth Ishii	Brooklyn, NY	2020-12-01
Kelly Patton	Brooklyn, NY	2020-12-01
Xian Zhang	Bronx, NY	2020-12-01
Kate Yale	New York, NY	2020-12-01
Hilda K Broady	BRONX, NY	2020-12-01
Shawn Davis	Brooklyn, NY	2020-12-01
Carl Shenton	Brooklyn, NY	2020-12-01
Sharon Greene	Brooklyn, NY	2020-12-01
Barbara Halper	Brooklyn, NY	2020-12-01
Elizabeth Mead	Brooklyn, NY	2020-12-01
stacey weihe	Brooklyn, NY	2020-12-01
Debra Ellison	Patchogue, NY	2020-12-01
Patricia Way	Brooklyn, NY	2020-12-01
Edmund Kim	New York, NY	2020-12-01
River Fields	Brooklyn, NY	2020-12-01
Jessica Jones	Brooklyn, NY	2020-12-01
Lisa Laek	Brooklyn, NY	2020-12-01
Marili Forastieri	Brooklyn, NY	2020-12-01

Name	Location	Date
Elise Davis	Brooklyn, NY	2020-12-01
Jan Lee	Manhattan, NY	2020-12-01
John Baumann	Brooklyn, NY	2020-12-01
Siim Hanja	New York, NY	2020-12-01
Kendel Shore	Brooklyn, NY	2020-12-01
Elaine Lamarre	Brooklyn, NY	2020-12-01
Kevin Smith	Brooklyn, NY	2020-12-01
Timothy Dobday	Brooklyn, NY	2020-12-01
Edward Zoubra	Brooklyn, NY	2020-12-01
Robert Ortiz	San Francisco, CA	2020-12-01
ronald greene	Brooklyn, NY	2020-12-01
EL Lago	Las Vegas, NV	2020-12-01
Makeda Huggins	New York City, NY	2020-12-01
Sybil Wright	Brooklyn, NY	2020-12-01
Nevin Patton	Brooklyn, NY	2020-12-01
Jonathan Lee	Brooklyn, NY	2020-12-01
Kirsten Theodos	New York, NY	2020-12-01
Peter Clutterbuck	New York, NY	2020-12-01
Julien Didier	Brooklyn, NY	2020-12-01
GLEND A WILLIAMS	Brooklyn, NY	2020-12-01
Jose Rodriguez	Brooklyn, NY, NY	2020-12-01
Joshua Mandelbaum	Brooklyn, NY	2020-12-01

Name	Location	Date
Michele Craig	Brooklyn, NY	2020-12-01
Deborah Warden-Hicks	New York, NY	2020-12-01
MICHELLE KROCHMAL	Brooklyn, NY	2020-12-01
Thomas Scully	Brooklyn, NY	2020-12-01
Robert Lee	Oceanside, NY	2020-12-01
Valery Brinda	Brooklyn, NY	2020-12-01
Noel Pointer	Denver, US	2020-12-01
Elizabeth Blaney	Saint Albans, NY	2020-12-01
justus Snyder	Brooklyn, NY	2020-12-01
Elena Haskins	Brooklyn, NY	2020-12-01
Phillip Newsom	New York, NY	2020-12-01
Caroline Connell Worrell	Brooklyn, NY	2020-12-01
Gil Ronen	Brooklyn, NY	2020-12-01
Anya Singh	Newark, NJ	2020-12-01
Tony Allen	Brooklyn, NY	2020-12-01
Charles Quimby	Brooklyn, NY	2020-12-01
Juliana Shinn	Bronx, NY	2020-12-01
Raymond Roach	Westfield, NJ	2020-12-01
Madeleine Harris	Brooklyn, NY	2020-12-01
Wayne H Hartley	Brooklyn, NY	2020-12-01
Orren Azani	US	2020-12-01
LESLIE BURNETT	Brooklyn, NY	2020-12-01

Name	Location	Date
Francois Balmelle	Brooklyn, NY	2020-12-01
Donna Thomas	Brooklyn, NY	2020-12-01
Ah Ling Neu	Brooklyn, NY	2020-12-01
Randy Causer	Brooklyn, NY	2020-12-01
Saundra Jenkins	Bear, DE	2020-12-01
David Robinson	Brooklyn, NY	2020-12-01
Enkay Iguh	Brooklyn, NY	2020-12-01
Greg Brooks	Brooklyn, NY	2020-12-01
Katherine Weller	Brooklyn, NY	2020-12-01
Joan Reutershan	Bronx, NY	2020-12-01
Hannibal Ahmed	New York, NY	2020-12-01
Jeffrey Levy	Brooklyn, NY	2020-12-01
Greg Todd	Paterson, NJ	2020-12-01
Lucy Baumrind	Brooklyn, NY	2020-12-01
martin baumrind	Brooklyn, NY	2020-12-01
Frank Lesser	Brooklyn, NY	2020-12-01
Vanessa McGuire	Big Sky, MT	2020-12-01
jonathan nagin	New York, NY	2020-12-01
Rajan Dumbhalia	San Francisco, CA	2020-12-01
H. Sadiki Waithe	Brooklyn, NY	2020-12-01
Tim Crean	Brooklyn, NY	2020-12-01
Wynta Huggins	Brooklyn, NY	2020-12-01

Name	Location	Date
Yvette Sandy	Brooklyn, NY	2020-12-01
Ava Barnett	Brooklyn, NY	2020-12-01
Taiwo Eli	Brooklyn, NY	2020-12-01
eric richey	Brooklyn, NY	2020-12-01
Khari Edwards	Brooklyn, NY	2020-12-01
Evan Greenfield	Brooklyn, NY	2020-12-01
Cassandra Solomon	Brooklyn, NY	2020-12-01
Judi Aronson	brooklyn, NY	2020-12-01
Ben Toure	Brooklyn, NY	2020-12-01
Juli Lopez-Castillo	Port Washington, NY	2020-12-01
Gabriella Fussner	New York, NY	2020-12-01
Abby Stern	Brooklyn, NY	2020-12-01
Calla Nelles-Sager	Brooklyn, NY	2020-12-01
Joann Bass	Bronx, NY	2020-12-01
Natalia Paez	Brooklyn, NY	2020-12-01
Donna Binder	NY, NY	2020-12-01
Kathryn Hwang	Brooklyn, NY	2020-12-01
Sasha Baumrind	Brooklyn, NY	2020-12-01
Sophie Milling	New York, NY	2020-12-01
Megan McGrath	Brooklyn, NY	2020-12-01
CARROLL FIELDS	Brooklyn, NY	2020-12-01
Emily Walshin	New York, NY	2020-12-01

Name	Location	Date
Chi Osse	Brooklyn, NY	2020-12-01
Linda Rivera	New York, NY	2020-12-01
Ethan Blinder	Maplewood, NJ	2020-12-01
Ian Kimmel	New Ulm, MN	2020-12-01
Cory Borgman	Brooklyn, NY	2020-12-01
Betty Feibusch	Brooklyn, NY	2020-12-01
Sarah Olcott	New York, NY	2020-12-01
Diana Deutsch	Brooklyn, NY	2020-12-01
David Hwang	Brooklyn, NY	2020-12-01
Heidi Cox	Brooklyn, NY	2020-12-01
Carolann Thompson	Brooklyn, NY	2020-12-01
Laura Holder	Brooklyn, NY	2020-12-01
Sarah Manzo	Long Beach, NY	2020-12-01
Christine blackburn	Brooklyn, NY	2020-12-01
Tore Knos	Brooklyn, NY	2020-12-01
Sam Fisher	Brooklyn, NY	2020-12-01
Mateo Lopez-Castillo	Brooklyn, NY	2020-12-01
Rachel Benoff	Brooklyn, NY	2020-12-01
kehinde Ellis	Brooklyn, NY	2020-12-01
Lisa HOCHSTADT	New York, NY	2020-12-01
Ingrid Lundgren	New York, NY	2020-12-01
Jennifer Sunshine	Brooklyn, NY	2020-12-01

Name	Location	Date
Luule Ananiassen	Trondheim, Norway, Norway	2020-12-01
Ramona Massena	Brooklyn, NY	2020-12-01
Hillary Henry	Columbia, MO	2020-12-01
Hali Lee	Brooklyn, NY	2020-12-01
Miguel Lopez-Castillo	New York, NY	2020-12-01
Marcella Gay	Brooklyn, NY	2020-12-01
Orlie Kraus	Brooklyn, NY	2020-12-01
Holly Moore	Brooklyn, NY	2020-12-01
Eric Albert	Brooklyn, NY	2020-12-01
Maya Bushell	Brooklyn, NY	2020-12-01
Khoi Vinh	Brooklyn, NY	2020-12-01
James Zankel	Brooklyn, NY	2020-12-01
Lucas DeGirolamo	Oakhurst, US	2020-12-01
Tatiana Berg	Bronx, NY	2020-12-01
Noah Cramer	Brooklyn, NY	2020-12-01
Grant Atkins	Brooklyn, NY	2020-12-01
Thomas Gubanich	BROOKLYN, NY	2020-12-01
Wendy Feuer	Brooklyn, NY	2020-12-01
Aida Crowley	Brooklyn, NY	2020-12-01
sera coblentz	Union City, NJ	2020-12-01
Jo Weber	Brooklyn, NY	2020-12-01
Peter Nigrini	New York, NY	2020-12-01

Name	Location	Date
Kenya johnson	brooklyn, NY	2020-12-01
Jeffrey Stern	Brooklyn, NY	2020-12-01
Alessandra Pilkington	New York, NY	2020-12-01
Monica Reyes	Brooklyn, NY	2020-12-01
Gabrielle Shubert	Brooklyn, NY	2020-12-01
Antoon Schollee	Brooklyn, NY	2020-12-01
Abby Goldstein	Brooklyn, NY	2020-12-01
Emma Burns	New York City, NY	2020-12-01
Lilly Robbins	New York, NY	2020-12-01
sarah romney	Brooklyn, NY	2020-12-01
Stephen Samaniego	Los Angeles, CA	2020-12-01
Naomi Berger	Brooklyn, NY	2020-12-01
Richard Robbins	New York, NY	2020-12-01
Tawana Hammond	Bklyn, NY	2020-12-01
Peter Vitakis	Brooklyn, NY	2020-12-01
Ronnie Ringel	Brooklyn, NY	2020-12-01
Chermaine Porter	Brooklyn, NY	2020-12-01
Katie Campbell	Brooklyn, NY	2020-12-01
Jesse Sergeant	New York, NY	2020-12-01
Susan Restler	Brooklyn, NY	2020-12-01
Nichole Thompson-Adams	New York, NY	2020-12-01
Miari Roberts	Brooklyn, NY	2020-12-01

Name	Location	Date
Cara Lathen	Bronx, NY	2020-12-01
Jesse Walker	Brooklyn, NY	2020-12-01
Rodney James	Brooklyn, NY	2020-12-01
Teresa Council	New York, NY	2020-12-01
Jim McLean	New York, NY	2020-12-01
LIANE VAN SLYCK	Brooklyn, NY	2020-12-01
Richard Williams	Brooklyn, NY	2020-12-01
Shawn Lewis	Brooklyn, NY	2020-12-01
H Wong	Buffalo, NY	2020-12-01
Andrea Geissler	Tempe, AZ	2020-12-01
Denise Covelle	Brooklyn, NY	2020-12-01
Macarena Rufin	Brooklyn, NY	2020-12-01
Raina Milling	New york, NY	2020-12-01
Jack Howard	New York, NY	2020-12-01
Yolanda Jackson	Brooklyn, NY	2020-12-01
Rita Kirsonis	Brooklyn, NY	2020-12-01
Wendy Tse	Brooklyn, NY	2020-12-01
Marc Ashmore	Brooklyn, NY	2020-12-01
Darrin Cirillo	Brooklyn, NY	2020-12-01
Zakiyah Coombs	brooklyn, NY	2020-12-01
MaryAnn Baumrind	Brooklyn, NY	2020-12-01
Warren Forman	Brooklyn, NY	2020-12-01

Name	Location	Date
Juliana Fusco	Brooklyn, NY	2020-12-01
Mahmud Ali	Bklyn, NY	2020-12-01
Roger J Plourde	New York, NY	2020-12-01
PHAJENETH THIN	Brooklyn, NY	2020-12-01
Deborah Millen	Brooklyn, NY	2020-12-01
Lloyd Archer	Brooklyn, US	2020-12-01
Shawn Walsh	Brooklyn, NY	2020-12-01
yodit smith	Brooklyn, NY	2020-12-01
Joseph Lenihan	Brooklyn, NY	2020-12-01
Marcy Rosenblat	Brooklyn, NY	2020-12-01
Anya Bernstein	New York, NY	2020-12-01
Jack May	Springfield, OH	2020-12-01
Camille Fanfair	Bronx, NY	2020-12-01
Kate Hollitscher	Maplewood, NJ	2020-12-01
Cassie Hill	Brooklyn, NY	2020-12-01
Shakayla Thomas	Compton, CA	2020-12-01
Jana Burdakova	Tallinn, Estonia	2020-12-01
Ms Brome	Brooklyn, NY	2020-12-01
Ans Heerdink	Brooklyn, NY	2020-12-01
A W	Bayside, NY	2020-12-01
Anne Stone	Brooklyn, NY	2020-12-01
Christopher Pensiero	Brooklyn, NY	2020-12-01

Name	Location	Date
Cynthia Nielsen	Brooklyn, NY	2020-12-01
Alan Berger	Brooklyn, NY	2020-12-01
Tanya Mikula	Bronx, NY	2020-12-01
Sherry Ceniza	Brooklyn, NY	2020-12-01
Elayne Archer	Brooklyn, NY	2020-12-01
Hilary Verni	Brooklyn, NY	2020-12-01
Quinn Shanahan	New York, NY	2020-12-01
Christine Nicholson	Brooklyn, NY	2020-12-01
Morgan Spencer	Franklin Lakes, NJ	2020-12-01
Stephanie Brooks	Brooklyn, NY	2020-12-01
Terry Boyce	Brooklyn, NY	2020-12-01
Clifford Fee	Brooklyn, NY	2020-12-01
Shamika Dowell	Brooklyn, NY	2020-12-01
Richelle Burnett	Bronx, NY	2020-12-01
Rena Grossfield	Brooklyn, NY	2020-12-01
Jack Warshaw	New York, NY	2020-12-01
Anne Bush	Brooklyn, NY	2020-12-01
Ladaysia Antrum	Brooklyn, NY	2020-12-01
Jonathan Weber	Brooklyn, NY	2020-12-01
Alyce Barksdale	Brooklyn, NY	2020-12-01
Anita Inz	Brooklyn, NY	2020-12-01
Brian Sullivan	Brooklyn, NY	2020-12-01

Name	Location	Date
Przemek Godycki	Brooklyn, NY	2020-12-01
James Bull	Brooklyn, NY	2020-12-01
Marjorie Bryant	Brooklyn, NY	2020-12-01
Marisa Bonnet	Brooklyn, NY	2020-12-01
Kathy Louie	New York, NY	2020-12-01
Cheryl Lawrence	Brooklyn, NY	2020-12-01
Jessica Awad	Brooklyn, NY	2020-12-01
Rev. Dr. Yvonne Ray	Arizona	2020-12-01
Bryan Comras	Brooklyn, NY	2020-12-01
Greg Bronn	Brooklyn, NY	2020-12-01
Daniel Rosen	New York, NY	2020-12-01
Brenda Cannon	Brooklyn, NY	2020-12-01
Sonya Harold	Brooklyn, NY	2020-12-01
Faren Siminoff	Brooklyn, NY	2020-12-01
Enrique Alie	Brooklyn, NY	2020-12-01
Viggo Clausen	Brooklyn, NY	2020-12-01
Damon Howard	New York, NY	2020-12-01
Gloria Donaldson	Brooklyn, NY	2020-12-01
Ali c	New York, NY	2020-12-01
Sam Bonning	New York, NY	2020-12-01
Derek Pavelcik	New York, NY	2020-12-01
Alice Sandgrund	Brooklyn, NY	2020-12-01

Name	Location	Date
Asli Bulbul	Brooklyn, NY, NY	2020-12-01
James Russell	New York, NY	2020-12-01
Muyee Alie	Brooklyn, NY	2020-12-01
Khem Brady	Brooklyn, NY	2020-12-01
James Sim	New York, NY	2020-12-01
Tara Averill	Brooklyn, NY	2020-12-01
Vilma Toranzo	Brooklyn, NY	2020-12-01
michelle rosenberg	new york, NY	2020-12-01
Jennifer Yaggy	Brooklyn, NY	2020-12-01
Mark Harris	Brooklyn, NY	2020-12-01
Sonya Farrell	Brooklyn, NY	2020-12-01
Nayah Yisrael	Brooklyn, NY	2020-12-01
Andrea Dibner	Brooklyn, NY	2020-12-01
Brian Carroll	Brooklyn, NY	2020-12-02
Karen Greenberg	Brooklyn, NY	2020-12-02
Jacqueline Weekes	Bronx, US	2020-12-02
Irving Pantin	Brooklyn, NY	2020-12-02
Edward Russell	Brooklyn, NY	2020-12-02
Katheryn Monthei	Brooklyn, NY	2020-12-02
Nancy Rhindress	Brooklyn, NY	2020-12-02
Brandon Tan	New York, NY	2020-12-02
Joe Smith	Brooklyn, NY	2020-12-02

Name	Location	Date
Henry Chiu	Flushing, NY	2020-12-02
Karol Nielsen	New York, NY	2020-12-02
John Chassaniol	New York, NY	2020-12-02
Karen Miller	Brooklyn, NY	2020-12-02
Betty Davis	Ny, NY	2020-12-02
Karen Statman	Sterling, VA	2020-12-02
Kenya Jiu	Brooklyn, NY	2020-12-02
Adam Forgash	Brooklyn, NY	2020-12-02
Andrew Watts	Brooklyn, NY	2020-12-02
Rebekah DeMaria	Brooklyn, NY	2020-12-02
Mark Smith	Brooklyn, NY	2020-12-02
Stephanie Gorman	Brooklyn, NY	2020-12-02
Jason Banrey	Brooklyn, NY	2020-12-02
Mitradyal Permaul	Lynbrook, NY	2020-12-02
Justin Banrey	New York city, NY	2020-12-02
Kim Baker	Brooklyn, NY	2020-12-02
Dale Hunter	Edinboro, PA	2020-12-02
Christopher Castano	New York, NY	2020-12-02
Melanie Conrad	Brooklyn, NY	2020-12-02
Sali Shibilo	Brooklyn, NY	2020-12-02
Loree Vann	New York, NY	2020-12-02
Brenda Caldwell	New York, NY	2020-12-02

Name	Location	Date
Jan Halper	Brooklyn, NY	2020-12-02
Josephine Phillips	New York, NY	2020-12-02
Elliot Ramos	Brooklyn, NY	2020-12-02
Ocean Lo	Brooklyn, NY	2020-12-02
Pamela Moore	Brooklyn, NY	2020-12-02
Charles Byer	White Plains, NY	2020-12-02
Valerie Williams	Brooklyn, NY	2020-12-02
gigi jones	ny, NY	2020-12-02
Caesar Magesis	Brooklyn, NY	2020-12-02
Linda Patterson	Brooklyn, NY	2020-12-02
John Swiatek	Brooklyn, NY	2020-12-02
Hanne Termote	Brooklyn, NY	2020-12-02
Maier Bianchi	Brooklyn, NY	2020-12-02
Amy Hollis	Brooklyn, NY	2020-12-02
Cynthia lee	Brooklyn, NY	2020-12-02
Cesar DIMAS	Brooklyn, NY	2020-12-02
Alicia Salzer	Brooklyn, NY	2020-12-02
Gregory Anderson	Brooklyn, NY	2020-12-02
Treasure Neal	Brooklyn, NY	2020-12-02
Eric Nathaniel	Brooklyn, NY	2020-12-02
Colin hull	Brooklyn, NY	2020-12-02
Alexandra Blandon	Brooklyn, NY	2020-12-02

Name	Location	Date
George Fesser	NYC, NY	2020-12-02
Ban Leow	Brooklyn, NY	2020-12-02
Ken Odeyemi	Brooklyn, NY	2020-12-02
Erick Granda	Brooklyn, NY	2020-12-02
Leigh Cohan	cary, NC	2020-12-02
Ezell Witherspoon	Brooklyn n y, NY	2020-12-02
Victoria Prindiville	Mattituck, NY	2020-12-02
Velvet Boston	Middletown, DE	2020-12-02
Clayton Nelson	Brooklyn, NY	2020-12-02
Gracia Imboden	Brooklyn, NY	2020-12-02
Cherylann Howard	Brooklyn, NY	2020-12-02
Jennifer and James Kalb	Brooklyn, NY	2020-12-02
Shanita Wells	BROOKLYN, NY	2020-12-02
Yasmine Tasoulas	Brooklyn, NY	2020-12-02
Fai Walker	Brooklyn, NY	2020-12-02
Okey Onye	Brooklyn, NY	2020-12-02
Tamar Davis Davis	Brooklyn, NY	2020-12-02
Nadine Adamson	Brooklyn, NY	2020-12-02
Michelle Allen	Brooklyn, NY	2020-12-02
Monique Fisher	Brooklyn, NY	2020-12-02
Darnell Thornton	Brooklyn, NY	2020-12-02
David Larsson	Bronx, NY	2020-12-02

Name	Location	Date
J Fullard	New York, NY	2020-12-02
Rich Parker	Brooklyn, NY	2020-12-02
Merlene Nelson	Brooklyn, NY	2020-12-02
Suzanne DeBrango	Brooklyn, NY	2020-12-02
Christian Loubek	Brooklyn, NY	2020-12-02
sheila hollingsworth	Yonkers, NY	2020-12-02
Gonzalo CARBAJO	Brooklyn, NY	2020-12-02
Clare Carter	Brooklyn, NY	2020-12-02
Danielle Rambert	Brooklyn, NY	2020-12-02
cristiano morroi	brooklyn, NY	2020-12-02
Penelope Jastrey	Brooklyn, NY	2020-12-02
Earl Rochester	New York, NY	2020-12-02
Orlando Vivas	Brooklyn, NY	2020-12-02
Brenda Smith	Brooklyn, NY	2020-12-02
Lyle Kula	Brooklyn, NY	2020-12-02
Marcus Edward	New York, NY	2020-12-02
Catarina Uceta	Brooklyn, NY	2020-12-02
Nayeli Bagua	Brooklyn, NY	2020-12-02
Kareem Varlack	Brooklyn, NY	2020-12-02
Joshua Golan	Brooklyn, NY	2020-12-02
Marta Grochowska	Brooklyn, NY	2020-12-02
Astisya Siswanto	New York, NY	2020-12-02

Name	Location	Date
John Sweeney	Brooklyn, NY	2020-12-02
kristin mozeiko	brooklyn, NY	2020-12-02
Elizabeth McHugh	Brooklyn, NY	2020-12-02
Eleanor Garlow	Brooklyn, NY	2020-12-02
Adam Chou	New York, NY	2020-12-02
Nikki Bartlett	Port Jervis, NY	2020-12-02
Vivian Epstein	Brooklyn, NY	2020-12-02
Clara Rubio	New York, NY	2020-12-02
Daniel Davidson	Brooklyn, NY	2020-12-02
Willie Watkins	Brooklyn, NY	2020-12-02
Patrick M. Donovan	Brooklyn, NY	2020-12-02
Ryan Kelley	Brooklyn, NY	2020-12-02
Josie Nisbett	Brooklyn, NY	2020-12-02
Joyce Harte	Brooklyn, NY	2020-12-02
Jenn Macksoud	Brooklyn, NY	2020-12-02
Theo Stewart-stand	Brooklyn, NY	2020-12-02
Renee campo	brooklyn, NY	2020-12-02
James Kalb	Lake Worth, FL	2020-12-02
Raymond Teng	Union City, NJ	2020-12-02
Terri White	Brooklyn, NY	2020-12-02
Josanne Lopez	Brooklyn, NY	2020-12-02
Michael Brooks	Brooklyn, NY	2020-12-02

Name	Location	Date
Margaret Kelley	Rockaway Park, NY	2020-12-02
Mark Goldfield	Brooklyn, NY	2020-12-02
Johanna Bauman	Brooklyn, NY	2020-12-02
Kristie Lutz	Brooklyn, NY	2020-12-02
Mira Boyer	Fort Lauderdale, FL	2020-12-02
Joseph Verni	Brooklyn, NY	2020-12-02
Mihal Levinas	Bethesda, MD	2020-12-02
J Allison Crockett	Brooklyn, NY	2020-12-02
Dan Flores	Brooklyn, NY	2020-12-02
Kathleen Samuelson	Mount Prospect, IL	2020-12-02
Charlene Clarke	Brooklyn, NY	2020-12-02
shane neufeld	Brooklyn, NY	2020-12-02
Litzy Granda	Brooklyn, NY	2020-12-02
Elizabeth Mogel	Brooklyn, NY	2020-12-02
waldemar kawalko	brooklyn, NY	2020-12-02
Hazel Martinez	Brooklyn, NY	2020-12-02
Linda Quigley	Bronx, NY	2020-12-02
Yvonne Thomas	brooklyn, NY	2020-12-02
Ken Mandelbaum	Brooklyn, NY	2020-12-02
Darrell Oliver	Brooklyn, NY	2020-12-02
Bridget Williams	Brooklyn, NY	2020-12-02
Kate Pollock	New York, NY	2020-12-02

Name	Location	Date
Myhala Herrold	Pittsburgh, PA	2020-12-02
William Francis	Brooklyn, NY	2020-12-02
Jeffrey Chu	Brooklyn, NY	2020-12-02
Gregory Schneiderman	Brooklyn, NY	2020-12-02
Katie Patterson	Berkeley, CA	2020-12-02
Brenna Peters	San Jose, CA	2020-12-02
M Claudius McLeod	US	2020-12-02
Luna Chen	New York, NY	2020-12-02
Monique Spence	Jamaica, NY	2020-12-02
Mary Ann Fitzgerald	Brooklyn, NY	2020-12-02
Michelle Sidrane	Brooklyn, NY	2020-12-02
Maria Schoenhammer	New York, NY	2020-12-02
Jane Karr	Brooklyn, NY	2020-12-02
Paul Grosvenor	Brooklyn, NY	2020-12-02
James Viscardi	Brooklyn, NY	2020-12-02
Yekaterina Mozgovoy	Brooklyn, NY	2020-12-02
Kathleen Springer	Brooklyn, NY	2020-12-02
Pandora L	Bayside, NY	2020-12-02
jenny chan	Brooklyn, NY	2020-12-02
Margot Brandenburg	Brooklyn, NY	2020-12-02
Niki Marcheggiani	Brooklyn, NY	2020-12-02
Rome Neal	Brooklyn, NY	2020-12-02

Name	Location	Date
Bryan Wizemann	Brooklyn, NY	2020-12-02
Jessica Viola	Brooklyn, NY	2020-12-02
Brandy Brown	Brooklyn, US	2020-12-02
Nadia Jarrett	Brooklyn, NY	2020-12-02
Kate Perry	Brooklyn, NY	2020-12-02
Revitalize BRAC	The Bronx, NY	2020-12-02
Elana Rinsler	Brooklyn, NY	2020-12-02
e lobel	Bryn Mawr, PA	2020-12-02
Shante Burrell	Westbury, NY	2020-12-02
Leslie Smith	Brooklyn, NY	2020-12-02
Marj Kleinman	Brooklyn, NY	2020-12-02
Barbara Plimpton	Brooklyn, NY	2020-12-02
Beth Kneller	Brooklyn, NY	2020-12-02
Amy Margolis	Brooklyn, NY	2020-12-02
Monica Faissal	Brooklyn, NY	2020-12-02
ali khan	brooklyn, NY	2020-12-02
andrew williams	Brooklyn, NY	2020-12-02
Eva Eckert	Stamford, CT	2020-12-02
Marion Morgenthal	Brooklyn, NY	2020-12-02
Susan Boyle	Brooklyn, NY	2020-12-02
William Harper	Brooklyn, NY	2020-12-02
Adesola Tella	Brooklyn, NY	2020-12-02

Name	Location	Date
Stacey Shea	Brooklyn, NY	2020-12-02
Judith Dean	Brooklyn, NY	2020-12-02
Ariel Rey	Brooklyn, NY	2020-12-02
Maren Stange	Brooklyn, NY	2020-12-02
Julani Benjimin	Brooklyn, NY	2020-12-02
Jannina Norpoth	Brooklyn, NY	2020-12-02
Kara Park	Brooklyn, NY	2020-12-02
Meredith STATON	Brooklyn, NY	2020-12-02
Ian Udulutch	Minneapolis, MN	2020-12-02
Joseph Napoli	Brooklyn, NY	2020-12-02
Miyoung Song-Carroll	New York, NY	2020-12-02
Barbara Barefield	Detroit, MI	2020-12-02
Bethany Bristow Bristow	Brooklyn, NY	2020-12-02
Roger Manning	New York, NY	2020-12-02
Rose B	brooklyn, NY	2020-12-02
dannika pam	Queens, NY	2020-12-02
Amanda Crandall	New York, NY	2020-12-02
Joseph Onorato	New York, NY	2020-12-02
Veronica Nero	Brooklyn, NY	2020-12-02
Judy Tom	Brooklyn, NY	2020-12-02
Michael Grumet	Brooklyn, NY	2020-12-02
Kair White	Camarillo, CA	2020-12-02

Name	Location	Date
Mary Bautista	New York, NY	2020-12-02
Barbara Philipson	Brooklyn, NY	2020-12-02
WALLACE NILES	Brooklyn, NY	2020-12-02
Naomi Scheuer	New York, NY	2020-12-02
Tamela Murphy	Gardena, CA	2020-12-02
David Lerner	New York, NY	2020-12-02
Roslyn Huebener	Brooklyn, NY	2020-12-02
Ruvan Wijesooriya	New York, NY	2020-12-02
Berton Ridley	Brooklyn, NY	2020-12-02
Janel Fung Kral	Brooklyn, NY	2020-12-02
Mike Odom	Bangor, PA	2020-12-02
Gabe Godin	Brooklyn, NY	2020-12-02
Amanda Smith	Winnipeg, Canada	2020-12-02
Linda Perry	New York, NY	2020-12-02
Roger Gill	Brooklyn, NY	2020-12-02
Sharon Marcus	Brooklyn, NY	2020-12-02
Marisa Rizzo	Newtown, CT	2020-12-02
Harjot Bassra	Brooklyn, NY	2020-12-02
Michael Davis	Brooklyn, NY	2020-12-02
Jana Potashnik	Brooklyn, NY	2020-12-02
Linda Nielsen	Stamford, CT	2020-12-02
Minna Kotkin	New York, NY	2020-12-02

Dear Honorable Council Members,

As your constituents and HDFC shareholders, We are contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. We ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

We strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Board of Directors

2728 Broadway HDFC

New York, NY 10025

12/02/2020

To the council members;

I would like to voice my opinion on the sprinkler proposal issue.

I am a small landlord with 14 tenants. I am hardly getting by with some tenants taking advantage of the current covid situation, and have not been paying rent now for almost 10 months.

As it is I am hardly getting by, with stabilized apartments, some paying way below market rents, and no way to raise the rents, to meet my ongoing obligations.

I beseech and beg for you, not to let this proposal pass, as it will be a huge cost, and will possibly have me hand over the keys to the bank. It would also be a huge job to break open hallways, ceilings, floors and would create an enormous amount of discomfort for the tenants, as well as it being cost prohibitive for such a small building of 14 tenants.

Thank you for your time,

Abe Ackerman, owner
917 776 3979

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Sincerely,

Adam Keene
317 East 3rd Street #14
New York NY 10009
HDFC Co-op Member for 15 years

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without

government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Adrian Cunningham

1777 Madison Ave
NY NY 10026

<http://www.adriancunningham.com/>

<http://professorcunninghamjazz.com/>

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Alan E Salz
135 East 74th Street
New York, NY 10021

To: City Council Committees on Housing and Buildings and Fire and Emergency Management

Re: Intro. 1146-B from Council Member Barry Grodenchik

I understand that there is a proposal to force building owners to retrofit older buildings with sprinkler systems by 2029. New buildings are already built from the ground up with fire suppression systems in place.

I am a third generation Italian American who's family has owned a small 5-story walkup in Historic Little Italy, lower Manhattan for 59 years.

The building was built sometime between 1880-1900. We have been exempted from having a sprinkler system because we are an "old law" building and therefor grandfathered into that exemption. I believe there was a reason for this, that being that the government had decided years ago that the cost of re-engineering older buildings, not built to accommodate water towers on their roofs was too expensive, plus the risk to tenants in residence during a complete reengineering of a building was too great to warrant it. In our case the cost of work throughout the building, building a newly engineered roof and water tower, would be well over \$100,000. I am not confident that our roof would not collapse into the building with the weight of a water tower on top, destroying the building and killing tenants.

This is our only building. It is a small business and the only means of income for my family. Our business has not received a reduction of any kind in real estate taxes, mortgage payments, water bills, insurance, or any other expense during the pandemic.

To make ends meet, I have taken no salary and I have furloughed the super. Because I own the building, I do not qualify for unemployment, or bonus moneys available during the pandemic.

10 of our 17 residential tenants have either vacated at the end of their lease, broken their lease or not paid rent. Due to the pandemic, new rents are 2/3 of what the old rents were. I granted our 2 commercial spaces 4 months free rent to help them stay afloat. They then requested a 33% reduction in their rent (which I granted) and they may still have to vacate.

I will be using over \$100K in new loans in order to cover basic bills. As it is, I don't know how I will pay back those additional loans with interest, considering the businesses income has been reduced to roughly 2/3 of what it was and I cannot work for free indefinitely to support the business. I know I will not have the funds to install a sprinkler system, so what you are proposing will put us out of business.

During a this pandemic you should instead focus your efforts to assist property owners (as well as tenants) to get through the pandemic intact.

Thank you, Alex Rupert Community Board 2

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Sincerely,
Alexander S. Vadoros

35 Mt. Morris Pk. W. - PH
New York, NY 10027
917 553 5019

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter,

Alfonso Rogel-Asencio
HARAMBEE Mutual HDFC
991 Amsterdam Avenue, #6
New York, NY 10025
alfonsorogel@hotmail.com

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet tall in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement - and impossible to pay for - and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

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Thank you for your attention to this important matter.

Alfred Heinemann
534 East 11th Street HDFC
New York, NY 10009

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Alice Jump
300 West 108 Street
NYC

To whom it may concern

Regarding 1146 – B a proposed new law requiring fire extinguishing sprinklers in all residential buildings 40 feet tall or higher.

1146-B is tantamount to red-lining in 2020.

My name is Alicia Salzer and I am a resident of and owner of a landmarked brownstone built in 1893 in a historic tract in Crown Heights. I have recently moved to this area and cherish the opportunity to have stewardship of a beautiful antique home. I also cherish my neighbors, and the community we have here. Largely African American/ Caribbean our neighborhood thrives with Caribbean culture and pride. Many of my neighbors bought their homes from the state years ago when the neighborhood was extremely dangerous and those now landmarked homes were abandoned and neglected. On modest incomes, they have preserved and restored those homes which have provided sanctuary for generations.

Most of my neighbors are older folks. Proud homeowners who despite relentless systemic racism, despite red-lining, despite every attempt to prevent people like them from having a slice of the American dream...have managed to achieve the dream of home ownership.

Crown Heights and Bedford Stuyvesant is one of the largest areas of historic preserved intact brownstones in our country. For several miles in each direction, blocks are lined with magnificent brownstones filled with Victorian fretwork and stained glass, marble mantles and hand crafted detail that would sell for \$7 million in the west village, \$4 million in park slope. But my neighbors, due to their life long hard work, their persistence through times of violence and crime, and their dedication to their homes and families, own their homes outright, to pass on to their ancestors... Just as real estate prices are finally rising to reflect the nature of these homes and the character of our neighborhood. This is a magnificent legacy they have EARNED. And this law will deprive them of this opportunity.

Most of my neighbors do not have the \$50,000 plus that it would cost to install fire sprinklers. I am a physician in a 2 income household with 2 children and I myself would find it very hard to afford this expense. But for most of my neighbors this expense would force them to sell.

And who would buy?

Developers would buy. They would turn these one and two family homes in to 4 family apartments or the ever-present 8 unit air bnb's that developers love to build in our neighborhood to offset their investments. Magnificent historic detail is ripped out as white boxes are created with maximal rental potential. Gentrification has already taken its toll here. But this law would be the guillotine that would end it all for the families, mostly people of color, who are homeowners in our neighborhood.

In addition, please be aware that, as old as they are, all of our homes contain lead paint. At present it is safely ensconced deep in walls and under layers of newer paint. But once those walls are opened to create plumbing for these new fire extinguishers, one also has the added

expense and risk of lead mitigation. These homes are not made of sheetrock and laminate flooring. They are made of Victorian plaster and lathe, intricate parquet, ornate plasterwork detail. And in those walls is lead.

As a physician I am aware that the city's Department of public health has already undertaken significant efforts to combat the issue of lead poisoning in children and Crown Heights has the highest incidence in the city. It has been identified that the etiology of this issue in our neighborhood is the presence of ill maintained low rent, rental buildings run by so called 'slumlords' who renovate without proper lead remediation and who fail to maintain the integrity of their walls, thus exposing old lead paint. Lead poisoning is enough of an issue in this neighborhood that the city already has a task force assigned to this topic alone. Imagine what will happen when every single household must open their walls to install new sprinklers, at a cost that is *already* prohibitive. I predict nearly every single household will then have exposed their environment and its youngest inhabitants to lead. It can't be possible that the imagined benefit of fire prevention really be worth the lifetime of cognitive and other health deficits our children will sustain? Is the department of education prepared to meet the needs of whole communities of children with learning delays due to lead exposures they sustained due to these laws?

In addition, it has been brought to my attention by neighbors who already have sprinklers (because their homes were once rooming houses, SRO's or 3 family dwellings), that once one has sprinklers, it seems to be a yearly invitation for the fire department to inspect and find cause for fines. One neighbor, whose 2 family brownstone does not even currently *need* sprinklers, Was recently inspected by the fire department and was told she needed to install at her own expense, backflow regulators at the level of the street, along with other upgrades which cost her \$20,000. It is the opinion of many of my neighbors, that fining people for their fire sprinklers, like issuing parking tickets, is a significant source of revenue. Our neighborhood has had enough.

When the city wants to build shelters and drug treatment centers, they build them in our neighborhood. Bed Stuy and Crown Heights already have some of the highest concentration of these services of any neighborhood in New York. Our schools offer a paltry number of Gifted and Talented programs compared to wealthier, more White neighborhoods. And the condition of our parks compared to wealthier neighborhoods makes it very clear that the city and state's priorities are to enhance wealthy primarily White neighborhoods and to do everything possible to prevent primarily Black neighborhoods from thriving.

Home ownership, and the ability to build equity in one's home, is the primary way that American's build intergenerational wealthy and achieve the American Dream and for too long people of color have been deprived of this. **Here in Crown Heights my neighbors have beat the odds. They stood fast through riots, gang violence and high crime. They managed to maintain their homes even when landmarking suddenly made it incredibly costly to do so.**

Every day homeowners on my block rake their leaves themselves, shovel their snow themselves and tend their roses in the front yard with pride. But this law, 1146-B, which would require elderly retired homeowners to install \$50,000 worth of sprinklers in their homes, followed by costly lead remediation, would force these proud home-owners to sell their homes or face interminable fines. After all that homeowners in Crown Heights and Bedford Stuyvesant have endured in order to own their own homes, this will bring them to their knees.

1146-B is tantamount to redlining in 2020.

Many of us white people were children when it happened last and unaware it was occurring. But it is happening again right before our eyes in 2020 and I urge all to join me in not allowing it to happen again. Couched as fire safety, a cause anyone can get behind, is a law that will force elderly, lower income families out of their generational homes, that will deprive the ancestors of those people the benefit of their elders hard work and wise investments and that will expose thousands of children, to toxic lead levels and the lifetime of medical and cognitive sequellae that entails.

Alicia Salzer MD
925 Sterling Place
Crown Heights

From: allison ross <ahr5pal@gmail.com>

Date: December 1, 2020 at 4:55:03 PM EST

To: district36@council.nyc.gov, BGrodenchik@council.nyc.gov, Helen@helenrosenthal.com, D09perkins@council.nyc.gov, kpowers@council.nyc.gov

Subject: **Objection to Proposed Bill Int 1146B**

Dear Council Members:

We are your constituents (specifically of Keith Powers) residing at 1158 Fifth Avenue and we are writing to you to express our concern about Intro 1146B requiring the installation of a sprinkler system in every residential building in New York City.

Fire safety is one of our top concerns, but this bill, requiring the installation of sprinkler systems in all apartments, is excessively costly, will disrupt the lives of the residents of our building, and will require the removal of asbestos within the walls and ceiling of our building, which has been dormant for a half century and is not required to be disturbed. The bill would force senior citizens and residents with health conditions to move to a new place temporarily. After the work is completed the residents would have to pay to have their possessions cleaned and the walls and ceiling repainted. Early estimates suggest it will likely cost at least \$1.3 million to do these upgrades in a 50-unit apartment building.

Additionally we will be hit with these costs at the exactly same time that we have to expend extraordinary amount of money first meeting New York City's environmental requirements to reduce our carbon footprint by 40% and then meeting New York State's environmental regulations of making the building carbon free.

We simply do not have the money to do these upgrades without financing from banks who are reluctant to make loans in New York City due to actions by the state legislature, which has created problems getting appraisals.

If all of this is not bad enough, the proposed Bill contains fines of \$10,000 a day for buildings with more than 25 units. This would be on top of the fines imposed for failing to meet the requirements of the Greenhouse Gas Emissions Bill that the Council pegged at fifty cents a square foot which for a 100,000 square foot building would be \$600,000 a year.

All of these unfunded mandates emanating from the Council is making New York unaffordable for the middle income residents of most cooperatives and condominiums. How many more of these expenses cause another 350,000 residents to flee to other states?

Please consider the cost of your mandates before increasing the burden being placed on your constituents.

Very truly yours,

Allison and David Ross

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Allison Doenges
Secretary, Board of Directors
157 West 123rd Street HDFC

157 W 123rd St, Apt 3A
New York, NY 10027

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Thank you for your attention to this important matter.

Alyson Palmer
153 1/2 Stanton St. HDFC
NY NY 10002

Dear Honorable Council Members,

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Thank you for your attention to this important matter.

Amalia Daskalakis
317 East 3rd Street #13
New York, NY 10009

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Amy L. Harbo
409 Edgecombe Avenue 5D
New York, NY 10032

Dear Council Member,

I am a small property owner. Safety is my top priority. However, Intro 1146-B would result in my tenants living in a construction zone for a prolonged period of time and devastate me.

We need common sense solutions. Have you ever had to get a simple water leak repaired in your home? If so, you were probably shocked at how much work it required to replace just one part of the pipe or drain (i.e. cutting open the walls, ceilings, floors and large enough to allow the plumber to fit his/her body in) and how disruptive it was to you as an occupant (i.e. working around your schedule to give access to the apartment, the debris & dust created by opening a hole and then having another contractor subsequently come in to sheetrock, patch, and paint requiring multiple visits). Imagine that but instead of just one spot, it was throughout the building from the basement, through each floor, to the roof and from each floor, branching into each apartment, into every room. Imagine living through that for one, two, or three years. It is highly disruptive construction-intensive work to do while people are residing in the building.

Not only that, but how do you expect owners to pay for this? Even for the smallest property, this will cost no less than tens of thousands of dollars and easily into the six-figure range or even the seven-figure range. 2019 HSTPA and COVID-19 has significantly severed rent and many owners are not collecting any rent at all, while also trying to cover the ever-increasing property taxes, and operating expenses. Property owners are being suffocated in every way possible.

Please VOTE NO TO INTRO 1146B. Safety is my main concern too but the Intro 1146B is insane. We need common sense solutions. This proposal would be devastating to tenants and owners and create a lot of unnecessary havoc on people's lives.

Sincerely,

Ana Grier Cutter Patel

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Ana Juarbe, Harambee Mutual HDFC
991 Amsterdam Ave # 5, NYC 10025

Please help us remain in our homes.

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet tall in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement - and impossible to pay for - and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Andrea Weiland

534 E. 11th st . #29

NY NY 10009

NY 917.328.1494

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. **I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.**

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Andrew Darwin
102 Avenue B
New York, NY 10009
Your Address

HDFC co-ops oppose Sprinkler intro 1146

Dear council members,

Please do not support this bill. We are an HDFC already just squeaking by with repairs necessary for our 35 year old roofs, boilers and sewer lines. This would literally kill us. In an ideal world all buildings would have sprinkler systems but some of us just cannot afford it. Affordable housing cannot survive with unfunded mandates from the city council.

Thanks for your consideration

Andrew Monteleone
Windsor Terrace HDFC
471 17th st.
Brooklyn, NY 11215

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Andy Melvin
30 East 9th Street, NY, NY

New York City Council
Committee on Housing and Buildings
Committee on Fire and Emergency Management

RE: [1146-B](#)

In the midst of an historic pandemic and the ensuing economic crisis, government should be working hard to make lives easier for New Yorkers, not add additional burdens without an argument for absolute necessity.

The proposed [NYC Council Bill](#) masquerades as a benign improvement to fire safety in residential buildings that could also provide a modest boost to contractors and architects. But at its heart, it threatens to add costs and regulatory burdens in the middle of a pandemic that has already caused widespread mortgage delinquencies. For some, it could result in repossessions. For others, this could be yet another reason to sell and get out of the city. Both could add to gentrifying forces. Implementation is set to begin on December 20, 2020, in just two weeks.

The public deserves to have answers to common-sense questions:

- Why was the 40-foot height selected? It appears to deliberately target rowhouses and brownstones across New York City.
- Is there a fire safety issue in buildings in this category? If so, the public deserves to see data about fire safety in buildings by height, and how it compares to fire safety in other building categories.
- Why is there a one-sized-fits-all penalty? The civil penalty of \$250 per day for non-compliance is onerous, especially for homeowners of modest means, including retirees, and everyone whose resources are strained by COVID.
- Why isn't there a city program to help provide low-cost financing or property tax relief for improvements that benefit everyone?
- How will owners of homes with historic interiors reasonably address the sprinkler requirement?

As [Brownstoner](#) reported,

“Many homeowners are unlikely to have funds on hand to comply with the law, and will face steep fines for non compliance, potentially resulting in forced sales or liens and foreclosures. The law is likely to be especially devastating to longtime property owners, which includes many Black households in central Brooklyn, and tenants in naturally occurring affordable housing.”

I urge the Council to delay implementation of this bill until the questions above can be answered and certainly after the pandemic subsides and the city is on track to recovery. I further urge the Council to consider:

- Amending the bill to focus on number of units, rather than height
- Providing meaningful financial and expertise assistance to homeowners
- Consider explicitly “grandfathering” in pre-existing non-conforming conditions

The city has been staggered by the Covid body blow, but why must it suffer self-inflicted wounds? Covid reveals the failure of government writ large to protect its people from the scourges of this pandemic and the resulting economic crisis. Government actions that fail to take into account the toll of this pandemic further tear at the fabric of our city.

Yours truly,

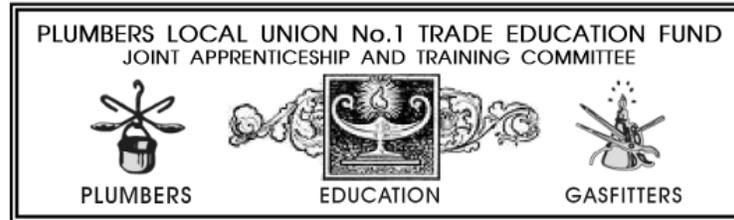


Art Chang

Candidate for Mayor of New York City

MICHAEL APUZZO
JATC Co-Chair - Labor

Ph. (718) 752 - 9630



VINCENT ASPROMONTE
JATC Co-Chair - Management

Fax (718) 752 - 9634

PLUMBERS & GAS-FITTERS TRAINING CENTER
UA LOCAL UNION No. 1 of NEW YORK CITY
37-11 47th Avenue, Long Island City, N.Y. 11101

ARTHUR O. KLOCK JR.
Director of Trade Education

To: NYC Council Committee on Housing & Buildings

From: Arthur O. Klock Jr., Director of Trade Education

Date: December 2, 2020

Re: Testimony on Committee Agenda

My name is Arthur O. Klock Jr. and I am the Director of Training for the Plumbers Local Union No.1 Trade Education Fund.

I would like to propose an important modification to Local Law 152 of 2016 which mandates periodic inspection of building gas piping. These vital inspections are typically performed by the employees of a licensed Master Plumber. It is vitally important that these employees are carefully vetted as to their qualifications and experience. Many of our members have been tasked with conducting the initial periodic inspection of a gas piping system on behalf of their employing licensed Master Plumber, and this has exposed an oversight in the law and subsequent department rules.

Frankly speaking, this is a very important task to assign to any employee, and we are concerned that the existing law and the subsequent department rules do not clearly delineate the training and experience of an individual who may be tasked with this important gas safety assignment by an employing licensed Master Plumber.

The current department rule specifies five years of "work experience" but does not require any particular type of "work experience". There also is no verification mechanism in place to prove that the employee/inspector has five valid years on the job. As the rule is written now, there is no prohibition to prevent a licensed Master Plumber from using a clerical employee, drain cleaner, truck driver, or other less knowledgeable employee to conduct these inspections.

I propose a simple change that would provide a much higher level of public safety ***without adding to the paperwork burden of the Department of Buildings***. I am proposing to require that all inspectors that are not licensed master plumbers themselves, possess a NYC DOB issued Full gas work qualification card. There are hundreds of gas-fitting professionals who are already registered with DOB and hold this department issued qualification. To obtain this qualification a person has already proved to the department that they had at least five years of relevant experience by having submitted

documentary evidence from the US Social Security Administration and/or the New York State Department of Labor. In addition, the qualification requires that they pass a rigorous DOB exam that measures their knowledge of gas systems. A Full gas work qualified individual, already registered as such with the NYC DOB, after adding the department-required Periodic Gas Piping Inspector training (DOB Course #PLU-102), will be much more effective in conducting these inspections. Such individuals would also be easily identified by virtue of already being a NYC DOB registrant already holding a department-issued card and registration number.

Rather than a vague, unverified, requirement for five years of unspecified experience, Local Law 152 should be upgraded to require that any employee of a licensed Master Plumber who will conduct periodic inspections of building gas piping must have a department issued Full gas work qualification and be registered with the department.

Suggested language insertion:

“holding a department issued full gas work qualification and working”

§ 28-318.3.1 Inspection entity. Inspections of gas piping systems shall be conducted on behalf of the building owner by a licensed master plumber or by an individual holding a department issued full gas work qualification and working under the direct and continuing supervision of a licensed master plumber, with appropriate qualifications as prescribed by department rule.

I thank the NYC Council Committee on Housing & Buildings for your attention to this matter and urge you to make this upgrade to Local Law 152 of 2016 in order to increase the margin of safety for our community.

ARTHUR O. KLOCK JR.

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Ayeisha and Verolene Morrison
139 west 116th street #4
New York NY 10026

I live on 86th betw WEA & Riverside in a pre-war doorman building please don't pass this sprinkler system requirement w/o a lot more cost analysis and research. Our 48-unit building has solid plaster walls and dirt between floors. It was not designed fir a sprinkler system. Requiring one will cause a massive financial investment per unit and per building. I don't see that there'll be an increased level of safety compared to the outsized investment required and will make this city and this building relatively inordinately expensive. Don't do it. I will watch the vote and if anyone representing me votes for this ordinance that person will never see my vote again.

Thank you.

Barry Lippman
324 w. 864\$ at

Dear Honorable Council Members,

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Thank you for your attention to this important matter.

Ben Rafson
952 St Marks Ave. Brooklyn, NY 11213

From: Benjamin J Sadock <bjs6@nyu.edu>
Date: December 2, 2020 at 10:25:44 AM EST
To: kpowers@council.nyc.gov
Subject: Sprinkler

Hon Powers

I am a senior citizen and installing sprinklers in my apartment would be prohibitively expensive and upsetting.

I urge you to be less sweeping in your bill.

Respectfully

Ben Sadock
930 Park Avenue
NYC

The City Council will be considering an action to install sprinklers throughout all buildings above 40 feet in height, irrespective of the actual fire risk.

This would be an enormous expense as well as inconvenience. This would be a waste of funds that could be put to better use in improving buildings in other ways for safety as well as for sustainability.

Please keep in mind: climate change. New York will be retrofitting buildings in the coming years to improve energy efficiency, to reduce greenhouse gas emissions and to adapt to climate hazards like heat waves and heavy rain events. It makes much more sense to include fire safety in that general retrofit, rather than to impose a one-size fits-all requirement.

If voices are strong for sprinkler installation, then first assess the risk in buildings and add sprinklers only where they would be effective. No need at all for many of the older buildings on the UWS, which were constructed precisely with fire safety in mind!

Benjamin Orlove

Dear Sir or Madam,

I am writing this letter against the proposed legislation because of the onerous expenses that will be imposed as property owners. Most notably, the retrofitting work could potentially be much more expensive in residential buildings built before 1978. Most buildings in the Chinatown community would also need to acquire larger water tanks to accommodate the sprinkler system, which would then require stronger roofs in order to accommodate the weight of the tanks and other necessary equipment.

The COVID-19 pandemic has created financial hardships on rental property owners throughout the City which I included. Most rental property owner basically has vacant apartments and commercial store in their building. Therefore, I'm against this legislation propose.

Sincerely,
Betty Go

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Bill Lipschutz
President
77 Bleecker Street Corp.

n i n a m e l e d a n d r i

December 2, 2020

To The New York City Council:

I am a homeowner in Crown Heights and while I do not believe I am directly impacted by this bill, I am deeply concerned about the effect it will have on both my community and on the integrity of all row house districts throughout New York City. I am also appalled that at a time of such financial difficulty for tenants, small landlords and housing in general, that a bill would be introduced, that would create so much financial hardship and disruption of housing. I understand that compliance would not be until 2029 but people are making crucial decisions NOW about whether or not to stay in their homes. From a broad perspective this looks like another blow to a struggling middle class in favor of large scale development.

While I fully support increased fire safety for all New Yorkers, I find it hard to believe that the same protocols would be deemed as efficient and effective for a 4 story building as for a 40 story building. The methods of construction, the physical layouts and the accessibility to life saving strategies are completely different. Such broad stroke legislation raises questions as to the depth of inquiry that has been conducted thus far in a search for how to close a loophole that was exploited by an unscrupulous developer.

I am asking that the City Council rejects this proposal outright and requests that a more nuanced solution that would take into account:

- This law will disproportionately affect owner-occupied structures (many of which are in minority neighborhoods where clusters of owner-occupied, and 1-3 family townhouses are common).
- There is currently NO language in the legislation that would omit 1-2 family homes.
- The impact will be felt across all (5) boroughs in low-rise multifamily neighborhoods where it will translate into tenant displacement and higher rents, including displacement of rent controlled and rent stabilized tenants while such dusty work is under way.
- Historic Home Interiors: In order to install a compliant sprinkler system with this legislation, historic plaster ceilings, coffered ceilings, decoratively paneled walls will be damaged and will require extensive restoration. The integrity of these historic details will forever be structurally compromised.

659 Park Place, Brooklyn NY 11216
ninameledandri@gmail.com * 646.322.5800

n i n a m e l e d a n d r i

- The cost of installing a standalone sprinkler system is estimated to be \$60K-\$100K for a typical brownstone/rowhouse, which does not account for the wall/ceiling repair and general restoration cost. In addition to this structural reinforcement of the beams throughout the home will be required as the pipes are channeled into the existing joist.
- Non-compliance with the law will result in punitive fines that will cause residents to sell or face liens put on their properties.
- Sprinklers require a great deal of equipment maintenance servicing, which is another added cost that would be placed onto the homeowners.
- There are other less drastic and more affordable solutions to address fire safety, such as mandatory fire extinguishers on all floors and roll out ladders out of each bedroom).
- Trump Tower: is 664 feet tall. How can a 40-foot tall row house possibly be in the same category?

Sincerely,



Nina Meledandri

cc:

RCornegy@council.nyc.gov
bgrodenchik@council.nyc.gov
bperkins@council.nyc.gov
district2@council.nyc.gov
district45@council.nyc.gov
fcabrera@council.nyc.gov
fcabrera@council.nyc.gov
hrosenthal@council.nyc.gov
Mchin@council.nyc.gov
mgjonaj@council.nyc.gov
Rtorres@council.nyc.gov

Bradley J. Stratton

332 Macon Street
Brooklyn, NY 11233
(646) 621-8607
bradleyjstratton@gmail.com

December 1st, 2020

RE: Opposition to Proposed Residential Sprinkler Requirement, NYC Admin Code 28315.2.5

Honorable New York City Council Members-

Today, myself and many of my Bed-Stuy neighbors received news of the proposed requirement that all residential buildings in NYC taller than 40 feet must have complete sprinkler systems installed. While presumably well-intentioned, the effect of this proposed change to the building code will have significant negative impact on home-owners throughout Brooklyn. This negative impact will be particularly damaging to classic Brownstone neighborhoods, such as Bed-Stuy, where family owned and occupied residences will fall subject to a proposed rule change which only makes sense for large multi-unit apartment buildings. There are numerous reasons for my opposition to this proposed rule change.

First, the timing of this proposed change is inappropriate at best, and could be construed as intentionally deceptive. Our city is currently focused on fighting the COVID-19 pandemic, and rightly so. This is the wrong time to be taking up significant changes to the building code which require careful consideration. Or, if you're hoping that a rule change may be passed without significant debate and that no one will notice, then perhaps the timing is just right.

Second, the negative economic impacts of this rule change cannot be understated. Installation of sprinkler systems of the sort required by this rule change in existing residential buildings can range anywhere from \$50,000 to \$100,000. Our city has been economically devastated by the Coronavirus pandemic, and it is anyone's guess as to how long it will take for us to recover financially. To create an additional debt burden on homeowners who are already suffering financially is ethically wrong. Such a move would almost certainly force some homeowners into insolvency, which is simply unacceptable.

Third, the penalties listed for non-compliance are unreasonable at best, and could rightly be termed Draconian. According to the proposed rule change, interim progress reports must be filed by all building owners by December 31st, 2020, and failure to file such reports will result in a \$250 per day fine, which would amount to \$7,000 per month. This is scandalous. Given that news of this proposed rule change is only spreading throughout our community today, on the eve of the City Council hearing considering the proposal, and that the report filing deadline is only weeks away - not to mention that this is the holiday season in the midst of a global pandemic - it is virtually guaranteed that the majority of family home owners in neighborhoods like Bed-Stuy will be unaware of the rule change. Their subsequent unknowing non-compliance would then make them subject to fines which could easily force many Brooklyn families into insolvency. This is completely unethical.

Fourth, there is no justification given for the proposed rule change. The building code already provides more than adequate fire safety requirements for residential buildings in our city. All the houses in Brooklyn's residential neighborhoods are equipped with smoke alarms and fire escapes. While sprinkler systems may represent an additional level of fire safety, there is a cost benefit equation to be considered, and at this particular time, there is nothing to suggest that the benefit outweighs the cost. In fact, the cost of these systems may do considerable harm.

Finally, many of the Brooklyn neighborhoods which will be subject to this rule change are city-designated historic districts. In these classic Brownstone neighborhoods, the installation of sprinklers will cause aesthetic damage - and in some cases unintentional structural damage from leaks and accidents - which is contradictory to the city's decision to create these historic preservation zones in the first place.

For all of the above reasons, I would strongly urge that the New York City Council vote against proposed rule change 28-315.2.5 requiring the installation of sprinkler systems in all residential buildings in NYC taller than 40 feet. The rule change would have onerous and potentially devastating financial consequences for family owned and occupied buildings in neighborhoods such as Bed-Stuy. At a minimum, I would urge the City Council to postpone consideration of such a change to a time in the future after we have recovered emotionally and financially from the Coronavirus pandemic, and can give the consideration of such a rule change the attention and careful consideration it deserves.

Sincerely,

A handwritten signature in black ink, appearing to read 'BS', with a long horizontal line extending to the right.

Brad Stratton

Dear Council -

I am one of your constituents and am writing to urge you to oppose a bill that would be incredibly destructive and cause significant hardship to New Yorkers.

Intro No 1146-B requires installation of sprinkler systems in residences over 40 feet. This bill is dangerous to residents as it proposes changes that will be beyond the financial means of many residents and will disrupt their lives and make their current housing unaffordable and for a period of time, uninhabitable.

It is unconscionable to propose or support such a bill when so many are struggling financially, emotionally and physically due to COVID and we have such a long period of healing ahead. Even without the pandemic the bill goes against the interests and well being of homeowners. This thoughtless and destructive bill must be struck down. We are looking to you to oppose the bill and appreciate your support in this matter.

Thank you
Brenda Williams
Brooklyn, New York 11238

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Brett Weinberg
30 E 9th Street, 2LL
NY, NY 10003

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Brian Beletic
184 East 7th St

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Brian Insolo

Hi

The proposal for water sprinklers put in every apartment and hallway of buildings on the upper West side is an outrageous disaster with no clear ROI. As a board member of a very large building at 98th Street, I can tell you this would bankrupt our condominium and also require most of the owners to move out of the city. Tearing down ceilings in both old and newly renovated apartments is a massive and messy project. It would cause people to have to relocate and lead to other problems. As it is, NYC has become the most cost prohibitive city in the world to live. This would be the final nail in the coffin.

Brian Salsberg
240 W 98th St

Sent from my iPhone

Council Members:

As a constituent and as coop owner, I urge you to rethink Intro. 1146, which as you know would require automatic sprinkler systems in all residential buildings over 40 feet tall -- including those such as mine which are already fire-safe, but where installation of sprinklers would be a ridiculous financial burden. Fire safety in New York City can be achieved in less draconian and more efficient manners.

Thank you --

Caleb Pollack

300 W. 108 St.

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Carl Wiemann
HDFC Shareholder
311 E 3rd Street #24
New York, NY 10009

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Caroline Trefler
317 East 3rd St. #22
NYC, NY 10009

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Carolyn Divone
628 East 9th Street
Apt 5 A
New York, NY 10009

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Caryn Sklar
23 E. 10th St.
Apt. 814
New York, NY 10003

To Whom It May Concern:

Imposing mandatory sprinklers on homeowners is completely unnecessary and tone deaf. What makes sense for a large commercial building does not always make sense for a small home. It's not affordable for most of us and it is a sure way to cause homeowners to lose their homes. Times are tough enough as it is with taxes going up and with Covid-19. Plus, there are other ways to keep us safe! For example, escape ladders on the higher floors. It seems you're looking to make money off the wrong people. Please do the right thing and do NOT pass this sprinkler bill.

Sincerely,

Catherine Del Buono

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Catherine Goetschel
300 West 108 Street, Apt. 10C
New York, NY 10025
+1917 797 0050

Cecilia Whittaker-Doe
88 Park Place
Brooklyn, NY 11216

December 3, 2020

NYC Council
Hearing Registration/Submit Online Testimony
Re: Intro-1146B

To whom it may concern,

My name is Cecilia Whittaker-Doe.

I am a homeowner in Crown Heights Brooklyn. I have heard of the proposal to initiate a mandatory installation of sprinkler systems in all buildings in NYC reaching 40' in height.

The buildings my husband and I own in Crown Heights already had these sprinkler systems installed before we bought them. So, I am writing in protest because of the impact I believe this proposal will have on my community here in Brooklyn, as well as on the larger community of small homeowners in NYC.

If this proposal is accepted and implemented, many small homeowners will be in the position of not being able to afford such an expense. It is difficult enough financially to keep an old brownstone maintained without the undue financial stress of installing a sprinkler system in a building that already meets the city's codes with fire escapes.

Why put this financial stress – one that will undoubtedly cause many to lose their homes, due to not being able to afford the mandate – on small homeowners? This is not a time to be adding thousands of dollars expense to city homeowners who are already facing great financial distress from the loss of income because of the loss of tenants due to Covid-19.

In addition to this, I know homeowners who have reduced a tenant's rent in order to accommodate the tenant's loss of a job. Indeed, this is something I have faced and have risen to myself. This is an earnest attempt on the part of homeowners to keep their community intact, respond with integrity and compassion to the current situation that we, as a nation, face. There are some homeowners who have lost employment themselves.

It would be a sad state of affairs to see our local government respond in affirmation to such a proposal that would jeopardize the financial stability of NYC homeowners any more than they are currently financially jeopardized. I am urging you to not accept this proposal.

Thank you for your careful thought and consideration on this matter.

Sincerely,
Cecilia Whittaker-Doe

I live at 175 west 93rd st. a pre war bldg that is made out of steel and concrete we have fire hose attachment on every floor for the fire dept. Who will pay for this and who will benefit from it? This would cost me around \$300, 000 that I could never afford as I'm sure none of my neighbors would be able to afford either.

Surely you should be spending your time making the west side safer as it's become a dangerous and dirty place to live!

Cheryl Kalter

Sent from my iPhone

HDFC Co-ops OPPOSE Sprinkler Intro 1146

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkle many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

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thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Chris Brandt
77 East 4th St.
NY, NY 10003

HDFC Coops opposes sprinkler system

Hello - Please don't force HDFC Coops to have sprinkler systems - we can't afford the cost to install them. I think most small buildings cannot afford to install sprinklers. Not to mention the disruption to tenants. Please rethink this.

Chris Rus

I am a small building owner in Brooklyn and I am urging you to oppose Intro 1146-B which is proposing sprinkler systems in buildings over 40 feet tall. My buildings were built about 100 years ago. There are countless logistical obstacles to proceeding with such a project. Specifically, we can barely pay for basic maintenance and providing heat and hot water let alone cover the cost of a six figure project like this. It would require lead paint and asbestos abatement first. Afterwards, it would require upgrading water infrastructure to the water mains because the water mains wouldn't even be large enough to handle such an upgrade. Furthermore, because of the height of the buildings, we would require water towers on the building. I recently installed solar panels on my roofs, so there is no more space for a water tower, not to mention the roof couldn't support any additional weight. While installing solar panels was the right thing to do to save energy, it was cost prohibitive on my own if it were not for the federal tax incentives and state tax rebates. The same thing would be for a sprinkler system. We would need for the government to pay for this in its' entirety and it would not reap any savings over the long term like solar panels. With Covid fiscal constraints, we are constantly told that without federal relief, the city and state will have to enact draconian cuts to city and state services. How can the city council support this proposal and just expect a property owner to pay for this? It is illogical, punitive and egregious. Yes, for new construction we can propose all new safety protocols, energy efficiencies, and new technologies, but for buildings built over 100 years ago it is unreasonable and ill thought out. I urge you to vote this proposal down. I suggest we focus on education, and put additional resources into our fire department to improve response times to keep our tenants safe. Thank you.

christopher athineos

AGAINST PROPOSED INTRO. 1146-B

I am aware that a bill, Intro. 1146-B, is being introduced tonight (December 2, 2020) to the City Council, requiring nearly all apartments in New York City residential buildings to be retrofitted with automatic sprinkler systems in ALL apartments by December 2029.

As an apartment owner in the city, I would like to emphasize that the costs that each building will have to incur to be compliant is very substantial, and a significant economic burden on homeowners. Further, this cost does not factor in the significant disruption within the buildings and our homes, since every building and apartment will become a temporary construction site, drilling through walls and running plumbing throughout each room while this work is being done.

While I strongly care about safety for all, as I am sure you do as well, this bill is not balanced and the costs and related burdens would be very onerous for all homeowners (and renters, ultimately) in the city. I strongly encourage you to reject Intro 1146B.

Thank you,

Christopher Huisinga
257 W. 17th Street, #8A

[*Follow Stephens on Twitter*](#)

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Christopher Nilsson
500 West 55th St, Apt. 1W
New York, NY 10019

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Christopher Schmidt

240 W 112th St. #5E
New York, NY 10026

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Clayton Allis
Magdalene Sim

35 Mt. Morris Park West, #2C
NY,NY 10027

Please Help: HDFC Co-ops OPPOSE Sprinkler Intro 1146

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Sincerely,
Connie Day
242 W 112th St, New York, NY 10026

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Connie Hatch
300 W. 108th St.
NY, NY 10025

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Constance McCord
210 Forsyth Street, Floor 3
New York, NY 10002
ConMcCord@nyc.rr.com

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 in its current form given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

FEASIBILITY QUESTIONS:

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

DISPROPORTIONATE COSTS:

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

PRIORITIES:

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

dan friedman

989 Amsterdam Avenue HDFC

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Daniel Himmelsbach
295 Stanhope St HDFC Brooklyn, NY 11237

Dear City Council and Council Member Menchaca,

This is testimony in opposition to Int 1146-2018 regarding the installation of automatic sprinklers in residential buildings. I live in a cooperative apartment building in Sunset Park, Brooklyn. While fire safety is clearly a good idea, this proposed law imposes an additional financial burden that we simply cannot afford.

Our coop and others like it serve as affordable housing for many people who would otherwise not be able to afford home (*apartment*) ownership, or even to live in New York City. My fellow shareholders include teachers, construction workers, janitors, non-profit business employees, people on disability, retirees on fixed incomes, and young families with children. As people of modest means, we struggle to pay for basic necessary capital improvement projects without imposing financial hardship, especially on our most economically vulnerable neighbors. For example, we need to replace our roof due to leaks, make energy efficiency upgrades to comply with recent city legislation, and replace our oil-burning boiler to do our part in reducing local air pollution and mitigating climate change. These projects add up to hundreds of thousands of dollars that we do not have and must find ways to pay for. A sprinkler system retrofit would represent hundreds of thousands of dollars of additional expense that we simply cannot afford.

In order to improve fire safety in old buildings, City Council could consider less expensive approaches. Inspections could be used to confirm that flame spread prevention measures such as fireproof walls, ceilings or firestopping of penetrations through them are intact per original codes these buildings were built under. Similar, inspections or requirements for smoke & carbon monoxide detectors and fire extinguishers could be enhanced in some way.

To conclude, please know that this proposed legislation has a serious unintended consequence on cooperative apartment buildings by placing a severe financial hardship on them. I urge you to oppose this legislation, and consider more affordable alternative fire safety measures.

Thank you,

Daniel Piselli
Resident, Corner View Association
4401-4407 4th Avenue
Brooklyn, NY 11220
646-641-8772

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet tall in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement - and impossible to pay for - and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes. HDFCs cannot and must not be put in the same class, and held to the same standards, as market rate buildings, which can afford assessments and which have access to loans from institutions that would not attach strings to them, unlike any loans we might have to take out. Our buildings are under constant threat from various politicians and proposed laws as it is - this would kill many HDFCs, hardly a result to be wished for.

Thank you for your attention to this important matter.

Dany Johnson
534 East 11th Street HDFC
New York, NY 10009

City Council Bill Intro 1146B

Mr. Powers:

I just received this email from the management company of my building at 1020 Park Avenue. I have been a NYC resident for 30 years, living in this building the past 20, raising a family of three.

I strongly oppose this bill if it is as advertised in the email below. This would make the cost of living in this building, and any other "older" building, cost-prohibitive. In a time when we are facing a national pandemic, the prospect of lower economic growth and the reality of many exiting Manhattan because of an already high cost of living, passing a bill like this will cause a mass exodus and, logically, a subsequent decimation of the New York City real estate market.

This would be an irresponsible, reckless act for any governing body.

Many older buildings (and their residents) would not be able to afford such an overhaul, causing residents severe financial hardship. In addition, the inconvenience of having to move out of the residence for renovations would result in enormous additional financial and health costs. Families would be displaced, having to find alternative shelter. Building employees will look for other places to work as they will either not be needed or let go due to the higher costs. Children would endure huge mental anxiety with moving and perhaps changing schools. Adults would have to massively change their current routines and the work disruption would cause many second-order effects.

I cannot oppose this bill more strongly for these reasons and many others.

I can be reached at this email address if you would like to discuss further.

Sincerely,

David Light

1020 Park Avenue

Apartment 9A

NYC, NY 10028

Begin forwarded message:

From: Judy Mazzone <jmazzone@bhsusa.com>

Subject: BHS notice to 1020 Park shareholders re water sprinklers: URGENT

Date: December 1, 2020 at 1:45:16 PM EST

Cc: Iwona Bardecka <ibardecka@bhsusa.com>, "Michael A. Nath" <MNath@bhsusa.com>

December 1, 2020

1020 Park Avenue Shareholders:

The NYC city council is considering a bill to require the building and all other residential buildings taller than 40 feet to install automatic water sprinklers in all apartments, hallways and common spaces by 2029.

The retrofit would be expensive and intrusive. An estimate for the building is \$1 million, or \$32.50/share. The work would open up the ceilings in every apartment, and residents would have to repair and repaint the rooms. The building might require asbestos removal. This would increase the costs considerably, and would require residents to vacate their apartments while the removal was underway.

City council committees consider the bill tomorrow, and the public comment period on the bill ends Friday.

We suggest you contact your council member Keith Powers if you care to express your opinion about the proposed bill. His email address is kpowers@council.nyc.gov.

You may also email written comments to testimony@council.nyc.gov before the weekend.

The title of the bill is City Council Bill Intro 1146B.

Iwona Bardecka

Senior Account Executive

Brown Harris Stevens Residential Management

HDFC Co-ops OPPOSE Sprinkler Intro 1146

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkle many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

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thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

David Maderich

327 east 3rd street #4C

NY NY 10009

David Maderich



www.davidmaderich.com

www.davidmaderichmakeup.com

917 502 9553

HDFC Co-ops OPPOSE Sprinkler Intro 1146

NOW: TAKE JUST 15 SECONDS TO HELP KILL THE BILL!

Here's how:

1. TO: Copy/paste all the email addresses below, and paste into ONE, SINGLE EMAIL that they all get at once, to immediately get your opposition on the public record and to the Housing Committee Members:

testimony@council.nyc.gov, district36@council.nyc.gov, D09perkins@co
uncil.nyc.gov, Rtorres@council.nyc.gov, MGjonaj@council.nyc.gov, chin
@council.nyc.gov, Helen@HelenRosenthal.com, fcabrera@council.nyc.g
ov, District45@council.nyc.gov, District2@council.nyc.gov, Bgrodenschik
@council.nyc.gov

2. SUBJECT LINE of your email. Copy/paste:

HDFC Co-ops OPPOSE Sprinkler Intro 1146

3. TEXT OF EMAIL below to copy/paste. (Be sure to add your name and address at the bottom.)

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard

to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Your Name

Your Address

David Morrison
347-386-2826

DAVID OGRIN
AVENUE C LLC
40 E 23rd STREET, APT 5
NY NY 10010

December 3, 2020

RE: Proposal 1146-B, Sprinklers

Sirs

I am the owner of a 5 story building on E 3rd Street in Manhattan. I have become aware of proposal 1146-B which would sprinklers in a building such as mine.

Sustaining the costs of running buildings for small landlords such as myself has become exceedingly difficult in the last few years. The neighborhood was rough even before Covid but we were getting by. We have always been fair landlords, treated our tenants with respect and been conservative with our rent increase.

Covid has completely destroyed us. It is hard to keep apartments occupied, everyone wants discounts, and our commercial tenant is going out of business. Our taxes have not been discounted in any way and our costs continue to mount. The mortgage is still due even if the tenants don't pay rent.

The prospect of now having to spend hundreds of thousands of dollars to install a sprinkler system is truly frightening and mind boggling. Frankly, it might force us to sell the building. The timing of this could not be worse. And the disruption to the tenants would just cause more vacancies and headaches for all.

Please do not put this proposal into effect. I think it would kill what has already become an almost impossible business to sustain.

Yours truly,

David Ogrin
Manager Avenue C LLC

Ms. Rosenthal,

On the subject of Proposal Int. No. 1146-B, I live in a very large building on the UWS and the addition of sprinklers in the halls & apartments of my building will cause a rent hike that I cannot afford, particularly in the aftermath of the current virus/financial crisis.

All the best,
David Russo

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

--

Thank You,
David Vogt
30 east 9th street

I am writing to express my opinion about the proposal to install fire sprinklers throughout the apartments in the Westwind apartment building, 175 West 93 Street. This is an outrageous proposal that must be stopped. There is no need for such sprinklers in this 100 year old fire resistant concrete, brick and steel building which has fire hose connections on every floor. The cost of this project would be astronomical and would be borne by the residents of the building who neither want, nor need such an addition. This would never be acceptable, but it is especially abhorrent at this time when people and New York City as a whole are already struggling under undue financial burden caused by the pandemic, businesses closing, jobs lost and residents fleeing the city.

We are Helen Rosenthal's constituents. I fervently hope that she will keep our interests in mind as she makes this decision and not the interests of lobbyists or related businesses that might benefit from the proposed installation.

Sincerely,

Debra Rothschild

Debra Rothschild, PhD
175 West 93 Street, #1C
New York, NY 10025

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Your Denise Taylor
Your 421 Crown Street, #14L, Brooklyn, NY 11225
HDFC Coalition Defense Fund Update:

--

Denise E. Taylor, LMSW
May God Bless You!!

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Derrick Alford
President
628 E. 9th Street HDFC
628 E. 9th Street
NY, NY 10009
derrick628e9thsthdfc@gmail.com

To the Council Members:

With reference to the proposed sprinkler mandate, I am the Board President at 2166 Broadway, NYC and am writing in opposition to 1146-B legislation.

Our brand-new system is comprehensive:

We are just now in the process of installing a completely new, upgraded fire alarm system, which will include systems that go off in each apartment and hardwired to a central local which goes off at our local fire station. It is a very extensive and expensive endeavor.

Unnecessary; we are a fire-safe building:

I can also attest to a situation that effected me personally. On May 15 of 2015, my downstairs neighbor had a large fire due to personal neglect while not at home. The fire was intense, yet did not travel to my apartment or any other at all as, like most others, this building is fire safe. We suffered only smoke damage; firefighters arrived within 2 minutes. Everyone was fine. Over the years, we have had a few small fires within apartments; none have ever traveled and no injuries at all.

Huge financial burden and disruption:

We are a middle class building with small apartments and residents of modest means, a large number of seniors and residents like myself who have been here for decades, and young families with babies and small children. Installation of a sprinkler system is not only unnecessary, it would cause a catastrophic disruption in our lives as well as a huge undue financial burden.

Thank you for your time and consideration.

Sincerely,

Diane Abudaram
President, the Opera Owners, Inc.
2166 Broadway
New York, NY 10024

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Diane Mellon
118 West 123rd St #61
NY NY 10027

This is testimony in opposition to 1146-B. I am the owner of a brownstone. This proposed legislation is ill-conceived and will only hurt the city. There are less invasive ways for residential safety, foreclosures will increase, and fines are prohibitive for people who cannot afford to retrofit. Moreover:

1. The proposed legislation, as written, is void for vagueness. (There is no standard for determining how to measure the height of a building or who will make the determination).
2. There should be provisions for less intrusive measures.
3. Existing fire safety features of older houses have not been taken into consideration.
4. A brownstone is not comparable to a 60 story tower. The law should not be one size fits all.
5. There should be a grandfather clause.
6. 1 and 2 family residences should be exempted.
7. The threshold height should be 60 feet (not 40 feet)
8. Compliance should be a minimum of ten years from enactment of the law.
9. A law of this magnitude and expense should not be considered during a pandemic.
10. Additional social upheaval is ill-advised and cruel.
11. Existing housing crisis would be worsened by displacement of residents during retrofit.
12. Cost is prohibitive for the average homeowner (over \$50,000).
13. There should be uniform costs (per square foot; per foot) to avoid overcharging.
14. There should be uniform costs to avoid discriminatory pricing in less favored neighborhoods.
15. There should be a cap on the costs.
16. There should be tax breaks/abatements for homeowners (including non-owner occupied homes).
17. There should be loans (0% interest) for homeowners.
18. No provision has been made for homeowners who do not qualify for a loan.
19. There will be additional costs for asbestos and lead removal.
20. Some houses built in the 1800s are too old to retrofit.
21. Retrofitting will destroy the architectural integrity of the fine housing stock that is the pride of New York.

I urge you to scrap this proposed legislation.

Diane Streett

December 5, 2020

Dear Honorable Council Members:

As your constituent and as an HDFC shareholder I ask you to oppose Intro. No. 1146-B, the proposed local law which would require owners of residential buildings over 40 feet tall to install a system of automatic sprinklers, and instead focus on other ways we can encourage fire safety in New York City.

Testimony presented at the hearing revealed that the proposed law threatens the financial stability of buildings, landlords, and homeowners across the city: an engineer estimated \$500,000 to retrofit a small 6 story building, and a landlord reported an estimate of \$20,000 per apartment.

Intro. No. 1146-B will also cause HDFC co-op shareholders and building tenants to endure significant disruptions, even be forced to temporarily relocate, due to construction in our units as contractors perform work to install water pipes and sprinkler heads throughout our buildings. Further, the work can disturb lead-based paint or asbestos, which would lead to longer tenant displacement times and endanger our children.

The requirements for adding sprinklers to many existing buildings also raise major building structural integrity concerns. The work requires drilling into walls and ceilings, which can impact how our buildings are reinforced. Ceilings would need to be opened and drop ceilings added. Ceiling lights, fans, plumbing system piping, and mechanical vents would have to be removed or shifted.

Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill will cause our homes and buildings to fall into financial distress. HDFC co-ops are already hurting due to the pandemic. We cannot afford fines of up to \$10,000 per day. Any financial help offered would need to be in the form of a grant, not a loan: we cannot afford to be saddled with half a million dollars or more in debt.

Even if government help were to become available, such help for HDFCs typically comes with strings attached that require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro. No. 1146-B and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Sheryl DiBranco
317 East 3rd St, #11
New York, NY 10009

HDFC Co-ops OPPOSE Sprinkler Intro 1146

Dear Honorable Council Members,

As a constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day, which could send even the best run co-op into financial distress or bankruptcy. Even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life

and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Dorrie Ameen
102 Avenue B
New York, NY 10009

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,
Dr. Eriko Amino
30 East 9th St #3C
New York, NY 10003

To the New York City Council:

I would like to testify to my absolute disagreement with this proposed initiative, the disruption and expense it will impose on small buildings and landlords, and the timing of a mandate like this during one of the worst economic and social periods in NYC history.

1. **Disruption and Expense:** I am the treasurer of a 6-story, 18-unit, modest, non-doorman, coop in Washington Heights. Our residents are artists, social workers, medical assistants; all middle class wage earners. We have already been hit with FISP (Local Law 11—which used to exclude buildings like ours) and an order to replace our fully functioning elevator to accommodate a minor safety feature. For this we had to borrow \$800,000 and impose a huge maintenance fee increases on people who could ill afford it. Int 1146-B is estimated to cost around \$20,000 per apartment, \$6,000 per hallway, and \$30,000 for a new water supply. This would be ruinous to the residents of a building like ours. Moreover, we strictly obey the NYC Fire Departments requirement of fire extinguishers on each floor and regularly checked smoke/carbon monoxide detectors in each unit.
- 2.

I am writing to strongly protest the proposed bill that would require all residential buildings over 40 feet tall to install internal sprinkler systems. At a time when the City faces unprecedented challenges—across the board – it seems highly irresponsible for the City Council to focus on issues like this that will impose huge expense on NYC residents already struggling with other city mandates and a highly depressed housing market.

I speak from experience. With everything that is wrong in the city right now, this measure should NOT be a priority. People are frightened and moving out. We are besieged by rising crime, the economy and a sense that things are out of control and that the city – no one knows why – is punishing the middle class that pays the bulk of taxes. Measures like this are cruel and uncalled for. It will lead more people to leave for good, and buildings to fall into disrepair.

I respectfully request that you use your influence to have this bill removed.

ealtman25chit@gmail.com

Re: Int. No. 1146-B

To the City Council:

I write in strong opposition to Int. No. 1146-B. As much as we are all supportive of fire safety, we are not all infinitely wealthy. I urge the Council to withdraw the proposed legislation, and if not withdrawn I urge all members to vote against it.

Did anyone calculate the cost of installing sprinkler systems in existing buildings? Do you know the burden it would place on the people of New York? I live in an affordable housing cooperative, Amalgamated Houses in the Bronx. In a co-op, there is no source of money other than the members, members who qualify for affordable housing.

From rough estimates I have seen, it would cost close to \$400 per household per month if the cost were spread out between now and December 2029. In my co-op, that would mean about a 30% increase in maintenance for this one item alone. Unless your goal is to drive all but the wealthy out of New York City, this proposal must be withdrawn.

Here is another way for Council Members to look at it. Instead of an unfunded mandate passed on to building owners and residents, think of it as a tax imposed by the City. Would you vote to impose a tax of \$400 per household per month on your constituents for this one item?

Cooperatively,
Ed Yaker
3980 Orloff Avenue #11C
Bronx, NY 10463

eyakr@verizon.net

Dear City Council Member Keith Powers,

I am writing to OPPOSE a bill proposed in the NYC City Council that would require residential buildings taller than 40 feet to install automatic water sprinklers in all apartments, hallways, and common spaces by 2029.

While I am all for safety and reducing the risk of fire in apartments, the retrofit costs would be enormous. Estimates for each building include at least \$30,000 in water system upgrades and at least \$20,000 per apartment. The work would open up the ceilings in every apartment, and residents would have to repair and repaint the rooms.

Buildings older than 50 years would probably require asbestos removal. This would increase the costs considerably and would require residents to vacate their apartments while the removal was underway.

Thank you for your service and consideration, yet please do not advocate this retrofit.

Sincerely,

Eliot & Torrey Pierce

970 Park Avenue

Apt. 2N

New York, NY 10028

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eliotpierce@gmail.com

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,
Elise Baker
30 E 9th Street #4B
New York, NY 10003

Sincerely,

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Elise Kanda
35 Mt Morris Park W
New York, NY 10027

My family has owned a five-story landmarked brownstone for nearly 50 years and not only could we not afford the sprinkler upgrades in this bill, but they'd damage the decorated ceilings, which are painstakingly restored originals from 1871. We are struggling financially with the repairs that already come with an old house, and due to the pandemic we have a vacant apartment and are losing rent we need..

Also it's very common that smoke from somebody's dinner sets off a smoke alarm — if there were sprinklers instead, it wouldn't take long for there to be catastrophic water damage.

We have a fire escape and two exit points in each apartment, and that's the appropriate safety measure for these historic old buildings.

This misguided and misapplied sprinkler bill would force us to lose our house, the support for an elderly woman with dementia and a single mother.

Thank you for your time,
Eliza Gallo.

Dear Honorable Council Members,

As your constituent and a residential condominium unit owner, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,
Stefano Frittella
Owner of 32 East 76 Street Apt 703

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Thank you,

Elizabeth Cruz - Evans

305-674-9083 office

305-763-8398 fax

"You can begin to shape your own destiny by the attitude that you keep"

"Sonríe siempre, para no dar a los que te odian el placer de verte triste..."

"Realize deeply that the present moment is all you have. Make the NOW the primary focus of your life."

"Every job is a self-portrait of the person who did it. Autograph your work with excellence."

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,
Emily Feingold
30 East 9th Street #4D
NY, NY 10003

To Whom It May Concern:

As a member of a housing cooperative in Sunset Park, Brooklyn, I urge the council to vote no on the proposed legislation that would require owners of residential buildings over 40 feet tall to install a system of automatic sprinklers by December 31, 2029.

Sunset Park is home to more than a dozen historic cooperative buildings that were formed in the early 20th century. Since then, these self-managed buildings have offered affordable, decent homes for many generations of working New Yorkers. In order to keep expenses down for our residents, these buildings are careful in managing their expenses. In recent years, in response to opportunities developed by the city and state, we have worked to make our buildings energy efficient towards the city's goals of becoming carbon-neutral. These coops are installing solar panels, sealing and insulating building exteriors, installing energy-efficient windows, and tuning boilers and steam systems. None of these projects are cheap, but we recognize that they are necessary and help prepare our buildings and the city for the future.

The cost of installing sprinkler systems throughout our buildings would be crippling. We would be unable to continue with our energy efficiency work in the way we currently are. Furthermore, we would have to borrow money to do the work, passing construction fees and interest charges on to our members. It would be demoralizing and potentially disastrous for our residents.

Please vote no on the proposed legislation Int 1146-2018 on automatic sprinklers.

Thank you,

Eric Appleton
Elmo Homes, Inc.
728 41st St., Brooklyn, NY 11232
718-930-9302

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Erika Josephson-Heise

300 West 108th St., Apt. 3D

New York, NY 10025

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety.

However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Erlyn Gumbs
HDFC 523-525west 152nd street apt.#33
Ny Ny 10031

Testimony on Proposed LL 1146-B:
Installation of automatic sprinklers in residential buildings
Recommendations for Improvements to
Avoid Homeowner Financial Hardships

December 1, 2020

Dear City Councilmembers,

I applaud your intent to improve fire safety throughout the Brownstone neighborhoods of our fair City. I also recognize the concerns and dangers house fires present to the lives of NYC residents. Nevertheless and not ignoring the long history of this effort dating back to 1999 in the NYS legislature, I ask for a measured approach that exempts certain properties and provides a financial safety valve for those property owners whose financial resources would be drained by the proposed mandate.

In particular, I ask that:

1. you raise the minimum height from 40 to 60 feet for one and two family buildings for imposition of the sprinkler system requirement;
2. you make tax credits and/or tax abatements available to lower income owners of one to three family buildings when the sprinkler system has been installed where the tax credit/abatement is available over a meaningful time period for substantial cost recoupment; and
3. for the purposes of the proposed sprinkler mandate, use BC 310.1.3 Group R-3 to include ONLY those buildings that are less than 40 (or 60) feet in height AND that are:
 - a. convents and/or monasteries with fewer than 20 occupants in the building, or
 - b. Group homes in one-and two-family dwellings, including
 - i. dwelling units where the resident of the unit provides custodial care to no more than four persons on less than a 24-hour basis and not overnight; and
 - ii. dwelling units where the resident of the unit provides child custodial care as a family day care home registered with the NYC Dep't of Health and Mental Hygiene in accordance with the NYS Social Services Law with no more than six children between the ages of 2 and 13, or with no more than five children if any are under the age of 2, receiving supervised care on less than a 24-hour basis and not overnight.

Thank you for this opportunity to propose a solution.

/S/

Ethel E. Tyus, Esq.

Chairperson, Brooklyn Community Board 8

ettyus@cb.nyc.gov

eetyus@gmail.com

re Proposed Init. 1146-2018-B

To the NYC Council's Committee on Housing and Buildings:

My partnership owns two 31-apartment buildings with 100% rent stabilized apartments in Inwood. The buildings were built in the 1930s.

The proposal is well-meaning, but the cost of retrofitting nearly 90-year-old buildings with sprinklers, combined with the rent increase limitations, makes the proposal economically unfeasible. Estimates for retrofitting fully furnished buildings with fire sprinklers range from \$2-\$7 per square foot, with historic buildings ranging up to \$10 per square foot. At \$7/sq. ft. (which is probably a low estimate for buildings like these in NYC) these 33,000 sq. ft. buildings would each cost \$231,000 to retrofit with sprinklers. This Initiative would force us to either spend or borrow about \$460,000; then under MCI regulations, after waiting for DHCR approval we could increase rents by a maximum of 2%: for our two buildings, this means approximately \$14,900/year. This means that it would take about until 2051 to get back the money we spent in 2021. This is not to earn any money on the \$460,000 we spent out of pocket, or more likely would have to borrow and pay interest on, just to repay what we spent. And after these 30 years have passed and we're back to zero, the rent increases get rolled back to where they were in 2021 to insure that we never make any money on our \$460,000 investment.

And what does Proposed Init. 1146-2018-B specify as a penalty if we can't spend \$460,000 to do this? \$7.3 million per year, which is what the proposed \$10,000 per day penalty adds up to for these two small buildings.

I strongly urge that the Council reject or severely amend this Proposal.

Sincerely,
Evan Schwartz
New York, NY
evan@joremi.com

This is a hideous financial and health burden on us. This will contaminate the air we breath and since we live in a prewar building the airborne debris most probably be toxic.

I am unhappy about this proposal and do not see how I can comply.

Eve Elberg
60 Plaza Street East, Brooklyn NY 11238

.....
The statement below is true.
The statement above is false.

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Sincerely,
Evelyn Burg
35 Mt. Morris Pk W
Apt. 4A
New York, NY 10027

Dear Honorable Council Members,

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Thank you for your attention to this important matter.

Evelyn Garcia
317-19 E 3 Street HDFC
Shareholder since 1998

I am an HDFC shareholder who is strongly in opposition to Intro 1146. The passage of this bill in its current form would cause financial ruin for our co-op.

I have lived in my home for 28 years, 22 of those years as a shareholder. I raised my daughter here while a drug invested, rat-infested, and the city ran the building. My fellow neighbors and I organized and self-managed for over three years—our building into an HDFC in 1998. We put blood, sweat, and tears into our building a turned it into a place that now feels like home and a wonderful community of residents. Were it not for this home in this well-managed co-op; I could not afford to continue to live in the city that I love now more than ever.

Working and affording my apartment meant my daughter got her college education, and just this fall was accepted to Havard on a full scholarship. I am vested in my co-op since its inception. I've served on committees and multiple boards. I'm glad to say our HDFC is a success story. However, If the city council passes this legislation, our co-op will go under. We can not afford to install an expensive sprinkler system. We can not afford to find temporary housing while this is installed. I am disabled and use a walker. Where would I go? What we can afford is to operate as a well functioning co-op that obeys and enforces all fire codes. What we can do is continue to have an effective management company and educated Board of Directors that ensures all residents uphold these fire code regulations.

Why does the City Council continue to attack HDFC co-ops? At every turn, the city has been introducing legislation to take back from shareholders' buildings that they fought very hard to make successful. Our co-op is functioning, thriving, and yet continuously under siege. Why not go after the big real estate developers who are ruining the housing market in this city?

Respectfully,

Evelyn Garcia
317-19 E 3 Street HDFC
Shareholder since 1998

Dear Honorable Council Members,

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Evelyn Li
223 E 4th Street HDFC
NY NY 10009

Dear Honorable Council Members,

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Fernando Sanchez-Magrane

653 East 5 th Street
New York NY 10009

Greetings,

My name is Fior Ortiz-Joyner, President of The Rebirth of Bergen Street Block Association in Brooklyn's Council District 36. I am emphatically opposed to Intro 1146B. I am all for safety, fire prevention and life preservation, but the passing of this bill will have long-term detrimental effects to communities that are most in need--low-income black and brown.

Councilman Cornegy's district is comprised of beautiful brownstones, mansions and prewar buildings many of them on landmarked blocks. Most of these homes have been owned by the same black/brown families for generations as well as long-time homeowners. Many of the elderly homeowners have already been victims of deed fraud and have lost or been close to losing their homes due to liens that were way less than what their homes are worth. This bill will force long-time homeowners to accrue fines which can lead to losing their homes. I personally, have received emails and calls from my neighbors who think we are deliberately being targeted. Quite frankly, we do not see how this bill will benefit us in anyway other than to ensure we can no longer afford our homes. From the outside looking in—I am sure sprinklers in every building in New York City sounds like a great idea. In the grand scheme of things, it will be a nightmare to the most marginalized, indefensible communities.

Every Councilmember has a responsibility to their community. If this bill passes, your constituents will be financially devastated, and we will certainly remember who said "yay" to this bill. Many homeowners are struggling to pay their mortgage and property taxes. It will cost thousands of dollars to retrofit our properties, especially the buildings that are over 100 years old. For many of us, our homes equal generational wealth. This bill will jeopardize the future of many black and brown families. If you give a damn about your constituents, I urge you to vote "no" to Intro 1146B.

HDFC Co-ops OPPOSE Sprinkler Intro 1146

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

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New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Francie Lyshak-Stelzer

32 E 2nd St, Apt 20

New York, NY 10003



Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Fred Martinez

Sent from my T-Mobile 4G LTE Device

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

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I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Fred Smoler

300 W. 48th St. 11d

N.Y., NY 10025

ABSOLUTELY NOT!! VOTE NO!!!

Housing and Buildings Committee of the City Council

will be holding a Public Hearing on **Intro 1146-B**, a proposed new law *which would require the installation of fire-extinguishing sprinklers in ALL residential buildings being 40 feet tall or higher (a 3-story rowhouse with a half basement could be higher than 40 feet).*

Fred Tallarico
tallaricofs@gmail.com

Hello,

Please do not approve this non sense. It will cost a huge amount of money and will up maintenance tremendously. We have no need for it. It should be each coop or building's decision to do so or not.

Thanks
Frederic Boucher
UWS resident

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Gabriel Sands
134 Eldridge Street HDFC

To the City Council,

Any effort by the City to force NYC apartments to install sprinkler systems in every hallway and apartment would be unwarranted, unnecessary, prohibitively costly and disruptive to the lives of renters and co-op/condo unit owners.

I own an apartment in a 100 unit co-op building on the Upper West Side where I also serve on the board. I am somewhat familiar with what would be required for this type of installation, and in addition to the fact a project of this nature would disrupt the lives of the residents of our building, to install such a piping system would cause extensive damage to our apartments. To erect water risers, run sprinkler pipes into apartments and then restore the units in a building like ours would cost well in excess of \$1.5 million. This translates to a cost of at least \$15,000 per unit - a conservative estimate - and this expense would be passed through directly to our unit owners, many of whom are on fixed incomes. Further, the fact that we live in what is deemed a fire resistant building that's regularly inspected by FDNY renders this proposal unwarranted.

Those who would be the primary beneficiaries of this proposal are the steel pipe manufacturers (many of which are domiciled in China and none are based in NY State) and the contractors who would complete these projects.

End this absurd proposal NOW!

Gary Kokalari
127 West 79th Street
New York, NY 10024

HDFC Co-ops OPPOSE Sprinkler Intro 1146

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Thank you for your attention to this important matter.

Owners of 551 E 12th St HDFC, NY NY 1009

George Kaye

Owner letter opposing

Subject : portable fire extinguishes

I am a small property owner and Safety is my top priority.

However, Int 0312-2018. I oppose the idea that fire extinguishers be installed in common areas. because tenants are not going to use them to extinguish fires. Instead, Tenants are encouraged to shut the door and leave the premises immediately.

Gladys Velez

gladysvelez1@gmail.com

letter opposing party wall balconies

Intro 0356-2018

I oppose requiring the DOB to report on buildings that have party wall balconies.

Mrs. Rosenthal has not explained the purpose of DOB having this information?

Party balconies are safe and efficient. The balconies are spread between two apartments. If there is a fire in one apartment. The tenant can escape through the fire balcony and enter the adjacent apartment.

Gladys Velez

opposing letter to Egress markings

I am a small property owner and I believe in safety. However, I oppose egress path markings.

Each year Owners are required by Law to send tenants the Annual Safety Notices. This notice identifies the type of egress and the location. Furthermore, The Annual Safety Notices are also posted in common areas.

Egress markings are not necessary because tenants are informed on how to exit the building via the Annual Safety notices which are sent to each tenant every year.

Gladys Velez

Oppose Installation of automatic sprinklers

I am a small property owner and I am concern about Safety, However, sprinklers are not necessary and will bankrupt small property owners. Fires usually occur in apartments and not in the common areas where the sprinklers are installed. Secondly, Apartments have walls and ceilings that can contain a fire up to 2 hours. Thirdly, the fire department is at the fire within 3 to 5 minutes

Gladys Velez

Oppose to fire Safety Plan.

Intro 1256-2018 I am a small property owner and I am concern about the Safety of each tenant. However, this bill is a duplication of the Annual Fire Safety Notices and the emergency notices prepared by Gale Brewer.

Gladys Velez

Int. 2151-2020

I am a small property owner and I requesting that the deadlines for inspection and correction of building gas piping systems be extended due to the Cov-19 pandemic.

Gladys Velez

**TESTIMONY AT THE JOINT HEARING OF THE
NYC COUNCIL COMMITTEE ON HOUSING & BUILDINGS AND COMMITTEE ON FIRE AND
EMERGENCY MANAGEMENT**

December 4, 2020

billGreetings City Council Housing and Buildings Committee Chair (Robert) Cornegy and Fire and Emergency Management Committee Chair (Joseph) Borelli

My name is Gloria Sandiford, and I would like to thank you for allowing me this opportunity to testify. I am a life-long resident of the Bedford-Stuyvesant community, property owner, business owner, real estate professional, block president, senior advocate, community activist and President of the Bedford-Stuyvesant Real Estate Board. After twenty plus years in the real estate business I have come to focus my life's purpose on working with senior property owners. As such, I speak from first-hand experience.

If the committee will indulge me for a few moments, I would like to tell you a brief story about a senior property owner in this community whom I have come to know. Ms. Dixon is 85 years of age and has lived in Bedford-Stuyvesant all her life. After working for more than 50 years as a retail salesclerk, her main source of income is a Social Security check of less than \$1,000 per month.

As you can imagine, Ms. Dixon lives a very modest life, and she is not in the best of health. Yet, she does not complain and is the kindest person you could ever meet. She tells me that her house can use some work, but that she just does not have that kind of money. Aside from her not having the money, she does not have the contractor acumen or the wherewithal to handle a sprinkler system installation construction project.

In more ways than I will state here, Ms. Dixon has paid her dues to society, to her community, City and State. With all due respect, please explain to me, so that I can explain it to Ms. Dixon, how will passing this mandatory Sprinkler Bill help her? How will she afford it? While the work is being performed, where will she live? Who will help her to prepare for such move and a disruption to her daily routine? Who will help her with the contractors and with all the clean up after the contractors are gone? Have you ever tried relocating a senior with medical conditions to a new place? Well, I have and it is very difficult, unsettling and extremely stressful for them and can bring about other medical issues and depression.

Ms. Dixon's story is just one brief example of a homeowner who would be gravely impacted by the passing of the Sprinkler Bill and there are thousands more like her who has no voice in this fast paced, digital and technologically driven world. Though I understand the intention of the Sprinkler Bill, the reality is that this bill would create a multi-level burden for property owners. As a real estate professional, I am often exposed to development and renovation projects. I have witnessed the disruption, dust, noise, confusion, costs, and the inconvenience a project of this magnitude brings. At minimum, the costs average approximately \$15,000 per floor. That is a

**TESTIMONY AT THE JOINT HEARING OF THE
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minimum of \$60,000 to start for a 40' Brownstone. Add on another \$40,000-\$50,000 in costs to change the water main, install a backflow and standpipe.

Passing this Sprinkler Bill will surely push the already strained, stressed and wearied property owners into financial ruin; especially on the heels of the COVID-19 pandemic, high unemployment, rent strikes, mortgage forbearance, etc. And let us not forget that many property owners; especially those in communities of color, are already struggling with the annual lien sale, deed fraud, mortgage fraud and foreclosures. Passing the Sprinkler Bill would be irresponsible and crippling to this community and in my opinion, a form of genocide for people of color.

Therefore, as President of the Bedford-Stuyvesant Real Estate Board, Inc., a property owner and life-long resident of this Bedford-Stuyvesant community, I vehemently stand in opposition to the passing of the Sprinkler Bill and implore the Council to not pass Sprinkler Bill 1146B.

In closing, if the Council would be so inclined, I would gladly offer my suggestions at a later date and time to work with them on solutions that would be beneficial for the property owners and not financially punitive by creating further hardships for the people of this historic community.

I thank you for allowing me to testify.

Gloria Sandiford
President
Bedford-Stuyvesant Real Estate Board, Inc.
368A Decatur Street
Brooklyn, NY 11233
BSREB2016@gmail.com

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Gloria Torres
1046 Amsterdam Avenue
#6
New York, NY 10025

I am requesting that you oppose Int. No. 1146-B because of the expense it will unnecessarily incur. I live in a condo which was built as per the current code of safety. And because it was constructed in this manner, if a fire were to occur, it would not easily spread from one apartment to another or from one section of the building to another. Having to pay to install a sprinkler system that would not improve on what already exists would impose a useless expense on my husband and me, individuals living on fixed incomes.

I have closely followed the issue of requiring the installation of new sprinkler systems. And I think that if those who propose it engage in further research, they will recognize that in many instances it will result in many people being subjected to harmful unintended consequences.

gloriabuckery@aol.com

Hi -- Cindy Cardinal invited me to submit testimony on this bill:

I own and reside in a 16' wide 3-family (used as a 2-family) home on West 136th st in Manhattan. This is a small brownstone of 3200 gross sf, much of which is taken up with walls, hallways, and staircases. The actual amount of living area is quite small.

My building's hallway/staircase is covered by automatic sprinklers. The majority of the building is not. These sprinklers were installed in 2009.

I object to this bill for several reasons:

1) It is unnecessary. We haven't seen a lot of house fires in small brownstones, and over the past 50 years, we've dramatically improved fire safety:

- * We already have tons of smoke detectors. My building has something like **12**. In the unlikely event of a fire, tenants will be promptly alerted.
- * Smoking is way down
- * People use fewer candles, and stoves are not lit with matches.
- * Incandescent bulbs have been mostly replaced with much cooler bulbs.
- * We cook with fire less thanks to microwaves and takeout.
- * Family sizes are smaller now

So I don't see a compelling reason to do this without additional research.

2) It is very expensive -- installing recessed sprinklers in my building would require ripping out every ceiling and chopping holes in every joist, weakening the building and causing the floors to bow. It would require repainting and replastering every ceiling, etc.

The alternative of installing hanging sprinklers in every room is probably cheaper, but much uglier, and the sprinklers are far more likely to be damaged in use by children or tenants.

Cost estimates are 20-50k for a tiny building like mine, and I'm not sure if that includes restoring everything back to where it was. Add extra for vacancy losses as I can't exactly ask my tenant to live through this.

This is a large investment in a marginal project. I'd rather spend the same amount on a green roof, solar panels, AC for the house or a car.

3) Ongoing maintenance is very expensive and intrusive, and is so complicated that I have not yet met a single neighbor who successfully follows these rules.

Getting a 'certified sprinkler inspector' in every month is 600-900\$ / year, not to mention regular flow inspections. This is \$1000 that I'll have to charge my tenants each year for something that, quite frankly, provides almost zero benefit. It would also require visiting each unit once per month. I'm sure they'll love that.

4) Failure of a sprinkler can and will cause a flood, which can easily lead to black mold, requiring condemnation of the building. Children love to throw things at sprinklers, and, unless the sprinkler heads are recessed (see #2), the sprinklers regularly get broken, causing immense damage.

At this point my wife and I are thinking about converting our building to a 2 family, as we cannot keep up with the ongoing stream of regulations on what, in effect, is a small house shared with a tenant.

Please reconsider whether this is the best way to help the people of NYC -- I predict it will lead to lower quality, uglier housing, and to conversion from multi-family to single/two family categories, negating much of the new affordable housing that you are trying to build. Take a look at Brooklyn Heights if you want to see how this process plays out.

--

Gregory R. Bronner
gbronner@alumni.princeton.edu

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

I reside at:

The Lafayette

30 East 9th Street Apt 3H

New York, NY 10003

Thank you for your attention to this important matter.

Sincerely,
Gwen Levy

Sent from Yahoo Mail on Android

Dear Councilmember Kallos/Rosenthal:

I am the owner of a small building at 57 W. 84th St., Manhattan, built in the 1880's, with 28 rental apartments (studios and one-bedrooms), including 17 rent-controlled and rent-stabilized, plus four ground-floor storefronts. I reside at 301 E. 64th St., Manhattan.

I am writing to express my extreme distress about Intro 1146B. Of course, fire safety is one of my top concerns as a housing provider, but this bill--requiring sprinkler systems in all apartments--would be excessively costly to me and disruptive to my tenants. The bill would require prolonged access to apartments, forcing the residents--including many senior citizens, people on public assistance, and those with health (including mental health) disabilities--to temporarily relocate. Where could they go, at what cost, and who will pay?

Installation would also lead to additional issues, such as lead abatement and asbestos removal, which would prolong the disruption in tenants' lives and escalate my costs. It is also likely to lead to damage to the apartments and the tenants' possessions. Who would be responsible to compensate them for that?

The costs, both financial and practical, are enormous. To do these upgrades in a hypothetical 50-unit apartment building would cost an estimated \$1.3 million. My building, which is a split four-storey with two stairways--entailing two separate but parallel waterline standpipes going up the stairs, which would not only be unsightly and diminish the habitability of the building--would cost even more per unit than the estimate for the hypothetical 50-unit building. Right now, we're in the midst of an economic depression. Operating costs far exceed rental income in my building. My main commercial tenant is a bar that has been closed since March and who, since then, has not been paying any of its rent, with no prospects to reopen until the pandemic is over, if at all. My other commercial tenants are paying only partial rents. In the residential units, we are also experiencing vacancy rates that are 3 to 4 times higher than they have been in 100 years. Many tenants have moved out, with no one replacing them, and many who remain are paying little or no rent (and cannot be evicted).

We cannot get financing for these upgrades from banks, which are understandably reluctant to loan at this time. And, as noted, the logistics of retrofitting this system through apartments occupied by seniors, people on public assistance, people with young children, and people with mental and physical disabilities, are extremely cost-ineffective. Even with nine years to comply, spending this kind of capital now would be fiscally suicidal when vacancies are increasing and rental income is plunging. It would be sounder financially to walk away from the building than to sink this kind of money. It would be easier and economically smarter to demolish the entire antiquated building and rebuild as a fire-proof elevator building. But with all the rent-controlled tenants, that's not possible.

Please reconsider this draconian and unrealistic bill.

Sincerely,

Hal Brill

Dear Honorable Council Members,

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I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Harriet Abraham
300 W. 108 Street #15B
NY, NY 10025

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Harry Shifman
46 Rivington St #3B
NY 10002

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Heller B. Berman
30 E. 9th St. Apt. 6G
New York, NY 10003

November 30, 2020

Hello,

I am in total and fierce opposition to the scheme to retrofit and install a larger water supply line and sprinklers requiring structural remediation in this kind of mindless construction proposal.

In addition to ever onerous increasing NYC property Tax burdens, this idea will financially impact owners beyond any justification or alleged rationale. Are you trying to move out homeowners for developers? This is getting so tiring!

Respectfully, I ask that you shelve this plan and move on to solving real problems that your constituents are confronting.

*Heidi Brant
18 South Portland Ave
Brooklyn NY*

Dear City Council Members,

I just finished monitoring the City Council hearing on several bills, including Intro 1146-B. There were some very interesting testimonies and suggestions.

I am a shareholder in an 80-year-old brick and plaster Prospect Heights co-op apartment building, six stories, 75 units. Safety is our top priority, and we have followed the letter of the law in regard to building emergency plans and lighting, as well as illuminated exit signs and luminescent tape on stairways. Our building staff keeps the common areas free of clutter, garbage, and flammables. So, we do believe strongly in building safety. However, Intro 1146-B would result in my fellow shareholders living in a construction zone for a prolonged period of time and devastate us financially. We need reasonable alternatives.

Have you ever had to get a simple water leak repaired in your home? If so, you were probably shocked at how much work it required to replace just one part of the pipe or drain (cutting open the walls, ceilings, and floors—and large enough to allow the plumber to fit his/her body in) and how disruptive it was to you as an occupant (working around your schedule to give access to the apartment, the debris and dust created by opening a hole and then having another contractor subsequently come in to sheetrock, patch, and paint, requiring multiple visits). Imagine that but instead of just one spot, it was throughout the building from the basement, through each floor, to the roof and from each floor, branching into each apartment, into every room.

Imagine living through that for one, two, or three years, in every room of your home. It is highly disruptive construction-intensive work to do while people are residing in a building. Not only that, but residents of older buildings would be subject to lead paint dust contamination as well as possible exposure to asbestos, and that doesn't take into account people who suffer from asthma and other respiratory ailments.

Imagine also the water devastation that could be caused by a fault in the sprinkler system once installed. I am sure you are aware not only of the huge amount of damage water is capable of wreaking on a home, but also of the decline in the quality of craftsmanship and trade in this day and age, as well as the way contractors tend to play hide and seek after the first few days on a job.

Not only that, but how do you expect owners to pay for this? Even for the smallest property, this will cost no less than tens of thousands of dollars and easily into the six-figure range or even the seven-figure range. Extrapolate that cost to a building of 75 apartments and medical suites, such as ours. 2019 HSTPA and COVID-19 has had a significant impact on renters and property owners, and many shareholders are unable to meet their monthly maintenance costs, while the rest of us are trying to cover the ever-increasing property taxes and operating expenses. Property owners are being squeezed in every way possible.

Please VOTE NO TO INTRO 1146-B. Safety is our main concern, too, but the Intro 1146-B is, frankly, insane. We need common-sense solutions and alternatives for older buildings. I can see this law applying to new construction that has yet to be occupied, but century-old buildings whose residents have been ensconced for decades?

This proposal would be devastating to renters and owners and create a great deal of unnecessary havoc in people's lives. I would rather have a law on the books requiring one fire extinguisher in homes for every bedroom a home contains, in addition to one in the kitchen, subject to city inspection by appointment, annually, if necessary, than incur the astronomical costs and damage to our beautiful Art Deco building that would be caused by the passing of this bill.

Sincerely,

Howard Gotfryd
Prospect Heights

"Do the right thing. It will gratify some people and astonish the rest." —Mark Twain

60 Plaza St E • Apt. 4K
Brooklyn, NY 11238
December 1, 2020

Dear City Council Members,

I am a shareholder in an 80-year-old brick and plaster Prospect Heights co-op apartment building. Safety is our top priority. However, Intro 1146-B would result in my fellow shareholders living in a construction zone for a prolonged period of time and devastate us financially.

We need common-sense solutions. Have you ever had to get a simple water leak repaired in your home? If so, you were probably shocked at how much work it required to replace just one part of the pipe or drain (i.e. cutting open the walls, ceilings, floors and large enough to allow the plumber to fit his/her body in) and how disruptive it was to you as an occupant (i.e. working around your schedule to give access to the apartment, the debris & dust created by opening a hole and then having another contractor subsequently come in to sheetrock, patch, and paint requiring multiple visits). Imagine that but instead of just one spot, it was throughout the building from the basement, through each floor, to the roof and from each floor, branching into each apartment, into every room. Imagine living through that for one, two, or three years. It is highly disruptive construction-intensive work to do while people are residing in the building.

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Please VOTE NO TO INTRO 1146B. Safety is my main concern, too, but the Intro 1146B is insane. We need common-sense solutions. This proposal would be devastating to renters and owners and create a lot of unnecessary havoc in people's lives. I would rather have a law on the books requiring one fire extinguisher for every bedroom a home contains, in addition to one in the kitchen, subject to city inspection by appointment, annually, if necessary, than incur the costs and damage to our beautiful Art Deco building that would be caused by the passing of this bill.

Sincerely,

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Prospect Heights

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I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Ira Kantor

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkle a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

Legislation like this doesn't take into account the different types of building found in NYC. Pre-war buildings like 300 West 108th Street are built like fortresses. The floors and ceilings are constructed of poured concrete many inches thick. The apartment walls (hallway facing and interior) are constructed of thick terracotta brick covered with concrete lath and plaster. Rarely do fires occur and when they do, the damage is usually contained to the apartment where it started. So, adding sprinklers is completely unnecessary. It will put coops into financial hardship, force shareholders to sell because they can't afford the assessments required to cover the cost(s). More importantly, it will redirect resources away from required infrastructure projects which will cause real harm to people.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass one-size fits all legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Ira Krell
300 West 108th Street, Apt 5CE
New York, NY 10025

Testimony in opposition to installing Sprinklers in buildings in accordance to proposed City Council Bill Intro 1146

Introduction

As a long time Chinatown Property Owner of a tenement building, I urge our city council to reject Intro 1146. While the proposal appears to be a solution to fires within our building, it's equivalent to shooting a fly with a shotgun. Installation will have disastrous consequences for property owners who can ill afford such expenditures.

Wasteful Expenditures

The installation process will be a nightmare financially for property, coop and condo owners. Logistically it will be burdensome for tenants who may have to be removed from the property in order to install the sprinkler system

The costs: Since Licensed plumbers are needed for the installation; it would likely cost hundreds of thousands of dollars to over a million depending on the size of the building. Lines of piping would have to be installed throughout the building. This may include putting a water tank on the roof if there isn't sufficient pressure. This would add additional tens of thousands of dollars to install, which may include reinforcing the roof. The tenants may need to be removed especially from older building that need asbestos and lead abatement. Tenants would have to be temporarily relocated at the expense of the property owner. This would add thousands of dollars in costs that the landlord doesn't have.

Unfunded Mandates

If the City Council passes the bill it comes at a time when Albany has passed legislation restricting income from renovations and removing apartments from rent regulation. Rent Guidelines Board passes rent freezes despite their own research demonstrating landlords' expenditures exceed income. How do you expect us to pay for sprinkler system when politicians limit our ability to gain income and then have that money used for capital improvements?

The sprinkler system installation would require a bevy of engineers/architects to supervise and approve the system. Insurance rates would go up as a consequence of possible hazards emanating from the system like accidental leakage.

Paying for the system would force property owners to delay other essential reconstruction projects

If anything, New York City should pay for the cost of installation and maintenance of the sprinkler system along with the insurance and not the property owners.

Consequences of a mandated Sprinkler system

Many property owners would be forced to sell or go bankrupt since our revenues are already depressed due to restrictions from the State and City of New York, Amazon, Covid pandemic and the gradual abandonment of New York City by residential and commercial tenants. Many condo and coop owners will be forced to foot the bill will leave New York City.

It should be noted that landlords are currently responsible in providing CO2/Fire Alarm systems in buildings along with keeping fire escapes in good working order.

Alternatives to Sprinkler System

When the sprinkler system is activated whether by fire, malfunction or mishap, it will do extensive damage to the property. A better and less expensive option is to provide alternative fire suppression systems like possibly a halon system used by the NYC Transit in their booths. Since most fires start in the kitchen, this maybe a better option.

Conclusion

I am asking the City Council to be reasonable by rejecting mandatory sprinkler system. There has been no study or data to justify the sprinkler system. There should be more research on looking for better and more efficient options in reducing the danger of fires by using alternative fire suppression systems or better training and education for tenants and landlords.

Irving Lee
Small Property Owner in Chinatown

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the

quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Jackson Buonamia
185 E 2nd St
Apt 3A
New York, NY 10009

Bill 1146-B

Testimony of James Jenkin – homeowner who has actually installed sprinklers on why this will be so challenging, if not impossible, for many others to do.

I am the owner of a 4 story brownstone in Bed Stuy. I have major concerns about this bill. It is well intentioned from a safety perspective but will have other major negative consequences. I have personally lived through the installation of a sprinkler in a brownstone approx. 2 years ago and want to share with you the first-hand experience, so you can see why this will be challenging, if not impossible, for many of my neighbors to do this.

From my personal experience:

- It is VERY expensive to retrofit sprinklers in a historic brownstone. In our case, all up, the costs it ended up ~\$50k. It is important to note in the case of an older brownstone it is not just the sprinkler cost which you might have been shown (in my case about \$27k), but the additional costs which rack up. These included the cost of restoring damage to all the plaster work. Note brownstones usually have lathe and plaster and no easy soffits of space between ceiling and floors above so a lot of cutting into walls and ceilings is needed. Upgrading the other plumbing needed to support the sprinkler eg back flow, pump. In our case we did not need additional pipes to street but I understand that is a very large cost. Then there is the expeditor cost and fees. Also to keep our historical detail we needed to have sprinkler guys do a lot of tricky piping to avoid taking out the 150 year old woodwork etc and that added more expense. All our walls / celings needed to be repainted and woodwork needed repairing after.
- In our case **it over 5 months living** with open walls. The process was a nightmare and slow. You need to file, get quotes from multiple tradesmen – sprinkler guy, regular plumber, expeditor, plasterer and possibly woodwork guy. You need to check for asbestos, install the pipes which took our guys weeks (coming back and forth), do other plumbing work which involves coordinating more people, manage soffit build out work, have expeditors to do their checks, do the other inspections/checks, have plaster guy come back and patch and paint all (weeks) re-paint. This was MAJOR construction. I had to manage many people and we're talking literally hundreds of emails/calls and many dozen onsite meetings. I don't

see how someone not equipped with construction knowledge could manage this themselves. If they have to add a general contractor to oversee the project this will add significant cost.

- It is VERY difficult to live through. My biggest concern about this law is that while it is well intended, our council people are not truly aware exactly how impactful this will be on folks firsthand. I don't see how seniors, people with disabilities would be able to deal with this level of construction in their homes. I don't think you could have young kids in the home for part of it with this level of wall and ceiling work. I don't know how tenants would react to this level of work either in their apartments which involves getting into walls and most of their ceilings and if they would even stay.
- Some of this might be partially mitigated in a non-recessed solution but then you are turning a home into an industrial/commercial space with pipes hanging from ALL ceilings and the riser still needs to go inside hallways anyhow so walls will still need to be reopened and other plumbing work done and repairs where holes go, so you don't avoid significant construction.

If this bill passes this could be a REALLY big deal for many people. Like having to sell their home big deal. This is an important safety matter and it definitely does warrant very careful consideration by our lawmakers against all other alternatives. But knowing the impact it will have, I can't help wondering if this is really the right solution for small homeowners given the practical problems. Is there not a more nuanced approach? In my case for instance there is only one tenant apartment which has 3 points of egress. We have a further 3 points of egress upstairs. No-one is ever more than 15-20 feet away from an exit. This is a very different risk profile to many other buildings and should be treated differently. All buildings are not the same.

All laws have unintentional consequences and this is one that I fear (together with talked about property tax increases) will make it increasingly difficult for regular folk to keep/own brownstones. Yes, I know this is not your goal but what will increasingly happen in NYC is brownstones will only be for the rich. Full stop. There will be loans etc. but they have to be paid one way or another. And this does not stop the big problem of the level of construction and massive project size people need to take on.

Some suggestions...

- allow owner occupied buildings to be exempt unless other major construction is being undertaken and filed.
- fire extinguishers on every floor and more checking of these and of detectors and safety routes etc.
- raise it to say 50 feet so the brownstones which are often higher (but not necessarily bigger than other buildings) be exempt if only a 2 or 3 family or single family.
- make sure height does not include decorative cornices...some houses in our street have the exact same floor plan and apartments as shorter ones, but because the architect back in the 1880s went to town on the fancy cornices, they measure technically taller but are not any more risky.
- exempt houses where the tenant apartment has at least 2 means of egress.
- exempt this construction for seniors above 62 or people with disabilities.

Thanks

James Jenkin

Statement Against Retrofitting Apartments with Sprinklers

This is a statement against the proposed council bill to require retrofitting apartments with sprinklers. This bill highlights many of the negative issues associated with NYC. The need to protect against fire is clear. This bill is not a realistic solution. NYC is suffering from mid-teens unemployment, is the most taxed jurisdiction in the US, is suffering from a multi-billion \$ deficit and its tax paying citizens are hurting. To now require building/apartment owners to engage in retrofitting apartments with sprinklers with all of the associated cost and disruption is sheer madness! This is going to cost tens of thousands of dollars per apartment along with untold disruption and costs associated with retrofitting water systems, asbestos removal and temporary housing while the retrofit occurs. Where is this money supposed to come from? The city and state are surely going to be raising taxes further to address their deficits thereby reducing disposable income, home values have declined, people are unemployed, tenants aren't paying rent, but taxes remain in place. This is another example of how out of touch many in city government are with the vast majority of the population of NYC that is neither rich nor poor. The Great Middle does not have an advocate. Likewise, with this additional burden, how many more people are going to be leaving NYC for cheaper, less regulated environs?

Has anyone on the council done any analysis of the potential economic impact of this bill on NYC? I doubt it. Has anyone on the council looked at alternatives? I doubt it? Why not enforce the requirement of fire hoses on each floor? That would surely be a cheaper alternative. My point is that NYC government must begin to understand that the economic resources on which it depends to advance its civic agenda are not limitless. Bills must be crafted with a sensitivity as to their practical impact on home owners and tax paying citizens. Currently, they are not. And that is a huge, huge problem for this city.

If this bill is passed and implemented, it is going to have a very large and negative economic impact on NYC. Please be aware of that and proceed accordingly.

Sincerely,

Jim Finch

245 East 93rd Street, Apt. 5D

New York, NY 10128

HDFC Co-ops OPPOSE Sprinkler Intro 1146

Estimated and Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade.

THIS IS ME!!!

This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. **REALLY, IN THE MIDDLE OF A COVID PANDEMIC AND WE HAVE TO BE DOING THIS, MOVING AWAY HAVING PEOPLE WORKING IN OUR HOMES?**

The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our

children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to OPPOSE Intro 1146 and work with HDFC co-ops to

find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Your Name JANA LEO DE BLAS

Your Address 517 WEST 144TH STREET APT 13 NEW YORK NY 10031

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet tall in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement - and impossible to pay for - and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the

very existence of our homes. HDFCs cannot and must not be put in the same class, and held to the same standards, as market rate buildings, which can afford assessments and which have access to loans from institutions that would not attach strings to them, unlike any loans we might have to take out. Our buildings are under constant threat from various politicians and proposed laws as it is - this would kill many HDFCs, hardly a result to be wished for.

Thank you for your attention to this important matter.

Jane McNichol, Treasurer
534 East 11th Street HDFC
New York, NY 10009

e: janeboyart@gmail.com
cell: 917.656.1577



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Jane McNichol

534 East 11th Street, no. 26
New York, NY 10009
917.656.1577
E mail: Janeboyart@gmail.com

www.janemcnichol.com

Dear Council,

To propose putting sprinklers in older buildings with the financial hardships NYers are suffering with due to the pandemic is egregious! We are struggling just to survive and 1146-B would be the the nail in our coffin.

We would have to vacate our homes in a building as old as ours to make this a reality.

Our system could require such updates as I fear it would bankrupt our building.

Many of us are still out of work as we have many residents who had jobs on Broadway .

(This affects our health insurance and pensions, obviously our income and savings.)

It's impractical to imagine we could take on the expense this would involve.

Those of us who would be forced to move rather incur the debt this would involve, would have to sell at a great loss, because who would buy knowing what this bill would ask of them financially and physically. It would put us in impossible financial positions that could impact those of us nearing retirement age and those already retired, in such damaging financial situations.

We may never recover.

I urgently plead with you to explore other safety avenues rather than to push forth this short sighted and financially reckless Proposal.

Thank you for your time.

Janna Notick

December 1, 2020

Dear Council Members,

I am a small property owner. Safety is my top priority. However, Intro 1146-B would result in my tenants living in a construction zone for a prolonged period of time and devastate me. Money does not grow on trees.

We need common sense solutions. Have you ever had to get a simple water leak repaired in your home? If so, you were probably shocked at how much work it required to replace just one part of the pipe or drain (i.e. cutting open the walls, ceilings, floors and large enough to allow the plumber to fit his/her body in) and how disruptive it was to you as an occupant (i.e. working around your schedule to give access to the apartment, the debris & dust created by opening a hole and then having another contractor subsequently come in to sheetrock, patch, and paint requiring multiple visits). Imagine that but instead of just one spot, it was throughout the building from the basement, through each floor, to the roof and from each floor, branching into each apartment, into every room. Imagine living through that for one, two, or three years. It is highly disruptive construction-intensive work to do while people are residing in the building.

Not only that, but **how do you expect owners to pay for this?** Even for the smallest property, this will cost no less than tens of thousands of dollars and easily into the six-figure range or even the seven-figure range. 2019 HSTPA and COVID-19 has significantly severed rent and many owners are not collecting any rent at all, while also trying to cover the ever-increasing property taxes, and operating expenses. Property owners are being suffocated in every way possible.

Please VOTE NO TO INTRO 1146B. Safety is my main concern too but the Intro 1146B is insane. We need common sense solutions. This proposal would be devastating to tenants and owners and create a lot of unnecessary havoc on people's lives.

Sincerely,

Jarasia Wilson
430A Quincy St
Brooklyn, NY

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Regards,

Javier Herrera, Property Manager
53 Stanton Street, Housing
Development Fund Corporation (HDFC)
(212) 228-2576 – Office / (PRIMARY)
(917) 749-2415 - Cell
STANTONHDFC@NYC.RR.COM

/jh

cc: File (e-mail)

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Thank you for your attention to this important matter.

Jean Grier
527 West 143rd Street, #33
New York, NY 10031

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Jeanette Toomer
987 Amsterdam Ave. Apt 2A
New York, NY 10025

Shareholder/Tenant
987 Amsterdam Ave HDFC, Inc.

Toomer for City Council D. 7

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, as well as the owner of a small business which owns two walk-up apartment buildings in Manhattan, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,
Jeff Bogino
30 East 9th Street, #5G
New York, NY 10003

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Jennifer Lee
46 Rivington Street
New York, NY 10002

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jle..e

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very

existence of our homes.

Thank you for your attention to this important matter.

Jenny Strassburg
282 Manhattan Avenue Apt 4N
New York, NY 10026

Dear Honorable Council Members,

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers. We have too many homeless people already - don't add to the crisis.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Jenny Walker
100 St Nicholas Ave #2A
NYC, NY 10026

December 2nd, 2020

To Whom It May Concern:

I am a resident at a coop in Sunset Park and urge you to vote no on the proposed legislation that would require owners of residential buildings over 40 feet tall to install a system of automatic sprinklers by December 31, 2029.

Our building was built in 1911 and putting in a sprinkler system would be both extremely difficult and cost prohibitive. Currently we have so many mystery pipes in the wall that it is not easy for us to install new pipes. New pipes have to go outside the walls in most cases.

The cost of this is prohibitive. I have served as president and treasurer on the Board of our self-managed building and I know that we cannot afford this kind of project. We have pressing issues such as needing to completely redo our roof and replace our boiler. We cannot put these projects off in order to afford a sprinkler system.

Our population cannot handle maintenance increases right now and so we cannot put the burden of this requirement on people with fixed incomes.

Please vote no on the proposed legislation Int 1146-2018 on automatic sprinklers.

Thank you,

Jessica Harris
Corner View Association
4401-4407 4th Ave
Brooklyn, NY 11220
(917) 853-7123

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Sincerely,

Jessica Rechtschaffer
517 West 144th St HDFC

UNETHICAL! sprinkler law. UNETHICAL!

This new law is absolutely ridiculous!

People have lost their jobs and the City wants to implement such costly projects.

You cannot bang out bldgs reserve funds like this. Each and every bldg is different! Budgets, finance structure, etc.

I am completely opposed to this and to lay it on right now is absurd! What in the world are you all thinking.

Bad – maffioso strategy in getting money for the city. You will be hitting tax payers very hard with this new law.

UNETHICAL !

Board member, NYC native.
Jessica Viola

Testimony – Opposition to Intro-1146B (Sprinkler Bill)

Dear City Council Members,

If Intro-1146B were to pass, every residential building over 40 feet would become a complete construction zone for likely one-to-two years. What this bill is proposing would require:

- New water supply line from the street to the property
- New standpipe from the basement to the roof
- New water tank
- New roof to support the weight of a water tank that was previously never there
- New water risers from the basement through every floor to the roof and back down
- New water pipes branching to every apartment and every room

What this work actually translate to for tenants:

- Virtually every wall, floor, ceiling throughout the building and most likely while residents are living within the property. Therefore, tenants will be living in a construction zone from the hallways to every room in their apartment for one to two years. Yes – It will take that long because doing any work while the space is occupied is three-times slower. Less time is sent on actual work because more time each day is spent on preparation (moving furniture, putting up plastic walls, covering furniture), clean-up, and coordination.
- Tenant’s furniture & personal belongings will have to be touched and moved, assuming there is even somewhere to move the items. Many apartments are quite small and there isn’t much free room available. I have no clue how this work will be done if the tenant is a hoarder, which there are a significant amount of hoarders.
- One can section off the work area as best you can to mitigate dust from traveling but that is all you can do, mitigate. It is impossible to prevent all dust from traveling through the air.
- Significant amount of coordination will be required with cooperating tenants for access. What if the tenant wants to be home but goes out to work? Work cannot be performed after hours. What is the tenant works from home?
- Access issues: What tenants do not cooperate and refuses access? Many tenants already do not want to give access even for repairs. Will the city step in to obligate access? Will an owner be penalized for uncooperative tenants? Will owners be expected to bring tenants to court to obligate access, which will be another few thousand dollars per case?
- What if a tenant refuses to reside in the unit during construction? Who is going to pay for the relocation cost? The tenant is not going to pay rent and isn’t going to pay for the relocation. A hotel can easily be \$200/night.
- Multiple contractors including plumbers and general contractors will come in and out of the apartment and building on a daily basis.
- Multiple water interruptions
- Building will be more susceptible to water leaks

I urge each City Councilmember to vote NO to Intro 1146B.

Sincerely,

Joanna Wong

RE: Proposed 1146B

I am the owner of a cooperative apartment at 415 East 52nd Street. I am submitting this testimony with respect to the proposed legislation that would require owners of buildings 40 feet or taller to retrofit their buildings to provide automatic sprinklers by December 31, 2029, failing which the building will be subject to onerous daily fines. While it is commendable that this body is concerned about fire safety and I have no dispute with the intention, the costs to retrofit existing buildings would be astronomical and likely beyond the financial capacity of many owners, particularly those owners of apartments in cooperative buildings. I am advised that the cost to each building to upgrade the water system would be, in today's dollars, at least \$30,000 and the cost per apartment would be an estimated \$20,000. In older buildings the disturbance to the ceilings in each room of the apartment may require lead and/or asbestos abatement which would be an additional cost. Furnishings will have to be moved into storage and residents will have to be relocated during the work. Once the work is complete, the ceilings will have to be painted, the units cleaned, and the furnishings moved back. I am thinking this could amount to \$50,000 or more per apartment. My question to the folks proposing this retrofit is where is the money for this supposed to come from? Residents of the City who are not among the very wealthy are already reeling from the increased real estate taxes, high personal income tax, proposed congestion pricing, falling real estate values and now this! As it is said, the "road to hell is paved with good intentions." Please re-think this proposal and the negative impact passing it will have on the residents of this City.

I am aware that similar legislation was passed with respect to office buildings. However, office buildings are generally built and configured differently than residential buildings. The ceilings are higher, there are large floor plates and there are generally dropped ceilings that allow for cabling and sprinklers without the disruption that would occur in buildings such as ours. Our ceilings, like many other buildings of its vintage, do not have even have the height or room to allow for "high hat" light fixtures let alone plumbing lines. I also wonder on what basis the corporation will be allowed to "require" that a unit owner allow access to their apartment by the cooperative or condominium board for this work to be done. Before embarking on a plan that will bankrupt many resident owners of cooperative apartments and owners of apartment buildings that may have rent regulated tenants and result in costly litigation, perhaps one should focus on other fire prevention systems that might afford protection without such disruption.

Joelle Halperin



Master Plumbers Council of the City of New York, Inc.

Aka

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240-21 Braddock Avenue, Bellerose, NY 11426

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2020 Officers

Richard Bonelli
President
Anthony Vigilante
Vice President
Leonard Williams
Treasurer
Patrick Sementa
Secretary

Good Afternoon,

My name is George Bassolino, and I represent the Master Plumbers Council. Today I am providing comments on Intro 2151. In 2016, we were privileged to work with Council staff to provide technical expertise and help negotiate the final bill. We are fully supportive of the Council's proposal to extend the deadlines for inspections. The inspections process has gotten off to a slow start, due in part to some ambiguities in the Law and Rule. I believe we would all agree that the intent of this law is to provide the minimum standards to safeguard the public.

2020 Directors

Richard Bonelli, Jr.
Harris Clark
James DeMaria
Darren Lundin
Robert Giuliante
John Martin
Robert McManus
Owen Williams
Daniel Vessio

It would be beneficial if the Council would provide clarification of these issues by making a few revisions to be included in this intro. The inspection scope must be clear to everyone involved in the process and the persons conducting these inspections must possess the best available qualifications.

In our written testimony, we have proposed changes to five sections of the law. I cannot fully discuss each change within my allotted time. The MPC is always available to provide any further assistance that the Council may deem necessary.

I would like to now briefly discuss the major issue that is affecting compliance.

Executive Director

John F. DeLillo, Jr.

As of today, the Department of Buildings has determined that all tenant spaces are exempt from inspection. When the bill was negotiated with the Council staff, the understanding was that only residential tenant spaces were to be exempt. The law specifies that the inspection must start at the point of entry of gas piping into a building, which is referred to as the "POE". If the POE is located inside of a tenant space, the inspector will not have access to it.

In terms of gas safety, the POE is ground zero. Most of the hazards an inspector may encounter will be found at this location. Both the Harlem and Second Avenue incidents could have been identified and reported by a qualified person conducting a periodic gas inspection. In order for those conditions to have been reported, the spaces would first need to have been accessed. Waiving the requirement to inspect the POE due to the presence of a tenant space is in direct violation of Federal and State gas inspection requirements. If a tenant space precludes an inspector from gaining access to the point of entry, the inspection will be incomplete.

Our committees have been working with our industry affiliates on enhanced gas safety training since 2014. The research and studies conducted by our industry partners since that time have provided the scientific data that was utilized to create the periodic gas inspection training program and inspection protocols that exist today. Without addressing and clarifying these issues, compliance will continue to suffer and some inspections will not provide the level of public safety that the creation of the law intended.

Thank you for reviewing our concerns.

Regards,
George Bassolino, III
Chairman MPC Code Committee



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Introduction

The Master Plumbers Council (MPC) was founded in 1892 and is a non-profit organization of small and large, union and non-union plumbing contractors, and affiliates whose primary mission is to help protect the public safety of all New York City residents through the installation, maintenance, repair and inspection of plumbing and fuel gas systems in the City of New York.

Prior to the incidents occurring in 2015, which spurred this legislation, the Federal Government had already proposed legislation that would add new requirements for persons working on gas piping. In addition, the government mandated periodic gas inspections for interior piping. Since 2014, the MPC has been actively engaged with the New York City Department of Buildings (DOB), The Plumbing Foundation, Utility companies (Con Edison and National Grid), Northeast Gas Association, and other stakeholders, to ensure that work being done on gas lines is safe and proper. This includes advocating for enhanced training for gas pipe installers, certification requirements and more effective governmental oversight. Given the nature of several bills on today's Committee Agenda, we strongly urge the Committee to consider our comments below regarding such proposed legislation, including Intro. No. 2151 and Intro. No. 859.

Commentary on Proposed Changes

I. Intro. No. 859

____Intro. No. 859 requires the DOB to perform a gas inspection for repair work within five business days in all residential buildings where gas has been shut off due to safety concerns. The MPC is in agreement with the Department that the present system of requesting inspections is adequate. Today, service levels usually provide an inspection in less than five business days. In addition, a licensee has the ability to request a move-up of an inspection for emergency purposes. The Department has been more than accommodating to the industry. The MPC does not support this proposed intro.

II. Intro. No. 2151-A

Intro. No. 2151, if adopted, will revise LL152, by extending the deadline for all buildings in community boards 1, 3, and 10 from December 31, 2020 to June 30, 2021, with no further limitations. The MPC believes that it is essential to pass this proposed extension. At this point, it would be physically impossible to complete all of the mandated inspections within the required timelines. Many people have questioned why this extension is necessary. The law was passed over four years ago and everyone should have had enough time to prepare for and complete the inspections. The truth is that these inspections are the first of their type in the nation. The inspection process is state of the art and will overtime help improve public safety for the residents of New York City. As with any new system or procedure, there are hiccups in implementation. The industry, utilities and DOB have been working together to make sure everyone is on the same page in regard to the inspection and reporting process. The law was written very



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well and covered all of the major points. The Rule (RCNY103-10) that the DOB promulgated filled in most of the other blanks.

The Master Plumbers Council (MPC) would like to propose five modifications to Local Law 152 of 2016. We believe that these changes are necessary to provide clarity and consistency, which will lead to a more effective inspection. It will enable the law to fulfill its purpose of protecting public safety. There is no more important inspection than a licensed Master Plumber or their employee can conduct than a periodic inspection of a gas piping system. All other gas installations and inspections occur when there is no gas in the system. Prior to activation, the system is personally inspected by a department personnel and a qualified utility personnel. During a periodic inspection, there is gas in the system, and if an issue is not properly identified, it can prove disastrous. Therefore, Local Law 152 must contain the clearest verbiage possible to ensure safe and effective inspections.

Please find below the Master Plumbers Council's comments on suggested changes to Local Law 152 of 2016, as well as a marked-up version of the Law.

§ 28-318.1 General.

Adding a **licensed Master Plumber** to the persons permitted to determine if there is no gas piping within a building. A licensed Master Plumber is qualified to determine if there is any gas piping within a building. Many registered design professionals are retaining licensed Master Plumbers to conduct field visits prior to the submission of forms to the department, stating that there is no gas piping within a building. In some cases where the owner decides to discontinue the use of gas in a building, they require a licensed Master Plumber to obtain a permit to cap and remove the piping and coordinate with the utility to terminate the service permanently in the street.

§ 28-318.3.1 Inspection entity.

1RCNY§103.10 requires persons conducting the inspection be either a licensed master plumber or a person with at least five years' experience working under the direct and continuing supervision of a licensed master plumber. It also requires the employee to complete a department approved training program. We have requested two changes. The first is to require the licensed Master Plumber to also attend a department-approved course. The knowledge training and testing required to become a licensed Master Plumber covers most of the knowledge required to effectively conduct a gas safety inspection. The NYS PSC approved *Interior Gas Piping Safety Inspection Training Course Training program* was established to provide inspectors with enhanced "*gap filling training*" that is a supplement to all of the training a potential qualified inspector has already received in their career. This additional training is essential to enable a licensed Master Plumber to conduct an effective gas safety inspection.

The second required change is to address the experience requirements for employees. The department rule specifies that licensed Master Plumber employees have a minimum of five years' work experience. Neither the law nor the rule requires that this experience consist of any gas work. Presently, there is no mechanism in place to prove that the inspector has attained the required amount of time. We are proposing to require that all inspectors that are not licensed Master Plumbers have attained a department issued gas work qualification. To obtain this qualification, a person must submit documented proof to the department that they have at least five years of experience. In addition, they must pass a rigorous written exam that measures their knowledge of gas systems. A gas work qualified person with the required supplemental training will be much more effective in conducting these inspections. As the rule is written



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now, there is no prohibition to prevent a licensed Master Plumber from using a less knowledgeable employee to conduct these inspections. This change, if enacted, would provide a higher level of public safety.

§ 28-318.3.2 Scope.

In this section we have made several clarifications. The most important of which is to clarify that only **residential** tenant spaces would be exempt from the inspection and that all inspections must include the point of entry of gas into a building. The MPC was privileged to help negotiate the final bill and our understanding was that the tenant space exclusion was solely to not require access into an individual residence which contains a gas meter or appliance. The law clearly states the inspection starts at *the point of entry of gas piping into a building*. We modified the last sentence in this section to state: *Inspection must include the point of entry of gas piping regardless of its location in the building*. Why is it so important that commercial spaces and points of entry be accessed? In gas safety, it is important to follow the science. In this case, the science is obtained from the Gas Technology Institute. They, in conjunction with the North East Gas Association, The Plumbing Foundation, Master Plumbers Council, Plumbers Local One, National Grid and Con Edison created the *Interior Gas Piping Safety Inspection Training Course Training program*. This was done in early 2016 before the laws were finalized.

The Gas Technology Institute, in collaboration with the Department of Public Service and New York State Utility Operators, including Con Edison and National Grid, conducted one of the largest statistically valid scientific studies to determine interior piping safety inspection intervals for leak surveys and atmospheric corrosion (GTI Project No 21858, Indoor Atmospheric Corrosion and Leak Survey Risk-Based Intervals, Final Report, August 25, 2017). This study incorporated essential elements of the American Petroleum Institute (API) Standard for Risk Based Inspection, API 580, in determining the appropriate inspection frequency, which coincidentally, correlated with LL 152 frequency of five years and other current Federal and State gas safety inspection frequency requirements. One of the key findings, after looking at over 70,000 inspection points, was that there was a greater propensity of leak indications and atmospheric corrosion at or near the POE. As a result, we have concentrated training in this area to ensure PHMSA Operator Qualified LMP Technicians conducting these inspections have a keen recognition of this inspection point, including identification of other associated potential AOCs such as a damaged or missing wall penetration seal.

These periodic inspections have been taking place for the past several years. The utilities are mandated to conduct the inspections from the point of entry up to the meter outlets wherever they are located. The majority of the issues they are finding are at the point of entry. This is a safety critical inspection point as there is a greater chance for leaks and atmospheric corrosion at this location. Waiving of a requirement to access a tenant space to access a point of entry would be in direct violation of Federal and State jurisdictional inspection requirements. Local Law 152 was created directly in response to gas incidents that occurred in NYC. One was the Harlem explosion which occurred on March 12, 2014 and the other was the Second Avenue explosion which occurred on March 26, 2015. The Harlem incident was a result of gas migrating into the building from a leak in the street. Qualified inspectors are trained to identify and react to this type of situation. The Second Avenue incident was caused by an illegal connection. Again, a qualified inspector is trained to identify and report this situation. Why would we want to limit access to areas that have a high propensity for having gas safety issues?



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Another change is to eliminate the word *test* from the inspection. The inspector is **conducting a leak survey**. A test requires the gas system to be shut down and air introduced to test the integrity of the system. A leak survey is a non-invasive process where a portable combustible gas detector is utilized to look for an indication of a leak. Verbiage was added to require the utilization of a **NYS PSC approved** portable combustible gas detector. This is essential to ensure an effective instrument is being utilized. Without this specification other less reliable devices may be employed for the leak survey. Verbiage was modified from *determine if there is a gas leak* to *determine if there is an **indication of a gas leak***. Inspectors are qualified to identify potential leaks. Once encountered they must follow specific protocols which include immediate utility and/or first responder notification. When the utility arrives, they will conduct a leak investigation to determine if in fact there is a leak and will take the required actions. This is an important difference. During the inspection process there have been instances where the inspector had indication of a possible leak and when the utility responded they investigated and determined there were no actual leaks. Another change was to substitute **immediately hazardous** for *dangerous*. This term is utilized in the gas safety program and is the industry standard terminology for utilities and inspectors. When an inspector encounters an **immediately hazardous** situation, they are required to take specific actions.

The other significant change is to clarify the locations where the inspection and survey would take place. The inspection consists of two distinct parts. A visual inspection and a leak survey. Both must access all exposed piping not located in tenant spaces. The leak survey must also be completed to take atmospheric readings in hallways and stair enclosures where gas piping and appliances exist.

§ 28-318.3.4 Reporting and correction of unsafe or hazardous condition.

In this section, verbiage was changed to reflect the verbiage utilized by the training program and to make the distinction between an immediately hazardous condition and one that is not. If the verbiage is not amended, the law requires all conditions to be immediately reported from the field. This has caused issues for utilities and inspectors, as there are inadequate resources to provide an immediate response to all non-hazardous conditions. The utilities have created apps that allow the inspectors to report all inspection results. This allows the utility to do a risk assessment of all non-hazardous conditions.

§ 28-318.5 Enforcement.

We added a *Failure to submit a certification required by this article shall be classified as a major violation. **Failure to comply may result in termination of gas service.***

This was added to make the Council aware that there is no mechanism in place to require that an inspection must be conducted. There is a civil penalty for non-compliance. However, there is not a provision to ensure compliance. As written, an owner may elect to pay a fine and not conduct an inspection.



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LOCAL LAWS OF THE CITY OF NEW YORK FOR THE YEAR 2016

No. 152

Introduced by Council Members Espinal, Williams, Levine, Palma, Rose, Richards, Rodriguez, Crowley, Constantinides, Rosenthal, Mendez, Torres, Salamanca, Menchaca, Cohen, Van Bramer, Levin, Kallos, Ulrich and Borelli.

A LOCAL LAW

To amend the administrative code of the city of New York, in relation to periodic inspections of gas piping systems

Be it enacted by the Council as follows:

Section 1. Chapter 3 of title 28 of the administrative code of the city of New York is amended by adding a new article 318 to read as follows:

ARTICLE 318 PERIODIC INSPECTION OF GAS PIPING SYSTEMS

§ 28-318.1 General. *Commencing January 1, 2019, building gas piping systems, other than gas piping systems of buildings classified in occupancy group R-3, shall be periodically inspected in accordance with this article.*

Exception: *A building that contains no gas piping and for which the owner of such building has submitted to the commissioner, in a form and manner determined by the commissioner, a certificate of a registered design professional, **licensed master plumber** or a person satisfying other qualifications that the commissioner may establish, that such building contains no gas piping.*

§ 28-318.2 Frequency of inspection. *An inspection of a building's gas piping system shall be conducted at periodic intervals as set forth by rule of the commissioner, but such inspection shall be conducted at least once every five years.*

Exceptions:

- 1. If the New York state public service commission adopts a rule or other requirement for periodic inspections of service lines, as defined in section 255.3 of title 16 of the New York codes, rules and regulations, with a frequency other than five years, the commissioner may, by rule, require that the periodic inspections required by this article be conducted with such frequency.*
- 2. The initial inspection for a new building shall be conducted in the tenth year after the earlier of (i) the issuance by the department of a letter of completion or, if applicable,*



Master Plumbers Council of the City of New York, Inc.

Aka

Licensed Plumbing Association of New York City, Inc.
240-21 Braddock Avenue, Bellerose, NY 11426

Phone: (718) 793-6300 • Fax: (516) 677-5374 Website: www.nycmpc.org

a temporary or final certificate of occupancy for such building or (ii) the date such building was completed as determined by department rule.

§ 28-318.3 Inspection process. *Gas piping systems shall be inspected and tested in accordance with sections 28-318.3.1 through 28-318.3.4.*

§ 28-318.3.1 Inspection entity. *Inspections of gas piping systems shall be conducted on behalf of the building owner by a licensed master plumber or by an individual **holding a department issued gas work qualification working** under the direct and continuing supervision of a licensed master plumber, **each of whom, has successfully completed a training program acceptable of the department** with appropriate qualifications as prescribed by department rule.*

§ 28-318.3.2 Scope. *At each inspection, in addition to the requirements prescribed by this article or by the commissioner, all exposed gas lines from **the** point of entry of gas piping into a building, including building service meters, **public spaces, hallways, corridors, and mechanical and boiler rooms** up to individual **residential** tenant spaces shall be inspected for evidence of excessive atmospheric corrosion or piping deterioration that has resulted in [a] **an** [dangerous]**immediately hazardous** condition, illegal connections, and non-code compliant installations. The inspection entity shall also [test] **conduct a leak survey of all exposed gas lines from the point of entry of gas piping into a building ,including building service meters,** public spaces, hallways, corridors, and mechanical and boiler rooms up to individual **residential** tenant spaces with a **NYS PSC approved** portable combustible gas detector to determine if there is any **indication of a** gas leak, provided that such testing need only include public spaces, hallways and corridors on floors that contain gas piping or gas utilization equipment. **Inspection must include the point of entry of gas piping regardless of its location in the building.***

§ 28-318.3.3 Report and certificate of inspection. *The inspection entity conducting an inspection of a building pursuant to this article and the owner of such building shall comply with the following requirements:*

- 1. No later than 30 days after such inspection, such inspection entity shall submit to such owner (i) a report of such inspection, on a form and in a manner determined by the department, and (ii) a certification of the licensed master plumber who performed or exercised direct and continuing supervision over such inspection that an inspection pursuant to this article has been completed for such building. Such report shall be certified by such licensed master plumber and, where applicable, by any individual who performed such inspections under the direct and continuing supervision of such licensed master plumber, and shall include, for each gas piping system inspected, a list of conditions including instances where a part or parts of such system is worn to such an extent that the safe and reliable operation of such system may be affected, gas leaks, any observed non-code compliant installations or illegal connections, any conditions described in section 28-318.3.4 and any additional information required by the department.*
- 2. No later than the due date for such inspection, in accordance with department rules, and no earlier than 60 days before such due date, such owner shall submit a certification from a licensed master plumber that an inspection pursuant to this article has been completed by such licensed*



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master plumber for such building, provided that the department may by rule establish an alternative timeframe for such submissions.

3. *No later than 90 days after the due date for such inspection, in accordance with department rules, such owner shall electronically submit, or cause to be submitted by such inspection entity, such report to the utility company providing gas service to such building. Such submission shall only be required if, before the date that such submission would be required, the department has determined and set forth in a rule that such utility company will accept such electronic submission at no cost to such owner.*
4. *No later than 120 days after the due date for such inspection, in accordance with department rules, such owner shall submit to the department, in a form and manner determined by the department, (i) a certification from a licensed master plumber that all conditions that were identified in the inspection report for which a certification was submitted pursuant to item 2 of this section have been corrected, except that such certification may note that correction of one or more conditions identified in such report, other than conditions referred to in section 28-318.3.4, will reasonably take additional time to complete and (ii) a certification from such owner that such owner is in compliance with item 3 of this section. If such certification notes that one or more conditions will take additional time to complete, such owner shall, no later than 180 days after the due date for such inspection, submit to the department, in a form and manner determined by the department, a certification from a licensed master plumber that all conditions identified in such report have been corrected.*
5. *5. All reports and certifications required by this section shall be kept on file by the inspection entity and the building owner for at least eight years after the date of inspection and made available to the department at the department's request.*

§ 28-318.3.4 Reporting and correction of unsafe or hazardous condition. *If an inspection reveals any of the following conditions, the inspection entity shall notify the building owner, the utility and the department immediately and the building owner shall immediately take action to correct such condition in compliance with the New York city construction codes:*

1. *A gas leak;*
2. *Evidence of illegal connections or **immediately hazardous** non-code compliant installations; or*
3. *Any other condition which (i) if verified by a utility company or utility corporation, would constitute a class A condition as described in part 261 of title 16 of the New York codes, rules and regulations or (ii) constitutes an ~~imminently dangerous~~ **immediately hazardous** condition.*

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§ 28-318.4 Fees. *The department may charge filing fees for the certifications required by section 28-318.3.3, as set forth in the rules of the department.*



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§ 28-318.5 Enforcement. *Failure to submit a certification required by this article shall be classified as a major violation. **Failure to comply may result in termination of gas service***

§ 2. This local law takes effect immediately.

THE CITY OF NEW YORK, OFFICE OF THE CITY CLERK, s.s.:

I hereby certify that the foregoing is a true copy of a local law of The City of New York, passed by the Council on November 16, 2016 and approved by the Mayor on December 6, 2016.

MICHAEL M. McSWEENEY, City Clerk, Clerk of the Council.

CERTIFICATION OF CORPORATION COUNSEL

I hereby certify that the form of the enclosed local law (Local Law No. 152 of 2016, Council Int. No. 1088-A of 2016) to be filed with the Secretary of State contains the correct text of the local law passed by the New York City Council and approved by the Mayor.

STEPHEN LOUIS, Acting Corporation Counsel

The proposed safety regulations in Int. No. 1146-B are an absolute disaster. There must be 10's of thousands of 3 story 2 family homes in NYC that would be forced to spend \$100,000 to retrofit buildings. That's BILLIONS of dollars.

It is insulting to even introduce this. My only guess is that it's a contractor lobby that would profit from this venture pushing this agenda. I want to know who authored the portion of 1146-B and what their relationship is to donors who would benefit from these changes. It is EVIL. There are many many regular New Yorkers who have owned 2 family homes for years who are not wealthy. Some old building would be extraordinarily difficult to retrofit for sprinklers. And for What? Because Trump circumvented sprinklers you're going to punish the little people? So STUPID!!

John Lussier

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask you to oppose Intro. 1146 because it is impractical to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. Even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the

very existence of our homes.

Thank you for your attention to this important matter.

John Mezas
309 East 4th Street #2B
New York, NY 10009

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John Mezas

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Jorge Fernández
989 Amsterdam Avenue, #5B
NY, NY 10025

--

Jorge A. Fernández
917 543 7795

HDFC Co-ops OPPOSE Sprinkler Intro 1146

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very

existence of our homes.

Thank you for your attention to this important matter.

--

Jose Fernandez

547 W147th St HDFC

NY, NY 10031

jose7fernandez@nyc.rr.com

646-479-8733

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Jose Grafals
185 east 2nd street #4D

Sent from Yahoo Mail on Android

Good morning,

I am a small landlord on the Upper Westside. I am asking you in all sincerity to vote against the sprinkler proposal 1146-B. The cost to comply for a small brownstone building with approximately 10 units will be in the \$250,000-\$500,000 range. With record vacancies on the Upper Westside (up to 50%), ever rising real estate taxes, ever rising operating expenses and a very negative outlook on the future, thousands of small landlords in New York City (including me and my neighbors) will just give up and sell our buildings.

DO YOU WANT THAT?

Fire safety is already a big concern of ours, that's why we maintain the required sprinkler systems in all our hallways (with monthly inspections, 30 month inspections and 5 year inspections all by the Fire Department of New York). We further maintain Smoke and Carbon Monoxide detectors in all apartments, hallways, basements and all other places. Further again, we have battery backed up emergency lighting in every hallway, basement and public spaces and supply fire safety plans to our tenants.

Most fires are started in household settings, by cooking, candles etc. Perhaps you want to think about, if not a simple fire extinguisher in every apartment, that can be purchased for \$30 would have a much bigger impact instead of a Multi billion dollar proposal.

Please, do not vote for proposal 1146B and the further destruction and Exodus of the Upper Westside and NYC.

Josef Langel

i am a vehemently against this insanely expensive and unnecessary boondoggle of a proposal that will not make me and my family safer from fire. it will only enrich companies that install sprinklers. who will pay for tearing up the concrete ceilings in my five room apartment including bathrooms hallways and foyer?

the cost to me must be in the hundreds of thousands of dollars i do not have. at a time where property values are crashing, people are leaving our city, crime in our once safe neighborhood is climbing and we fear for our lives to propose a bill that would bankrupt me and my neighbors is insane and will not make me any safer from fire. this would be the final straw in my family leaving new york. my pre war building has concrete walls and ceilings. it is steel construction. there are fire hose connections on every floor that are inspected regularly. every apt has multiple fire and co2 alarms. i have lived here almost 40 years and do not recall a fire. if there had been a small kitchen fire somewhere in this 175 apartment building i have not heard about it and certainly not spreading to another apartment. this rosario candela building is designed to be fire resistant based on its brick, concrete and steel design. where would we live while this demolition of every ceiling takes place? at a time where we are stressed to the max by covid and live in fear going outdoors why are you even considering this frightening idea. council needs to concentrate on covid, crime, homelessness and restoring our economy not giving us another reason to leave our beloved home and city. please dismiss this proposal and do not consider it worthy of passing. the economic ruin it would entail and the impact on the quality of our lives in our beautiful pre war building are very frightening to this senior citizen living on a fixed income.

thank you
joseph kalter
175. 93 st
(the westwind)10025

Sent from my iPhone

To The New York city Council,

I live in a co-op on West 86 street and I have lived here for 55 years. My maintenance has gone up substantially and with my mortgage I just get along. I am a retired Professor. If this insane bill is past I won't be able to pay my mortgage and my maintenance ,beside the fact that the imposition and damage that will happen to my apartment plus the exorbitant maintenance will be a tremendous problem for me. Even if I wanted to sell my co-op it would be difficult to sell it with the high maintenance. Besides these issues, I believe it is the government's role to protect their citizens not violate them or force them by law to do something that they do not want. I believe that this is a violation of my rights perpetrated by people who are not looking at my welfare or the welfare of the people who live in my neighborhood ,but at their own issues. This is not the only issue that this person has been involved in that has sent crime rampant on the upper West side. I am happy that a judge saw the real issue facing the upper west side and the people in the Lucerne and now they will be put into housing, proper housing, for them. Please do not consider this proposal because it is destructive to a neighborhood that has not had a tremendous amount of fires. To uproot people in their homes is improper and unjust.

Thank you,

I remain,
Josephine Di Iorio
328 west 86 street
NY 10024

Sent from my iPad

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Sincerely,

Joshua Shapiro

President, 30 E. 9th St. Owners Corp.

>

> Dear Honorable Council Members,

>

> As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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> Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

>

> Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

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> All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

>

> I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

>

> Thank you for your attention to this important matter.

>

> Sincerely,

Jospeh Cotugno
30 E 9th Street #4M
New York, NY 10003

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the

quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Karen Shenker
40 W 116th street
NY, NY 10026

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Karen D. Shenker
kdshenker@gmail.com

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

KAREN PASEK
952 ST MARKS AVENUE
BKLYN NY 11213

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Karen Sbaschnig
517-19 West 144th street, HDFC
New York, NY 10031

Kate Deimling
167 Bainbridge St.
Brooklyn, NY 11233

To: The City Council of New York

Dec. 3, 2020

I'm a homeowner in district 36 and I am opposed to Intro 1146B.

As was mentioned during the hearing on December 2, there is already a 2004 law, local law 26, requiring sprinklers in buildings 100 feet or higher. According to Commissioner La Rocca, only 52% have complied. I think the city should enforce the laws we have – in very tall buildings where sprinklers are necessary – instead of creating onerous new laws that will negatively impact homeowners.

Many of my neighbors are panicked and alarmed over this bill. Estimates show that it could cost \$100K to retrofit a brownstone for sprinklers. Middle-class homeowners, especially senior citizens on fixed incomes, simply cannot afford this. **It will be a disaster. It will displace tenants, and it will force people from their homes**, in historically black neighborhoods such as Bed-Stuy, and all over the city.

I also want to mention that even if homeowners and small landlords could afford this, the aesthetic qualities of these historic homes and residences – moldings, plaster, woodwork – would be destroyed by this sprinkler installation. For new construction, putting in sprinklers is a no-brainer. But for older buildings, it is a nightmare, as several people – including homeowners, coop and condo organizations, engineers, and architects – testified at the hearing on December 2.

Of course, aesthetic and financial concerns aren't as important as people's lives. Fire safety is serious. But there are other ways to ensure fire safety. As was mentioned at the hearing, smoke detectors are an important solution. Instead of using the cudgel of legislation, **the city should focus on awareness-raising and education to increase fire safety.**

Thank you, chairs Cornegy and Borelli, for holding this hearing and listening to the very real concerns of homeowners and tenants around the city. **With several Council members withdrawing their support for 1146** – including Margaret Chin and Carlos Menchaca – I hope that it will be permanently withdrawn.

Yours truly,

Kate Deimling

Sprinkler systems

I oppose any move to require sprinkler systems in private houses or those with a few apartments. I've looked into the costs for such work & they are prohibitive. Legislation calling for them would demolish most home owners & small landlords: as a result, Brownstone Brooklyn would cease to be as developers grabbed up all the property & built new dwellings on that land. I don't understand why the City has disallowed the much cheaper solution of fire escapes if they're worried about deaths from fires.

Kathleen Dillon

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Kathleen Keene
317 E 3 St HDFC

(shareholder for 15 years)

OPPOSE Sprinkler Intro 1146

I am an HDFC shareholder who is strongly in opposition to Intro 1146. The passage of this bill in its current form would cause financial ruin for our co-op.

My husband and I have been shareholders for 15 years and we love our co-op and our neighborhood. We scraped together everything we could do purchase our home years ago and have born and are raising our 2 children here. Were it not for this home in this well managed co-op, we could not afford to continue to live in the city that we love now more than ever....

My husband is a critical care and infectious disease physician. We have had a hell of a year. If the city council passes this legislation our co-op will go under. We can not afford to install an expensive sprinkler system. We can not afford to find temporary housing while this is installed. What we can afford is to operate as a well functioning co-op that obeys and enforces all fire codes. What we can do is continue to have an effective management company and educated Board of Directors that ensures all residents uphold these fire code regulations.

Why does the City Council continue to attack HDFC co-ops? Our co-op is functioning, thriving and yet continuously under siege. Why not go after the big real estate developers who are ruining the housing market in this city?

Respectfully,
Kathleen Keene
317 E 3 St HDFC

oppose Int. No. 1146-B

Hello,

I am writing to say I oppose No. 1146-B which aims to retrofit interior sprinkler systems. This would divert funds in my building that are urgently needed to address the climate crisis as well as other maintenance issues. We are a smoke-free building and while I understand why this would come up, I feel it is too great a cost. In addition to the astronomical cost of such an endeavor, it is equaled only by the stress of chopping into each and every room in the building to install the sprinkler system.

I feel that mandating the tremendous capital expenditure for sprinklers will surely divert scarce funds and attention from other urgent goals of carbon reduction, energy conservation, etc. with minimal impact on public safety.

Thank you for your time,

Katie Jo Benjamin

--

KATIE JO BENJAMIN | 862-485-0823 | katiejobenjamin.com

Dear Honorable Council Members,

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Katy Taylor
225 E 4th St
NY, NY 10009

Sprinklers Testimony

The proposal:

The proposed local law would require owners of residential buildings over 40 feet tall to install a system of automatic sprinklers by December 31, 2029.

INT 1146-2018: <https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3704321&GUID=D578606F-A661-456F-AAE9-B97B52454B2C>

The opposition:

Cornegy Gives Thumbs Down to Sprinkler Legislation. [Kings County Politics: Cornegy Gives Thumbs Down to Sprinkler Legislation.](#)

Controversial sprinkler bill stalls after landlord backlash. [The Real Deal: Controversial sprinkler bill stalls after landlord backlash.](#)

Brooklynites Fight Proposed Sprinkler Law They Say Will Cause Row House Evictions, Foreclosure. [Brownstoner: Brooklynites Fight Proposed Sprinkler Law They Say Will Cause Row House Evictions, Foreclosure.](#)

My Personal Testimony:

Perhaps this only needs a simply amendment: "For residential building over **60** feet tall and with **more than 4 units ...**"

If you are a politician, the proposal as it stands **will lose you votes**. At 40 feet height and with no minimum number of units this will negatively affect, directly (as home owners) or indirectly (as tenants) the majority of your constituents.

I understand the need for sprinklers in tall or high unit count buildings, but they are an unnecessary and burdensome cost in low rise / low unit count buildings.

At 40 feet this would apply to many single unit or 2, 3 or 4 unit homes, many of which are landmarked. The proposal as it stands would mean ripping out the interiors of many landmarked buildings and at a cost impossible for most home owners. This could force the sale of many homes and put them in the hands of developers, who then could only recoup their investment by increasing the number of units per building. This would change the character of many Brown Stone neighborhoods throughout the city radically and not for the better.

If you want to make the people who voted for you homeless, go ahead with this proposal.

If you want to save lives and protect people from fires change the proposal to focus on taller / larger buildings which need such protections.

Ken Allen

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Kenneth B. Crowell
300 West 108 Street #15B
NY, NY 10025

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Kerry Conte
67 Saint Nicholas Ave
New York, NY 10026

Kerry

Dear Honorable Council Members,

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Thank you for your attention to this important matter.

Kevin Martin
614 East 9th Street 5W
NYC, NY 10009

This will impact small home owners with one or two apartments enormously. For those that cannot afford the \$50k+ to do this many will lose their homes to developers that are continually looking for ways to push brown and black people out of their homes further gentrifying long standing neighborhoods. Additionally the quick turn around on reporting by Dec 2020 and onerous ongoing reporting as well as the incredibly high fees for lack of response is an undue burden to be put on homeowners. This will also cause rents to go up and yet again displace long standing communities.

There are over 217,000 row houses in NYC that would be greatly impacted by this new legislation. The city is in the middle of a global pandemic and shutdown but it appears the NYC Council is looking to ram this major piece of legislation down our throats under the cover of darkness. We can not allow this to happen without further community review and input. The city's economy is in ruins, our budget deficit is in the billions of dollars, businesses are shutting down, unemployment is climbing, crime is running rampant, residents are fleeing the city by the tens of thousands but yet the NYC Council believes in its infinite wisdom that this the appropriate time to impose further undue financial hardship on New York City residents. It's unacceptable.

kimberly belk

HDFC Co-ops OPPOSE Sprinkler Intro 1146

This is absolutely ridiculous... do you people realize how many people are on the verge of losing their homes and you're trying to add in additional costs? Give me a break.

Dear Honorable Council Members,

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Thank you for your attention to this important matter.

Kyle newberry
35 Mount Morris park West, Apt 1A
New York, NY 10027

Dear Honorable Council Members,

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Thank you for your attention to this important matter.

Laura Coxson

35 Mt. Morris Park West #3B

NYC 10027

www.lauracoxson.com

Testimony of New York Coalition of Code Consultants (NYCCC) regarding Introduction 1917-2020

December 2, 2020

Good afternoon Council Member Cornegy and Members of the New York City Council Committee on Housing and Buildings. My name is Laura Rothrock and I am providing testimony on behalf of the New York Coalition of Code Consultants, also known as NYCCC. NYCCC is a non-profit trade organization whose members specialize in securing construction and development approvals from municipal agencies, as well as building code and zoning consulting. I am testifying today in support of Intro 1917, which allows for self-certification for certain work after the issuance of a work without a permit violation.

We applaud Council Member Cornegy for introducing this bill to amend Local Law 158. Local Law 158 takes away the ability for an applicant to self-certify construction work and related documents for one year if there was a work without a permit violation issued on any part of that building. NYCCC supports the intention of Local Law 158, which was to protect residential tenants from unsafe conditions and harassment. However, the law has had unintended consequences which Intro 1917 corrects.

Self-certification is an important tool for commercial tenants and for the Department of Buildings because it allows licensed professionals to expedite the process of obtaining plan approvals, without compromising safety or putting an additional strain on DOB resources. This bill is particularly important for commercial tenants who are fitting-out their leased spaces. Commercial tenants should not be penalized for violations caused by other tenants in the same building and should not have to float their businesses for an extended period of time while they await approval to fit-out their spaces.

In summary, Intro 1917 provides a practical solution to remove unfair burdens on businesses and we hope this committee will vote in favor of this bill. We thank you for your consideration.

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Leatha J. Sturges
762 10th Avenue #4N
New York, NY 10019

Dear Council Members:

While fire safety is of clear importance the cost and practical difficulties of retrofitting many existing buildings makes the idea impractical. This is especially so during the economic down turn caused by SARS-COVID 19. With the value of apartment decreasing and many apartment renters and owners financially stressed imposition of this legislation and it's inevitable high costs would be unbearable for many. It is one expense too many for almost everyone.

Please vote against the noble but unrealistic and idea.

Lee Schacter

30 East 9th Street
Apt 5K
New York, NY 10003

212 228 7641 – Manhattan

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Leslie Johnson, President
323 West 43rd St. HDFC
323 West 43rd St.
New York, NY 19936
mobile: 646 784 6812
land: 212 265 1702
email: kungfu323@earthlink.net

To Whom It May Concern

As your constituent, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade.

This bill would negatively impact both housing affordability and quality of life in our city.

I ask that you oppose Intro. 1146 given how impractical it is to implement and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require building tenants to either relocate for a period of time or endure significant construction within our units as contractors

perform work to install water pipes and sprinkler heads throughout their apartments.

The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times.

Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns.

The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs.

It is estimated to successfully sprinkler many existing buildings could amount to millions of dollars.

Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint,

and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress,

and renters potentially facing steep cost increases at a time when so many New Yorkers are hurting due to the pandemic.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety.

However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146. and work with New Yorkers to find alternative ways to meet your laudable safety goals.

Thank you

Linda Curtis

210 W19th Street

New York NY 10011

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Linda Wine
989 Amsterdam Avenue #3B4B
New York, NY 10025

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Lisa Caesar

2728 Broadway

New York, NY 10025

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout our buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Lisa Harrison
212 West 105 St.
NY, NY 10025

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet tall in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement - and impossible to pay for - and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life

and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes. HDFCs cannot and must not be put in the same class and held to the same standards, as market rate buildings, which can afford assessments and which have access to loans from institutions that would not attach strings to them, unlike any loans we might have to take out. Our buildings are under constant threat from various politicians and proposed laws as it is - this would kill many HDFCs, hardly a result to be wished for.

Thank you for your attention to this important matter.

Lisa Ramaci

534 East 11th Street HDFC

New York, NY 10009

You yourself, as much as anybody in the entire universe, deserve your love and affection.

Buddha

I have lived in New York City for 25 years and have been riding out the pandemic here. Our property values are down. Our quality of life is down. Our building costs are up for extra cleaning for COVID. **Now is NOT THE TIME to increase our costs even more.** Are you making money off the plumbers who will install the new sprinklers? I can't imagine another reason why anyone in their right mind would try to do this now. I am a taxpayer and I'm close to leaving the city. This will send me over the edge financially. I am not alone.

Lisa Selden

To Whom it May Concern:

Please reject Proposal Int. No. 1146-B, installing ceiling sprinklers in Upper Westside Buildings.

The costs of this construction to many buildings, including my own in Lincoln Towers, would be exorbitant. We have a very comprehensive Fire Plan, including the requisite alarms and fire doors. Our Board and Super have been assiduous in assuring that our building meets all of the fire safety standards for state and city.

In addition, our building is known to have asbestos behind walls and ceilings, which would require the temporary move-out of every co-op owner, imposing enormous financial costs on homeowners. We also have many elderly tenants and those with health issues or physical disabilities who would not be in a position to take on the burden of finding temporary housing and absorbing the costs and physical stresses of moving out of their homes, particularly after the financial hardship brought on by the COVID pandemic.

Finally, such systems, if triggered for a minor cause such as cooking smoke or perhaps even lit candles, could impose enormous damage to both the physical structure and the personal effects of tenants. Furniture, clothing, books, carpets and decorations, framed pictures, irreplaceable family photographs would all be damaged. No doubt insurance companies will institute exclusions to homeowners' or renters' policies to avoid paying for such damage.

This proposal has not been well-planned nor well-thought out. Please reject Proposal 1146-B

Sincerely yours,

Lisanne Weinberg and Arthur Lubitz

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Loren Dunn

282 Manhattan Ave., 4N

New York, NY 10026

Intor 1146 B- a bill that was clearly not thought through!

The proposed amendment to New York City's administrative code would require sprinklers to be installed in all residential buildings over 40 feet tall by 2029. The bill was reportedly introduced **after a fire in Trump Tower** in Manhattan to "close a loophole" that allowed the tower to be built without sprinklers.

This is a bill that must leave the developers salivating thinking of all the home owners, many of them older and on fixed income who will have to sell their homes due to the demands of this bill. Real Estate Taxes have risen many times in the last 15 years as have utility bills. It is a real struggle for people to pay all the bills to maintain their homes. In many areas these are homes that have passed down to one or two generations and represent the only wealth that these families have. Those families kept their communities together by preserving their property. Now that gentrification is overcoming many of these communities our representatives have thought up another way to de-house long time owners. Most of these homes are owner-occupied, well maintained and have 1-3 units in them. Some are occupied by a total of one to two people.

The timing to introduce the bill is nefarious. There can be no public discussions. There can be no people showing up at a city hall hearing. The idea has not gone to community boards. Try getting someone on the phone at most city council offices these days to discuss it. You can't even get a call back after leaving a message.

No one has asked for this extreme fire protection except perhaps the plumbers as this would net them millions.

Have you calculated how many people will be forced to sell their homes with that kind of burden? They will be displaced and possibly homeless due to this which will place an extra burden on the city. Their health will be far more compromised than any threat of fire would cause.

Smoke detectors, carbon monoxide detectors and fire extinguishers are required in every home. There is nothing simple about every homeowner having to tear up their home. These row house neighborhoods are composed of historic homes with real plaster walls and ceilings and beautiful moldings in their ceilings. Fire code $\frac{5}{8}$ inch sheet rock is required in ceilings if there is no plaster.

There are not enough plumbers to do this work. There are not enough inspectors to do the inspections. The city will have to spend vast sums to hire more people and to do the paperwork

Streets and sidewalks will have to be torn up for larger water pipes. Water tanks added to roofs that can not bear the weight. The cost and disruption will be astronomical.

Installing piping into every room will cost \$60,000-\$100,000 and tear up the plaster and sheetrock in the houses. This will create huge disruptions and a huge mess in these homes. A second source of water will most likely need to be installed. In many cases people will have to move out while the work is being done.

I have owned my house since 1979 when I converted a rooming house into a beautifully preserved historic house using real plaster and redoing the moldings in the ceiling.

Ironically, because my house was a rooming house (SRO) there was a sprinkler system throughout the hallways and over the staircase. It was bulky and ugly. I was happy to remove this dust-collecting piping. Converting the house into a 3-family at the time and later into a one family, sprinklers were not required.

Where did this bill come from? There were no public hearings demanding a sprinkler in every room. There were no community board meetings to discuss this idea. There have been no alerts sent out by the city to inform people that they could have to cough up a small fortune and tear up their house..

If a neighbor had not alerted me to this bill I would never have known about it. Introducing such a major bill during a pandemic is extremely underhanded.

A neighbor wrote the following pointing out the hopeless bureaucracy that rules this city that could never manage adding 85,000 buildings to administrate:

I manage a building on my block that got rehab'd about a decade ago. The switch that trips the alarm got installed wrong & it took us 6 months to find someone to assess the trouble. 3 months to get someone to do the work; & the bell still doesn't work. Meanwhile the owner had to pay \$1800 in fines bcuz she couldn't get it fixed; all during COVID when no one would come out to do anything. She pleaded with the City that she was doing the best she could but they flat out didn't care about any of it. I was told by all the folks that came to look at it that this is a specialty and they don't have enough companies that can do this work. This almost feels like another little scam to develop a vehicle to collect fines down the road.

Lucy Koteen

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet tall in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement - and impossible to pay for - and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes. HDFCs cannot and must not be put in the same class, and held to the same standards, as market rate buildings, which can afford assessments and which have access to loans from institutions that would not attach strings to them, unlike any loans we might have to take out. Our buildings are under constant threat from various politicians and proposed laws as it is - this would kill many HDFCs, hardly a result to be wished for.

Thank you for your attention to this important matter.

Luz Estella Burgos
534 East 11th Street HDFC
New York, NY 10009

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways

to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Mac Brydon

Mac Brydon
30 East 9th Street, #1D
New York, NY 10003

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to **Intro.1146**, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose **Intro.1146** given how impractical it is to implement -- not to mention impossible to pay for! -- and instead focus on other ways we can encourage fire safety in New York City.

Intro.1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for

hundreds of thousands of New Yorkers.

I strongly urge you to oppose **Intro.1146** and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Kindly,

Malin Abrahamsson

35 Crown Street, 5C

Brooklyn, NY 11225

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Marcelo Tessari
HDFC co-op shareholder

1775 Madison Ave ap 4D
New York NY 10035

December 2, 2020

To Whom It May Concern:

I write to object utterly to the proposal for Bill-Intro 1146B which I understand require me to add sprinklers, as a small retired brownstone owner of a three-family brownstone gut-renovated in the HPD-Homeworks program and brought fully to code by a City-hired contractor in 2000. T

his would be a financially ruinous requirement, a deeply wasteful windfall for contractors to rip my home apart and completely disrupt my rentals –madness to anyone with common sense. To add insult to insanity, just as I am at real risk of having two empty apartments in a desolate dysfunctional City and no gutted retirement income as a result, this is what my City representatives apparently think is a good way to deploy resources and tax dollars.

I object vociferously.

I know that my neighbors, good citizens and taxpayers in similar small brownstone situations, would also be ruined by this plan.

It is as if City forces want to drive everyone from New York.

NO to this Bill Intro-1146B plan.

Sincerely,

Marcus Edward
537 W. 142nd Street, Apt. 1
New York, NY 10031
347-577-2810
nycmarcus@gmail.com

HDFC Co-ops OPPOSE Sprinkler Intro 1146

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Marcus M Silverman

1212 Ocean Ave, Brooklyn, NY 11230

--

Marcus M. Silverman, M.A., L.P., NCPsyA

224 Sullivan Street, #A4

New York, New York 10012

t: (347) 807-5870

e: mmsilverman@gmail.com

w: www.marcusmsilverman.com

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Dear Council Member Cumbo -

I am a resident of the 35th District in Brooklyn, one of your constituents. I write to strongly oppose this proposed legislation to retrofit residential buildings over 40 feet in height with automatic sprinkler systems and am distressed to see your name listed as a sponsor. The proposed plan is far too expensive and disruptive for hardworking, taxpaying longtime Brooklyn residents like myself and my family. I urge you to find a more practical and less disruptive approach to fire safety.

Yours,

Margaret Catov
60 Plaza Street, Apt. 4B
Brooklyn, NY 1238

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Marguerita Choy
35 Mount Morris Park West
Apt 3A
New York NY 10027

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter. As a young homeowner, I especially feel this is necessary for the life of our HDFC's going forward.

Maria Ledbetter
952 St. Marks Ave, Brooklyn NY 11213

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Maria V. Rodriguez

3115 Broadway 4

NYC 10027

Against 1146B

Although increased fire prevention sounds like a good thing, this proposed legislation is so harmful to the residents of this city that I find it hard to believe that anyone would propose it.

As a coop owner and vice president of my building's board of directors, I must vigorously oppose 1146B. My building would have to incur more than \$30,000 in upgrades – a cost that would be passed on to shareholders plus an additional \$20,000 per each apartment not to mention the problems of breaking down and repairing **every** ceiling.

Many of the residents of my building are out of work because of the COVID pandemic, others are retirees and senior citizens. This legislation would ruin them under any circumstances, but during this pandemic it would be catastrophic.

We all want improved fire safety. Come up with something better.

Marie Rosen
405 West 57th Street, #5H
New York, NY 10019

Opposition to Sprinkler Legislation - Intro 1146B

I live at 30 east 9th street and oppose the above.

marilsac
marilsac@aol.com

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Kimberly Winter <notify@buildinglink.com>
Date: 12/2/20 3:35 PM (GMT-05:00)
To: Marilyn Sachar <marilsac@aol.com>
Subject: Opposition to Sprinkler Legislation - Intro 1146B



The Lafayette
30 E. 9th St.
New York, New York 10003

Opposition to Sprinkler Legislation - Intro 1146B

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler a medium-sized building would run into the

million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Sincerely,
Marissa Tabladillo
30 East 9th Street #6EE
New York, NY 10003

Sprinklers in my condominium

Dear Sir

We are firmly against the possibility of having to disrupt our daily life to install/retrofit an, industrial sprinkler system into our condominium ceilings and walls. Aside from having to find a place to live while the work is being done what should we do with our furniture my child is in school and his daily routine would be disrupted as well.

I just think the undertaking is outlandish. We have Smoke alarms we have CO2 alarms the building is outfitted with hoses and a fire system. Where do we get the money to pay for all of this?

Thanks for listening

my best,

Martin Kelsohn

Sprinklers

I object to the proposal before the Council that would require sprinkler systems to be added to all apartments in the city. This idea is so preposterous that I don't know where to begin, but let's start with the cost, then on to the disruption of lives during difficult construction and finally, the damage to furniture, flooring etc. by the inevitable malfunction. Our apartments are our homes. They are not hotel rooms.

Mary Ann Poust

Dear City Council Members,

I am writing to ask you to vote against housing bill Intro – 11468-B, as it will likely place an unreasonable burden on many city homeowners and tenants.

Safety of all city residents is a chief concern; however, requiring installation of automatic sprinklers in Brooklyn's historic residential buildings would come at enormous financial cost to landlords and cause a significant disruption to many residents. Not only would small landlords have extreme difficulty in retrofitting property to accommodate sprinklers and paying for on-going monthly and annual inspections & maintenance required after the sprinklers are installed, but this action could also cause the displacement of New York City residents. These consequences seem unbearable, particularly in light of the devastating pandemic we are all struggling to endure.

I appreciate your consideration and ask that you please be mindful of the negative impact this bill would have on small landlords and their tenants, many of whom live together under the same roof.

Sincerely,

Mary Nance-Tager

24 South Portland Avenue

Brooklyn, NY 11217

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Matt Fennell
326 W. 43rd St.

Proposed Sprinkler Legislation

This could be one of the most extreme, expensive and burdensome pieces of legislation ever proposed.

Residential buildings are hard pressed to keep up with their present obligations of maintenance, utilities, salaries, and especially taxes. This proposal would drag even solvent buildings under. It would crush smaller owners, drive maintenance, rents and assessments charges through the roof. It would lower values and cause an even greater population outflow.

In closing this is a solution looking for a problem and the solution would be deviating.

Best Regards,

Matt Fenster

(Small screen please excuse any typos)

Dear Honorable Council Members,

As an HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Max Carradine
35 Crown st HDFC
Brooklyn, NY

(mobile)

I am an HDFC shareholder at 35 Crown St HDFC in Brooklyn. I am also a member of the co-op board. 35 Crown St is a 6-story, 58 unit building. By all accounts, our building is an HDFC success story and we've created a financially stable and safe community for our shareholders.

I am deeply concerned about Intro 1146 and its impact on our building. If we were required to implement a building-wide sprinkler system, this would come at a cost even our building would struggle to meet. In addition to cost implications, I'm concerned about the inevitable displacement and disruption to our shareholders.

I believe Intro 1146 is a well-intentioned initiative and any loss of life or property due to a fire is nothing short of tragic. But it seems unclear whether fire incidents are on the rise in the city according to the [Fire Incident Dispatch Data I reviewed view Open Data NYC](#). Sprinkler systems may be helpful in putting out unattended fires but do nothing for gas leaks, carbon monoxide and other kind of threats. Sprinkler malfunctions could cause property damage, creating another financial liability for buildings like ours. And according to a representative from the Department of Buildings who testified on Wednesday Dec 2, 2020 this work could be "invasive" and would require "significant wall removal" not to mention the administrative burden of administering a program like this for the 85k buildings in NYC above 40ft.

Please consider the impact of implementing a solution like this one and consider other "lightweight" solutions which could introduce similar levels of safety without the enormous effort and cost of retrofitting residential buildings like ours.

Thank you,
Max Carradine
35 Crown St
Brooklyn New York

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Melissa Gibb
530 West 153rd Street, 6
New York, NY 10031

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Respectfully,
Michael Joseph
225 East 4th St. Apt 24
New York, NY 10009

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. **I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.**

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I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Michael Reynnells
30 East 9th Street, Apt 2JJ
New York, NY 10003
212 477 9576

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As your constituent, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact both housing affordability and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. It is estimated to successfully sprinker many existing buildings could amount to millions of dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress, and renters potentially facing steep cost increases at a time when so many New Yorkers are hurting due to the pandemic.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146. and work with New Yorkers to find alternative ways to meet your laudable safety goals.

Thank you.

Michael Wagner

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Michael Walsh
185 East 2nd St
Apt 3B
New York, NY 10009

RE: Mandating Sprinkler System in all buildings over 40 feet tall

Dear Speaker Cory Johnson and Council Members:

It just came to my attention that there is a bill in the Council which would require buildings taller than 40 feet to install water sprinklers in all apartments and public spaces.

This mandate will wreak havoc on residents. It will disrupt their peaceful enjoyment of their apartments, as they would have to have their walls opened for wiring and plumbing; it would be a dirty and expensive project and will cause unnecessary hardship and disruption.

The cost and property damage that such a mandate would impose would be extensive and is completely unnecessary, as buildings in New York City already have fire mitigation and exit arrangements whether the building be fireproof (in which case they have a fire stair) or it has fire escapes, or fire extinguishers in all public spaces.

This bill would cause untold hardship for many and would not improve safety, as our fire codes are already stringent and effective.

I wish the Council would focus on pressing quality of life issues such as crime, the homeless, education and affordable housing and stop looking for things that cause hardship to many. Residents who are mobile already have one foot out the door of NYC, as it is becoming impossible to live here.

Please oppose this bill!!

Thank you !

Sincerely,
Michele Birnbaum
1035 Park Avenue
New York, NY 10028

The idea of forcing owners to retrofit buildings with sprinklers inside apartments is a testament to the callousness of elected officials to those they govern. This bill will not save lives. It will simply cost owners of small buildings, co ops, and condos to lose their property, while depressing values and crushing the New York market.

The City may never fully recover from Covid, as rents have fallen between 25 and 40% in some neighborhoods like the Upper East Side, and the residential sales market has seen a similar price decline in the past year. People are leaving the City in record numbers. This sprinkler law will lead many landlords to walk away from their buildings, unable to afford the costs of adding water tanks, structural bracing and the systems.

The installation of these systems will create hazards from lead paint and asbestos sealed in walls and ceilings, be esthetic horrors, and once again, the likelihood that such systems will save a menacing full number of lives is silly. The vast majority of deaths from fire in the City occur in row houses that are under 40 feet, and in areas where landlords simply will not be financially able to comply with the law. The City will be effectively seizing their property if not actually seizing it.

The property destruction that will come from false alarms will be ruinous as well. We could prevent thousands of deaths if we simply did not allow cars on the streets. The costs of this, even for one year, would be unsustainable. As a society, we must not continually choose to impose disproportionate burdens on everyone for miniscule returns.

Put this idea in the incinerator.

Mike Offit
mikeoffit@gmail.com

Sent from my iPad

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Mimi Ji
185 E 2nd St apt 1D
New York Ny 10009

Dear Sirs,

I am writing in opposition to Proposal Int. No. 1146-B.

I live in a co-op building on the Upper West Side. The beautiful apartment I live in is the one that I was brought up in. I am a Senior Citizen, 70 years old, and my dearest hope is to live out the rest of my days in this home.

I am writing to express my total opposition to Proposal Int. No. 1146-B and the idea being proposed of making all such buildings on the Upper West Side install water sprinklers in every apartment and hallway in the next few years. This would be immensely destructive to the building and our lives and extremely expensive, an insane idea when the city and the country and indeed the world is suffering from an economic downturn and millions of individual economic crises due to the pandemic.

The only people I can think would benefit from this idea are sprinklers installers.

The work would be destructive, dangerous, incredibly expensive, and ultimately disfiguring of the current spaces. I think a large percentage of co-op owners such as myself would be displaced for untold amounts of time by the nature of the work, and the expense would make such apartments prohibitively expensive in perpetuity to pay off the costs. It would make the apartment unaffordable and unattractive.

I think in essence it would be like blowing up one of the most stable and solid elements of NYC housing stock as well as architecturally devastating. As to what it would look like, I don't think the apartments would be habitable or saleable, and I write as someone who lived for some years in a sprinklered building in Tribeca, where fortunately the ceilings were considerably higher.

In the case of my building it also seems completely unnecessary, as the building is extremely solidly built with two fireproof service stairways.

I strongly oppose this Proposal.

Sincerely,

Mira Schor

*Mira Schor
164 West 79th Street Apt. 16C
New York, New York, 10024
<schormira@gmail.com>
<http://www.miraschor.com>
<http://www.ayearofpositivetinking.com>*

Dear Council Members:

I am writing to you to express our concerns regarding Intro 1146B. Our family has been a small landlord in NYC for over 50 years and we strive to provide safe housing to all of our tenants. While fire safety is of extreme importance to us, this bill, which requires sprinkler systems in all apartments, is not just excessively costly, but it will also create unneeded tension with our tenants.

Impact of the Installation Process on Tenants:

- 1) Tenants do not want to live in a construction zone and this bill would force us to negotiate for prolonged access to apartments. This may be difficult to impossible.
- 2) Senior citizens, residents with health conditions or those with children might have to move to a new place for unknown periods during construction. There is no clarity on who pays for these moves and associated costs.
- 3) Our buildings are over 120 year old and as such, installation will likely require lead abatement and asbestos removal. These abatements would not just prolong the installation process for tenants significantly, but create additional anxiety regarding their safety and contamination of belongings (even if precautions are taken and work is done to the satisfaction of building code) during the process.
- 4) No discussion has been made of whether sprinkler testing would need to be completed in apartments on a regular basis and the resulting intrusions/inconvenience that might cause.

Tenants are already hesitant to have their lives disrupted by other, more minor, repairs in their apartments/the building and we foresee that this would create significant issues in trying to gain access to complete such work.

Impact of Intro 1146B on Small Landlords:

- 1) The costs associated with complying with requirements of this bill are enormous. We have heard that early estimates suggest it will likely cost \$1.3 million to do these upgrades in a 50-unit apartment building. Given that estimate, for a building owner with 10 units, it would mean an investment of over \$250,000.
- 2) We are in the midst of an economic depression where operating costs in many of buildings far exceed rental income. Over the past decade, even as operating costs have risen, guideline increases have been minimal to zero. In addition, 2019 rent law changes placed caps on market rate rent increases which have eroded funds available for ongoing maintenance let alone capital improvements.
- 3) With Changes to Major Capital Improvement rent increases (if a building qualifies) Landlords may never be able to recoup the costs incurred for installation. Given the rents many rent stabilized tenants pay and the caps placed on market rate rent increases, these will likely be sunk costs which we cannot afford.
- 4) We are seeing vacancy rates that are 3 to 4 times higher than they have been in 100 years. With our current average vacancy rate of over 20%, rents dropping double digits (due to lower asking prices on vacant apartments, rents rebates requested by remaining tenants, and tenants who vacated owing back rent which we do not expect to ever collect), we simply do not have the money to do these upgrades without financing from banks who are reluctant to loan at this time. The economic repercussions of COVID, if comparable to the Great Recession of 2008, could mean years to get back to pre-pandemic rent levels. As small business owners we are already hurting, Intro 1146B would make continuing operation difficult to impossible. As mentioned earlier, developers and investment companies can raise capital with greater ease. We cannot and may be forced to sell. Does NYC really want to consolidate building ownership under institutions? Many of our tenants live in our buildings because they like knowing their landlord.

5) Even with nine years to comply, securing the capital required would be difficult if not impossible and would preclude landlords from being able to finance other needed capital improvement projects. We just do not generate the income to support the loans that would be required.

6) Lastly, banks do not want to lend unless there is an expected rate of return on a particular investment. There is NOT a rate of return on this type of "upgrade."

Better to Place More Focus on Fire Safety Enforcement:

While Landlords are subject to compliance with fire safety, Tenants, while provided with fire safety materials each year, have little incentive to comply and Landlords have no means of enforcement. For example, despite lease clauses, Tenants smoke and sneak propane BBQ grills into apartments with outdoor areas. Intro 1146B is, in our view, reactive, vs. proactive. It will not reduce the number of fires actually started by Tenants. To be truly proactive and save lives Tenants need to be active participants in the process of preventing fires from occurring in the first place. Intro 1146B also does not take into consideration that there are Tenants who will disable/tamper with the systems just as they do with smoke alarms. Providing some type of enforcement, where the Tenant, not the Landlord is held responsible for their actions (such as fines for BBQs, having no-smoking mandates for all areas of housing including in apartments vs. just public areas of housing) would be more beneficial and would save more lives. We have been trying to make our buildings smoke free and despite lease riders, we struggle to enforce that rule. Rent Stabilized apartments are exempt from complying so other Tenants don't see the point in their complying either. Many Rent Stabilized Tenants are older and smoking is the leading cause of fire deaths in people aged 65 and older. Considering smoking related fires cause over 20% of home fire deaths overall, and in addition create a myriad of health issues for smokers and non-smokers alike, New York would do better to focus on smoking cessation programs. With the increase in stress and anxiety due to the pandemic (which is expected to have long-term effects on mental health), we have noted an increase in smoking (cigarette and marijuana) in our buildings. We again have little ability to enforce no-smoking rules given that the current rules are not uniform throughout housing.

Small Landlords Are Already Overburdened:

We feel that New York does not recognize that there are small landlords for whom the business is not an investment. It is their only source of income (we are in this category). During this pandemic, we have received little to no support (financial or other) despite the fact that we are essential workers. We did/do not have the luxury of staying home. We have to ensure that our buildings are safe environments for tenants and that repairs continue to be made. Even before the pandemic and its ensuing economic impact, we have seen our incomes erode. We are not rich developers or real estate investment companies with investors who can add capital as needed to weather extreme storms (like COVID). With loans difficult to attain, we are using or will have to use savings to pay bills. Real estate taxes have continued to rise over the last decade without regard to the true market and economic realities of our business. Rents in our buildings have remained flat to down, though the costs to maintain the buildings and to comply with ever increasing regulations continue to rise. This is unsustainable long-term. New York needs to see that small building owners are small businesses. There needs to be a balanced approach to regulation if we are to remain viable businesses.

Sincerely,
Monique Dana

Dear Honorable Council Members,

As your constituent and an HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade.

This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children.

Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars.

Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress.

HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached

that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups.

We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Sincerely,

Mr. Jules Feinman
Assistant Secretary
103 East 97th St. HDFC
103 East 97th St., #4B
New York, NY 10029-7246

Dear Honorable Council Members,

As your constituent and HDFC shareholders of 533 E 6th Street, we are contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. We ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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We strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Theresa Aiello
Apt 1
533 E 6th Street

Michael Rasmussen
Apt 2
533 E 6th Street

Nancy Hadley-Jaffe
Apt 2
533 E 6th Street

Kendra Krueger and Shelagh Krueger
Apt 4
533 E 6th Street

Maurice Russell and Jorge Fontanez
Apt 5
533 E 6th Street

Lea Burkhardt Winkler
Apt 6
533 E 6th Street

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Murray Kelley
524 E6th St
ny ny 10009

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Sincerely,
Nailah Nombeko

35 Mount Morris Park West
Apt#2B
New York, NY 10027

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Natalie Neeley
540 W. 148th St
New York, NY 10031

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely, Natalie Rekhter 300 west 108 street 5B ny, ny 10025

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Natasha Mander

185 E 2nd Street
New York, NY 10009

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Nathaniel Fredman

As your constituent, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact both housing affordability and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. It is estimated to successfully sprinkler many existing buildings could amount to millions of dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress, and renters potentially facing steep cost increases at a time when so many New Yorkers are hurting due to the pandemic.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146. and work with New Yorkers to find alternative ways to meet your laudable safety goals.

Thank you.

Neal S. Leibowitz

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Nicolas Doldinger
185 E2nd St Apt D
10009 New York, NY

To All Concerned,

I just learned about Intro. 1146-B coming up for review today at 1pm - Dec 2, 2020.

Very little was done to publicize this hearing. Choosing to reintroduce this bill during the pandemic when we are warned to avoid gatherings of over 10 people almost guarantees a very poor attendance at the hearing. Many may believe this was your plan.

By sheer luck I received an email notice yesterday alerting me to Intro 1146-B. In doing a bit of research I have learned of this most alarming and onerous bill originally introduced in 2018 which has been proposed by Council Member Barry Grodenchik,. This bill if it passes will be a disaster for both landlords and tenants alike. Through doing my research I have learned a very great deal and what I have written below I have taken quotes from many of these sources.

At a time when we New Yorkers are suffering so badly economically, your bill would require each building – 4 stories or higher, to spend at least \$30,000 in water system upgrades to be in compliance, and then at least an additional \$20,000 per apartment. Most buildings would also need to acquire larger water tanks to accommodate the sprinkler system, which would then require stronger roofs in order to accommodate the weight of the tanks and other necessary equipment.

This requirement would apply to rental buildings, brownstones - whether rental or privately occupied, Coops and Condos.

The ceiling of every apartment would have to be opened to permit the work to be completed, which means that every apartment would have to be repaired and repainted. In buildings older than fifty years, built before 1970, there is also a good probability that asbestos would have to be removed in order to proceed with the work. If asbestos or lead are found while doing the installation the costs would increase significantly and every resident would have to be relocated while the work proceeded and the asbestos remediated.

Every apartment will become a temporary construction site, drilling through walls and running plumbing throughout each room, and every building will be a nonstop construction site for the next nine years.

The proposed legislation would require owners of residential buildings over 40 feet tall to install a system of automatic sprinklers by December 31, 2029..

Building owners would need to file an interim report describing a plan for compliance one, five, and nine years after the effective date, or until they have filed a final report indicating full compliance.

In addition, many homeowners are unlikely to have funds on hand to comply with the law, and will face steep fines for non-compliance, potentially resulting in forced sales or liens and foreclosures. The law is likely to be especially devastating to longtime small property owners, which includes many Black homeowners and tenants in naturally occurring affordable housing.

This bill needs to be either withdrawn, defeated or amended to say going forward all gut type renovations would be required to install a sprinkler system throughout their apartment.

**Nikki Scheuer
88 Central Park West
New York, NY 10023
nmscheuer@nyc.rr.com**

Nina and Edward Del Senno
25-13 31 Ave
Astoria, N.Y 11106
ndelsenno@gmail.com
718-358-4720

November 30, 2020

Committee on Housing and Buildings together with Committee on Fire and Emergency Management

Dear Committee Members,

Please do not approve [Intro. 1146-B from Council Member Barry Grodenchik](#), which would require owners of residential buildings 40 feet or more in height to install a system of automatic sprinklers by December 31, 2029.

If passed, this would cause tremendous hardship on already struggling small building owners like us hit hard by years of rent freezes, increased taxes, water and sewer charges, insurance, fuel costs, utilities and tenants not paying rent due to Covid 19 pandemic. In addition, increased regulations over the past years are already causing financial hardship. We just had to pay a Master Plumber for a costly inspection of the gas piping system to comply with Local Law 152.

Every year a new regulation is popping up and every year we are coming closer to losing our building. Why are some members of the City Council so intent on ruining small landlords? We have a small 8 family 4 story 100 year old apartment building. The rents are all rent stabilized so the rents are affordable for low income families. One of our tenants is a disabled senior citizen paying \$1,070 a month for a three bedroom apartment. **Where would these seniors go** if we are forced to sell the building to developers, which will most certainly happen if this law is passed.

To install a fire sprinkler system in this old building would cost over \$300,000. We would need to install standpipes, and water tanks on the roof to accommodate the sprinkler system, which would then require stronger roofs in order to accommodate the weight of the tanks and other necessary equipment. We would need construction work in each apartment. Add to that the cost of potential lead and asbestos removal and **displacement of tenants** who would not be able to stay in the apartments while this hazardous work is going on. Once the system is installed, we would have to have a costly engineering inspection of every floor of the building. Will the building withstand the weight of the water tank? You may be creating a new hazardous condition by trying to resolve another. Is this all even possible in a 100+ year old building? At what point does it make more sense to tear the building down and build a new one? Is this what the supporters of this bill are banking on? I have a list of Barry Grodenchiks donors and the largest donations come from Trade unions, engineers, construction/development companies, asbestos handlers, and Real Estate companies. These will be the only

Nina and Edward Del Senno
25-13 31 Ave
Astoria, N.Y 11106
ndelsenno@gmail.com
718-358-4720

businesses profiting if this law is passed. Do you not care about preserving the look of the neighborhood?

Where will our senior tenants go when the work is being done? They can't stay in the apartment with potential lead and asbestos exposure during construction. You will be asking them to vacate the only home they know and were prepared to live out the rest of their lives in, in peace. **Did the proponents of this bill even once think about the tenants?**

Again, if we sell to developers where will these senior tenants go? They are like family to us and feel safe and secure in our building. Why do some members of the city council think they care about tenants more than the landlords do? As hands on landlords we help our tenants on a daily basis. We carry packages up to their apartments, take out their garbage, and the list goes on and on.

We are senior citizens ourselves and cannot afford to take out a loan for the construction, if the construction is even possible, when we know the rent will not cover the loan payments.

We are only one example of what will happen if this law is passed. Multiply this by thousands of small apartment buildings in NYC and **hundreds of thousands of people will be displaced from their homes, including our most vulnerable senior citizens who have been in these small old buildings for years.**

Our building is equipped with fire escapes, smoke alarms and fire extinguishers. We are up to date on all boiler inspections, fire department inspections and have no violations. There is a fire hydrant directly in front of the building.

There needs to be exceptions to this bill. One option could be revising the bill for larger buildings that already have standpipes.

Please help us by opposing this proposal.

Best Regards,

Nina and Edward Del Senno
Partners, JLDS LLC, 25-13 31 Ave Astoria, Ny 11106

City Council and Representative Helen Rosenthal

It has come to my attention that you are proposing an installation of fire sprinklers in every room, hallway, foyer and bathrooms of every apartment in building (I live at The Westwind at 175 W. 93rd Street). This proposal is outrageous which would include not only an exorbitant cost per sprinkler + the damage and disruption this would cause in the installation to each individual household and building in general.

While fire safety is important and not to be denied, our building has all the necessary safety measures in place for fire safety... we are pre war building with fire resistant concrete, brick and steel building with fire hose connections on every floor. The cost and disruption you propose is outrageous and I do not support this outrageously expensive plan. This will have a serious economic impact on our lives already in turmoil especially with property value of apartment decreasing every day as people leave the city as life is changing in New York due to COVID19.

As a long time resident of the UWS, I can not support the financial and personal burden to this plan.

Odette Veneziano
175 W. 93rd Street 9J
New York, NY 10025

Sent from iCloud

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Pamela Wilks
147 West 132nd Street
New York NY 10027

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Pamelyn A. Williams,
Board President & Proud HDFC Shareholder
35 Mt. Morris Park West HDFC
35 Mt. Morris Park West, 4D
New York, NY 10027

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Patricia Moore

Address:
30 E 9th St
Apt 4ii
New York, NY 10003

Sent from my iPhone

Councilman Barry Grodenchik proposed legislation for commercial grade automatic sprinklers for residential buildings forty feet (40ft) or more should not be approved. The economic impact that COVID-19 has on so many home and property owners the timing of such implementation will only contribute to further financial hardship. Secondly councilman Grodenchik district 23 where most of the residential property fall below 40ft height requirement will not impact the majority of his constituents. I encourage all council members to vote down on this draconian legislation.

Patricia Patterson

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Paul DIVONE
628 East 9th Street
Apt 5A
New York, NY 10009

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,
Phillip Eckhardt
30 E 9th Street, #5H

To the Committee on Housing and Buildings,

I'm part of a small residential brownstone co-operative (a 46-foot-tall townhouse) in the Fort Greene/Clinton Hill area of Brooklyn, and I'm also an interior designer who works with a small architectural practice. We understand that Intro-1146B (Sprinkler bill), sponsored by Council Member Cornegy and others, could (if passed) have a financially-devastating impact on small property owners all over the city, by requiring all residential buildings over 40-feet to be retrofitted with a system of automatic sprinklers throughout the buildings.

Safety, including fire safety, is a universal concern for city residents, but the financial burden of this bill would be severe, with no financial subsidies apparently provided. This does *not* appear to be a bill that simply affects "big buildings" or high rises (like the Trump Tower building that purportedly inspired it), as *many* standard townhouses along with small apartment buildings are over 40-feet tall. A lot of New Yorkers who simply can't afford these massively-expensive changes will be affected. This proposal is incredible in its apparent disregard or blindness to the financial realities faced by so many NYC small residential homeowners.

Our 5-story, 5-unit co-op is housed in a 46-foot-tall brownstone townhouse, as I mentioned, and as such it provides just one example of how a building could be impacted. We are long-time residents -- some of us have been in the building since the 1980s. We have automatic sprinklers in the stairwell/common areas, but if sprinklers are to be required in all apartments, as the proposal seems to suggest, then in order to comply, the current system could not simply be extended as the water supply wouldn't support this. We would have to install a completely new water connection to the street (which is invasive, extremely costly work even by itself -- disrupting the landmarked sidewalk that we were required by the city to redo only last year) and then re-pipe the entire system through every floor and room. This would involve a LOT of construction, and a lot of disruption, including to tenants. The cost for us would be huge (likely six figures, all in) - and impossible. How does the city expect residential owners to pay for this?! It would cripple so many homeowners who are already struggling due to the effects of the current pandemic and its economic fallout(!). Also, in many cases, where property owners take on loans or mortgages to pay for the work, the costs will have to be passed on to tenants. The potential ramifications are therefore manifold and enormous. This bill is clearly not what New York City needs - it threatens to kick people while they are down, so to speak.

Through my work as an interior designer with a small architectural practice based in Fort Greene/Clinton Hill, I have a little bit of insight into the practical aspects and problems of the proposed bill -- firstly, I understand the level of cost that installing or upgrading sprinkler systems would incur, and that this is far beyond the budgets of many, many buildings and co-ops. But I also understand that a 2029 deadline is not all that it seems, as the companies involved in completing this construction (if it affects all buildings over 40-feet-tall!) would become very, very busy. In order to comply by 2029, property owners would have to get in line, sooner rather than later.

If this bill is really about fire safety (and not, for example, the interests of the Steamfitters union, or developers), then why not focus on enforcing compliance with smoke alarm requirements --- requiring buildings to submit yearly certificates/affidavits showing that smoke alarms are

installed in all rooms? There are already ample regulations around sprinkler systems -- anyone building or even simply renovating a building or townhouse is often required to install them. But at least in those cases, individuals have the ability to opt out if their budgets can't support a sprinkler system (by not renovating, not building, etc). In this case, everyone with a building over 40-feet-tall could be hit with a crushing expense that might ultimately force them to sell.

Please, we urge you to consider the real and severe financial impact of this bill on neighborhoods and people throughout New York City, and to withdraw, vote against, or drastically limit the scope of this bill.

Phoebe St John and Matthias Mueller
Brooklyn homeowners; designers/architects with MuNYC Architecture

November 30, 2020

Hello,

I am in total and fierce opposition to the scheme to retrofit and install a larger water supply line and sprinklers requiring structural remediation in this kind of mindless construction proposal.

In addition to ever onerous increasing NYC property Tax burdens, this idea will financially impact owners beyond any justification or alleged rationale. Are you trying to move out homeowners for developers? This is getting so tiring!

Respectfully, I ask that you shelve this plan and move on to solving real problems that your constituents are confronting.

Thank-you
Phillis Lehmer
295 State Street
Brooklyn NY

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,
Phyllis Eckhaus
30 East Ninth Street, Apt. 2AA
New York, NY 10003
(212) 473-2392

Vote No to Intro-1146B

Dear City Council Housing Committee Member,

I am a small property owner in NYC. Safety is important and is one of my top priorities. However I am pleading with you to vote no to Intro-1146B.

Many buildings, especially older buildings will be extremely difficult to retrofit. Small property owners may have to install a new larger water supply line into the property, install a standpipe from the basement to the roof of the property, install a water pump, install a water tank on your roof, and upgrade the roof in order to structurally support the new water tank weight.

The entire property will turn into a construction zone for an extended period of time which would be a significant disruption to tenants. It is very difficult to perform construction inside a building, but especially inside apartments, while there are tenants in occupancy. Also, what happens if the tenant refuses to give access? What if the tenant refuses to move his/her belongings where construction is required? What if there is no where to move the belongings to because the apartment is so packed? What if the tenant requires temporary relocation?

There are no subsidies or financial support given. This will cost tens of thousands of dollar, if not hundreds of thousands or even in the million dollar range, depending on size of the property. If buildings test positive for asbestos or lead, that will add significantly more cost. On top of that, there will be additional on-going monthly and annual inspections & maintenance required after the sprinklers are installed. **Small property owners are already experiencing financial strain and this would likely cause additional distress and potentially mass foreclosures.**

Please VOTE NO TO INTRO-1146B.

Sincerely,

Raqiba Bourne

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Ray Aguilar

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,
Ray Ellin
30 east 9th st
NYC 10003

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Rebecca Major
Secretary
499 W.158th St. HDFC
New York, NY 10011

Sent from my iPhone

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Rendel Baddal
421 Crown Street HDFC
Brooklyn, NY 11225

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Reshonah Bennett
421 Crown Street, Apt 2L
Brooklyn, NY 11225

Sent from my iPhone

To Whom It May Concern

As your constituent, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade.

This bill would negatively impact both housing affordability and quality of life in our city.

I ask that you oppose Intro. 1146 given how impractical it is to implement and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require building tenants to either relocate for a period of time or endure significant construction within our units as contractors

perform work to install water pipes and sprinkler heads throughout their apartments.

The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times.

Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns.

The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs.

It is estimated to successfully sprinkler many existing buildings could amount to millions of dollars.

Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint,

and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress,

and renters potentially facing steep cost increases at a time when so many New Yorkers are hurting due to the pandemic.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety.

However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146. and work with New Yorkers to find alternative ways to meet your laudable safety goals.

Thank you

Robert Furst

210 W19th Street

New York NY 10011

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Robert Mante
283 E 4th St, New York, NY 10009

I am writing in opposition to the proposal to require the retroactive installation of sprinklers in apartments in New York City.

I live in a cooperative prewar apartment building on the Upper West Side and installing such a system would place an undue added burden to our operating cost. I have lived here for forty years and the only fire in our building in that time was limited to one apartment and our excellent fire department dealt with it without further damage.

Thank you,

Robert Pierpont

Sent from my iPhone

TESTIMONY OF THE BUILDING INDUSTRY ASSOCIATION OF NEW YORK CITY AND THE QUEENS & BRONX
BUILDING ASSOCIATION

DECEMBER 2, 2020

Good morning. I am Robert Altman, consultant to the Queens & Bronx Building Association and the Building Industry Association of New York City. We are here to testify in opposition to Intro. No. 1036, Intro. No. 1459, and particularly Intro. 1146-B. 842 and 1146-B deal with fire safety, and 1459 deals with natural ventilation.

Our opposition to Intro. No. 1036 is simple. It is too vague. The law states certain buildings shall provide directional signs to indicate the exit or the path of egress travel where such exit or path is not immediately visible to the occupants. The phrase “is not immediately visible to the occupants” is subjective and provides little guidance for anyone trying to provide such signals. It is suggested that the sponsors rethink the bill and come up with a more concrete instruction within the bill.

However, it is in Intro. No. 1146-B which is the most problematic of all the bills. Let’s start with the obvious. Logistically, it is almost impossible to implement this bill without creating major issues for the tenants. Think of the prohibitive logistics of performing the work in a tenant-in-place environment. And that in-place requirement does not even begin to take into account the fact that in many units throughout the City, putting in these systems will disturb lead paint. And in those circumstances, the logistical issues are not just in meeting all the requirements above, but also taking the tenants out of place and then having to remediate lead paint while putting the sprinklers in place when there was no prior need to remediate. Even if the bill were to limit sprinklers to hallways, in these older buildings, every apartment would be impacted and the occupants resettled while work is proceeding because the lead disturbance is right outside their front door.

And this is all in addition to the fact that such a bill is prohibitively expensive. In new construction, sprinklers generally cost between \$10-12,000 per unit. And this is without the burden of retroactivity. Forgetting about rental units for a second. Are cooperatives and condominium unit owners and buildings prepared for this cost. And of course, the cost to rental units is also enormous and with all the limits on owners being able to recoup capital costs in the new rent laws, this is basically a huge tax on owners of old buildings or those that own the units whether in cooperative or condominium forms. Remember the costs will be much more than the cost for new construction where it is much easier to design and limit the costs because things are being done properly the first time around. And even then, the costs are expensive. No this is a situation where the owners need to figure how to do things. And what does that sometimes entail? Most of these buildings do not have the water service to supply the fire service requiring an additional fire service tap. Most will most likely need a fire pump, and this will now necessitate a fire alarm with central station monitoring. All significant costs as this is more than just adding some sprinklers to a water service that already exists. Moreover, a building not built with provisions for that equipment is not likely to have the space for any of that equipment. Are we supposed to take an apartment off line to fit in all of the new requirements?

This is one of those bills that despite its seemingly good intentions has no basis in reality and ends up doing more harm than good. Just thinking through the logistics of this bill would have made one realize that. But it does sound good.

And for similar reasons we are opposing Intro. No. 1459. This may work better for new construction, but for older buildings this might require redesigns of entire systems, creating a prohibitive cost. Again, we appreciate the intent, but many of the same arguments made for the sprinkler system could also apply to various buildings where this would now be required.

For these reasons, we oppose the three afore-mentioned bills.

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Robin Males
30 E 9th Street, Apt. 5i
New York, NY 10003

November 30, 2020

Dear Councilmember:

Your vote as a member of city council will impact the entire city, not just the area you cover. Your vote could be the deciding vote on this Intro 1146B if it passes or if it fails. That is why I am bringing this matter to your attention.

Small property owners will be put out of business and won't be able to keep their buildings if we have to undertake such an extreme expense, especially during these horrific times we are experiencing. The cost of installing sprinklers in our building could run as high as \$500,000. Per building. This is ludicrous. I have many tenants that are not paying rent. I have many vacancies and very little money for maintaining my building, paying my utilities, insurance, water and sewer, real estate taxes, employees and repairs. I believe you can understand better than most what this will mean to small business owners that are also property owners.

It's unconscionable to put this burden on property owners when there are other ways to secure the safety of the buildings. First of all, the most important aspect of fire safety is education of the tenants. Educating tenants about the dangers of candles, smoking in bed, plugging too many appliances on an outlet, keeping smoke detectors in place and installing new batteries in the smoke detectors twice a year, monitoring stoves and teaching children not to play with matches and closing the doors of the rooms and apartment if there is a fire should be paramount to passing this Intro 1146B into law. Property owners can make sure apartment doors are self-closing, (which is the law, already) and make sure the boilers and gas equipment are working properly and that fire extinguishers are in place in boiler rooms which is the law already. We all need to work together to have safe buildings, tenants and property owners.

I am sure the plumbers and sprinkler companies lobbied extensively to have this Intro 1146B put forth. Nothing would suit them better than this Intro 1146B become law. They will be making lots of money for the installation and maintenance of the sprinklers and systems while the property owners will be bankrupt.

This Intro 1146B is wrong for the owners and it's wrong for the tenants who will be very inconvenienced and may have to relocate for extended periods of time to other places while the work is going on in the apartments. Forcing tenants to live in a construction zone while the installation of the plumbing pipes is unconscionable. Making tenants move out of the apartments is detrimental to their physical and mental wellbeing. What are the sponsors of this bill thinking? Has anyone thought out the consequences of this proposal? I highly doubt it.

I pray you reconsider this devastating blow to the property owners and tenants and remove your support for this bill. Should this Intro 1146B move forward, please vote against this ill-conceived proposal.

Thank you very much for your time and consideration regarding this important matter.

Kind regards,

Rocio Sanz,
Mom and Pop Small Property Owner

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Rohan Kymal

989 Amsterdam Avenue

Dear Honorable Council Members,

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Thank you for your attention to this important matter.

Ron and Sydney Crawford
280 Mott Street HDFC
apt 5F
NY NY 10012

MEIT Associates, LLC
612mgmt@gmail.com
212-258-0686

While we are all saddened by the loss of any lives and would like to prevent deaths as much as possible, the idea of putting sprinklers in every apartment in New York City is extremely onerous on many levels. Work like this cannot be done without disturbing residents in place, including children the elderly and infirmed. The cost for projects like these are prohibitively expensive while failing to address fire safety education and simpler, more cost effective remedies.

Ronald Rothschild

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Rosemarie Quiros
167 Allen Street #2B
New York, NY. 10002

Sent from my iPhone

Dear Council Members,

As your constituent and as an HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Ryan John

The Real Estate Board of New York to The Committees on Fire and Emergency Management and Housing and Buildings Concerning Oversight of Fire, Gas, and Carbon Monoxide, T2020-6922, Int. 1917, Int. 1146, Int. 2151, Int. 842, Int. 1036, Int. 859, Int. 312, Int. 1256, Int. 1459, Int. 1746, and Int. 1341

The Real Estate Board of New York (REBNY) is the City's leading real estate trade association representing commercial, residential, and institutional property owners, builders, managers, investors, brokers, salespeople, and other organizations and individuals active in New York City real estate. REBNY thanks the Committees for the opportunity to testify on the safety protocols surrounding fire, gas, and carbon monoxide.

New Yorkers' health and safety is paramount. In our ever-growing and changing cityscape, it is essential we remain diligent in adhering to, reviewing, and updating the safeguards against threats to the public's wellbeing. To this end, REBNY maintains consistent communication with both the New York Fire Department (FDNY) and the Department of Buildings (DOB), and we regularly support them as an industry partner, reviewing and providing feedback on proposed changes to rules and codes. Most recently, we have engaged on several items, including fire mitigation considerations in construction and retrofit materials, procedures for fire alarm defect remediation, implementation of new carbon monoxide detectors, distribution of Fire and Emergency Preparedness Plan to residents of multiple dwellings, and more. We are committed to ensuring New Yorkers are safe and comfortable in their homes, offices, as well as places of commerce and leisure.

REBNY supports measures that provides meaningful improvements to the life-safety of the city's built environment in functional and implementable ways. In considering any proposed changes to safety regulations, we encourage the Council to exam how it speaks to the existing requirements as well as consider potential practical obstacles to implementing the changes, including but not limited to operational disruption, availability of labor, and costs. REBNY stands ready to help Council explore

Important Note

equally effective measures that can avoid or overcome any of practicable impediments. What follows is more specific comments to the Introductions being heard today:

BILL: T2020-6922

SUBJECT: A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to the date by which carbon monoxide detectors are required to be installed in commercial spaces

SPONSORS: Council Member Cornegy

T2020-6922 would extend the compliance deadline for Local Law 191 of 2018 from January 1, 2021 until July 1, 2021. Local Law 191 of 2018 requires the installation of carbon monoxide detectors in certain commercial spaces.

REBNY supports the delay of the compliance deadline for LL191-2018. The compliance deadline is currently January 1, 2021, yet many properties will be unable to perform the necessary work on time for a variety of reasons, including delays in issuance of rules, continued changes to those rules, challenges resulting from managing the COVID-19 pandemic, and availability of labor.

A key challenge is that while Local Law 191 was passed by Council in late 2018, and DOB was charged with determining the location of the detector, there is not yet clarity on how to comply with the requirements. Given the challenges of implementing this law, the rules providing the details on this requirement were not promulgated until late October 2019. This left only 13 months for compliance. Much of the remaining time to perform the work has been largely disrupted by COVID-19, which in part poses challenges to finding available, qualified labor.

In addition, the Department has continued to adjust the requirements for the CO detectors following issuance of the rule. Halfway through summer of 2020, DOB released a bulletin asserting that strobes should be included in CO detectors "when required" yet did not define required circumstances and to-date nothing definitive has been released in writing. Consequently, property owners are still unclear about what exactly is required by the law.

Installing CO detectors is not a simple undertaking, and the addition of strobes complicates the matter further. Properties will have to adjust electrical systems, and in the cases of strobes, some buildings may have to make significant changes due to the energy consideration they require. In other instances, the related work may necessitate updating the full fire alarm system to properly integrate. With the time required for scoping and performing the work, receiving permitting approvals and Department inspections, under normal circumstances, the installation could take up to a year to complete. Now, labor is going to be stretched thin, since the entire industry is simultaneously asking for the same work.

Important Note

Because commercial building occupancy is currently low, and CO poisoning in a commercial office spaces is unlikely, the immediate threat of CO is nominal. In order to give properties the necessary time to understand their obligations and perform the updates, we encourage the Council to delay the compliance deadline for LL191-2018 by at least one year.

BILL: Int. 1917-2020

SUBJECT: A Local Law to amend the administrative code of the city of New York, in relation to allowing self-certification for certain work after the issuance of a work without a permit violation

SPONSORS: Council Member Cornegy

Int 1917 would create an exemption from the one year prohibition on professional-certification established by Local Law 158 of 2017 for properties with both residential and non-residential occupancies if work was performed without a permit.

REBNY is generally supportive of this legislation and believes that it needs to be modified to appropriately address the unintended consequence of Local Law 158. As written, Local Law 158-2017 unintentionally penalized building owners and tenants in commercial buildings when either the owner or any tenant in the building conducts work without a permit. Consequently, multiple entities who have no relation to the entity who committed the violation are being penalized by the law. We do not believe it was Council's intention to revoke the right of self-certification for a building owner or tenant as a result of work performed without a permit elsewhere in the building by a different entity.

Consequently, the proposal should be modified to also cover buildings that are exclusively commercial, not just mixed-use properties.

BILL: Int. 1146-2018 Version B

SUBJECT: A Local Law to amend the administrative code of the city of New York, in relation to the installation of automatic sprinklers in residential buildings

SPONSORS: Council Members Grodenchik, Cornegy, Rosenthal, Louis, Kallos, Menchaca, Chin, Torres, Constantinides, Adams, Ayala, Holden and Cumbo

Int. 1146 would require owners of residential buildings over 40 feet tall to install a system of automatic sprinklers by December 31, 2029. In addition, building owners would need to file an interim report describing a plan for compliance one, five, and nine years after the effective date, or until they have filed

Important Note

a final report indicating full compliance. Any late submissions for the listed reports would result in civil penalties up to \$10,000 for every day it is delayed beyond the compliance deadline.

REBNY supports the legislation's intent – to improve residential safety – but believes that there are considerable challenges implementing such a proposal that merit deeper consideration. New York has over a hundred thousand buildings that pre-war, with nearly half of the city's building constructed before 1930, many of which would be covered by the legislation and are likely to have asbestos containing material (ACM) and lead paint, which would necessarily need to be disturbed and abated or remediated in order to install the automatic sprinklers. In addition, the required work, which includes drilling through slabs, walls, and ceilings, as well as possible rebar interference or need for larger water tanks on rooves, gives rise to concerns about the impact on the structural integrity of all covered buildings.

Given the magnitude of the work and the health concerns related to those materials, it would be nearly impossible for an occupied building to achieve compliance with the proposed legislation. Contractors will need access to occupied units for several days and may need to temporarily displace the residents during the work. Indeed, complying with this requirement would necessitate relocating residents for some period of time as this work cannot be effectively completed in phases around unit turnover. In all, compliance with the proposals will cause significant disruption in the buildings, impeding on the daily lives of hundreds of thousands of New Yorkers. For those residents who remain in the units during the retrofit work, they will be forced to endure shuffling of personal items, plastic coverings, as well as plaster and dust for the several days it takes to complete the work in the unit, in addition to whatever disruptions are building wide to accomplish the work.

Beyond the practical difficulties of performing the physical alterations to the buildings, the cost of compliance will pose serious financial challenges for property owners and in some cases may be out of reach entirely. This is because the work that will need to be done covers structural work, fire suppression, plumbing, and the necessary electrical updates to install the sprinklers as well as the interior finishes to conceal piping and restore the finishes in the covered areas. In addition, given the age and location of these buildings, permitting may also include approvals from the Landmarks Preservation Commission. These costs can easily amount to millions of dollars to fully sprinker a single building. In addition to the costs of the work itself, the legislation proposes fines for failing to submit the related paperwork on time, which in some cases is as much as \$10,000 per day it is late, which is exorbitant, punitive, and has no relationship to other financial penalties in City code.

While REBNY supports continually reviewing and improving the safety protocols and systems in buildings, this bill would overly burden the already strained operating budgets of these properties. With residential vacancies at unprecedented levels and rents dropping by nearly 20% as a result of the circumstances brought on by COVID-19, residential buildings are facing losses to funding for day-to-day operations that will not be recouped for several years. Moreover, this legislation would negatively impact individual New Yorkers living in condominiums and cooperatives, including affordable housing buildings, who would alone shoulder the financial costs of these retrofits.

Important Note

Given the existing fire safety regulations that exist in the City's rules and regulations, property owners are required to take multiple measures to ensure the continued safety of their residents. Most recently, this includes installing "Close the Door" signs in building lobbies and the public side of stairwell doors as required by Local Law 115 of 2018. In addition, FDNY recently promulgated a rule to require building owners and cooperative/condominium boards to conduct inspections to ensure that fire safety notices are present on the interior of all unit doors and replace such notices if they are not present or become damaged. Combined, these measures will help ensure that building occupants are aware of the importance of closing doors behind them in case of a fire to prevent that fire from spreading.

For these reasons, REBNY strongly encourages the Council to not act on this legislation until it has a fuller understanding of its impact, weighing the challenges, disruption, and costs of implementing such a mandate. Given the extensive mitigation regulations and FDNY's world-leading response time, we urge the Council to work with industry partners, fire safety experts and City agencies to analyze to what extent additional measures could improve safety conditions and explore alternatives.

BILL: Int. 2151-2020 Version A

SUBJECT: A Local Law in relation to extending the deadlines for inspection and correction of building gas piping systems in certain community districts

SPONSORS: Council Members Dromm, Cornegy, Kallos, Gjonaj, Brannan and the Public Advocate (Mr. Williams)

Local Law 152 of 2016 and related rules from DOB required building gas piping systems in Community Districts 1,3, and 10 in all boroughs be inspected between January 1 and December 31, 2020. Int. 1251 would delay the inspection deadline six months until June 30, 2021. Moreover, it provides buildings inspected between September 1 and December 31, 2020 with additional time to remediate any issues and submit the certification of correction up to 180 days after building's inspection date.

REBNY supports this bill. The COVID-19 pandemic has caused significant disruptions to the industry in many respects, including scheduling the required inspections as well as hiring the qualified labor to remediate any issues found. This is a logical extension, and we appreciate the Council's attention to this matter.

BILL: Int. 842-2018

SUBJECT: A Local Law to amend the New York city building code and the administrative code of the city of New York, in relation to egress path markings

Important Note

SPONSORS: Council Member Grodenchik

Int. 842 would require owners of all new and existing residential buildings 40 feet or more in height to install luminous egress path markings to delineate the exit path.

REBNY supports providing necessary safety precautions and information to residents, so they are well-prepared in the case of an emergency. However, we encourage the Council to consider the extent to which this bill would improve resident safety considering existing FDNY requirements. The bill, which does not provide much detail as to how or where the luminous markings would need to be located, should consider whether it is necessary given existing regulations that already inform residents where to exit in case of emergencies.

BILL: Int. 1036-2018

SUBJECT: A Local Law to amend the New York city building code, in relation to directional signs in residential buildings

SPONSORS: Council Member Grodenchik

Int. 1036 would require owners of all new and existing residential buildings 40 feet or more in height to install directional exit signs indicating the path of egress travel when such path is not immediately visible.

As written, the bill is not clear what spaces would be required to install directional exit signs. Owners "shall provide directional signs to indicate the exit or the path of egress travel where such exit or path is not immediately visible to the occupants." In order to comply, buildings will need a determination to be made on what path of egress qualifies as "not immediately visible to the occupants." Given the varied nature of buildings and spaces throughout the city, it is unlikely a blanket determination can be made by the Department to clarify when the sign would be required. The requirement of the sign would need to be determined on case-by-case basis, which is impractical given the number of residential buildings in New York City.

In addition, it is unclear why the bill precludes residential buildings from utilizing exemption in the existing building code, which states, "Exit signs are not required in rooms or areas that require only one exit or exit access." A room with only one point of access is the point from which an occupant entered and should immediately recognize as the exit, regardless of the building use.

BILL: Int. 859-2018

Important Note

SUBJECT: A Local Law to amend the administrative code of the city of New York, in relation to permits authorizing gas restoration after an emergency shut-off

SPONSORS: Council Members Torres and Ayala

Int. 859 would require the Department of Buildings to confirm receipt of a request for inspection of gas repairs with 3 days and perform the inspection within 5 days in all residential buildings where gas has been shut off due to safety concerns.

REBNY appreciates the Council concern for interruption of gas service to buildings. Particularly now, as people are spending more time at home, it is essential that any gas leaks are remediated quickly and that service be restored forthwith. There have been instances in which buildings have been without hot water and residents without means to prepare their food for not just a matter of days but weeks or even more than a month.

However, DOB does not bear the sole responsibility in returning service to buildings when the gas has been shut off due to safety concerns. Utility companies, Con Edison and National Grid, are responsible for lines feeding into the building prior to connecting to the meters. If a gas leak occurs on one of those lines, the utility shuts off the gas until the leak is fixed and then requires pressure testing of the lines in the building before restoring the gas service, which means the job is subject to DOB rules and regulations, including filing the necessary permit applications and receiving Inspection authorization and sign-off. In a normal case, the licensee must file for DOB approval and be issued a work permit, which happens on the same day if there are no problems with the application. The Department asserts that current practice is to schedule an inspection 2-3 days after the request is submitted.

REBNY appreciates DOB's response time in most cases. However, there are far too many instances in which a building is left without gas for more than a month at times. REBNY supports the Council's attention to the matter and believes this legislation could be strengthened to be more comprehensive in its investigation as to the cause in delays to resuming service. A day or two delay in inspecting the remediation of gas safety concern does not yield a month-long shut-off. We encourage the Council conduct a more comprehensive study in returning service to shutoff gas lines that considers all the regulatory requirements of the different parties involved in the process.

BILL: Int. 312-2018

SUBJECT: A Local Law to amend the New York city fire code, in relation to requiring portable fire extinguishers in all multiple dwellings

SPONSORS: Council Members Rodriguez and Brannan

Important Note

Int. 312 would require all R-2 occupancies to install portable fire extinguishers in a common area on every floor with at least one occupied unit.

At first blush, the proposal is logical measure to mitigate the risks of fire and improve safety in buildings. However, requiring a fire extinguisher in the common area on every floor of an R-2 occupancy may result in residents taking action that conflicts with FDNY's fire safety guidance. In the case of a fire, FDNY suggests that residents leave the scene, close the door, and get to safety, rather than put themselves at risk in fighting a fire. Closing the door helps contain any fire and stems its spread long enough for the Department to arrive, which averages less than 4 minutes time, and safely confront the situation.

In addition, assuaging any tension with FDNY protocol, REBNY encourages the Council to consider if the proposal is spatially functional in all covered buildings. Much of New York's building stock is old with narrow staircases and halls, which offer little space to safely store a fire extinguisher that would not in the way of residents' daily movements to and from their apartment units.

Finally, to be of any potential use, the extinguisher must be accessible and unlocked, which raises concerns about theft or vandalism. If the extinguishers were installed as required but are missing at the time of a fire because they were stolen or damaged by a resident, it could raise significant risks for owners.

While well intentioned, therefore, this proposal has practical challenges from a property management and fire safety standpoint that need to be more fully considered.

BILL: Int. 1256-2018

SUBJECT: A Local Law to amend the New York city fire code, in relation to fire safety plans for mixed-use buildings

SPONSORS: Council Member Cornegy

Int. 1256 would require residential occupancies with three or more dwellings that are part of a mixed-use building, to create a fire and emergency preparedness plan. This bill would also require mercantile occupancies that are part of a mixed-use building to create a fire and emergency preparedness plan. A fire and emergency preparedness plan provides for the procedures that can be timely implemented in the event of a fire or non-fire emergency to provide the information, guidance, direction and assistance needed to protect the safety of building occupants.

Important Note

REBNY supports the dissemination of fire safety protocols, and we have worked with our members extensively to make them aware of FDNY's changing requirements for the Fire and Emergency Preparedness Plan as well as offering feedback to the agency as to how to improve the process. We believe this bill is consistent with existing regulations and can further improve fire safety. Being cognizant that COVID-19 has severely altered current mercantile occupancies, we encourage the Department, in promulgation of the related rules, grant newly covered occupancies enough time to complete an accurate plan and meet any compliance deadline.

BILL: Int. 1459-2019

SUBJECT: A Local Law to amend the administrative code of the city of New York, in relation to standards for natural ventilation

SPONSORS: Council Members Rivera, Holden, Cornegy and Ulrich

Int. 1459 would strengthen requirements around natural ventilation in buildings by prohibiting mechanical ventilation from interfering with natural ventilation sources, including but not limited to directly discharging exhaust into a natural ventilation source.

REBNY has several points for which we encourage Council to provide more clarity. First, as written, the bill is a change to the 1968 NYC Building Code, but new mechanical systems installed in either new or existing buildings are subject to the 2014 NYC Mechanical Code, which means the legislation will have no impact on new systems.

In addition, much of language in the bill is undefined, which will lead to compliance issues. Specifically, "air exhausted from a mechanical ventilation system," "interfere" and "discharging [exhausted air] into" are vague and could lead to an interpretation and compliance requirements that would be in conflict with the 2014 NYC Mechanical Code, which has specific requirements for distance and separation of exhaust from both windows and mechanical intakes that are intended to minimize the "interference." For example, many ground floor retail spaces, such as restaurants that use kitchen hood exhausts and precipitators, which are in compliance with DOB Code, could be in violation of the proposed bill. In the event, there are specific instances of systems built to the 2014 NYCMC that exhibit the "interference" contemplated in the bill, we recommend that modifications be considered to impending 2020 NYC Mechanical Code through DOB code revision process.

BILL: Int. 1746-2019

Important Note

SUBJECT: A Local Law to amend the administrative code of the city of New York, in relation to the operation of gas-fired low-pressure boilers

SPONSORS: Council Members Constantinides, Levine, Brannan, Koslowitz, Ayala, Dromm, Kallos, Moya, Levin, Rosenthal, Adams, Cabrera, Rivera, Reynoso and Louis

Int. 1746 would require any gas-fired low-pressure boiler that is not fully automatic to be operated by, or under the supervision of, a person who holds a certificate of fitness issued by the Fire Commissioner.

As with Int. 1459, the bill amends the 1968 NYC Building Code, but the 2014 NYC Mechanical Code is the applicable code for all new mechanical systems installed in either new or existing, which means the legislation will have no impact on new systems.

In addition, the legislation uses language that is undefined in the code. REBNY encourages Council to clearly define the term “fully automatic” to prevent overly stringent interpretation of what is not fully automatic that could lead to unforeseen impact on labor and personnel. For example, the live-in super in smaller buildings may not have the required certificate of fitness to comply with the legislation, which would always then oblige the building to hire personnel to be present while the boiler is operating.

REBNY would encourage the Council to revisit the bill’s intent. We share in your concern for fire safety and understand that manually operated oil burners require trained operating staff due to the working hazards, but it those hazards are not transferable to gas burners that not fully automatic.

BILL: Int. 1341-2019

SUBJECT: A Local Law to amend the administrative code of the city of New York and the New York city building code, in relation to fire lanes in open parking lots that can store over 100 vehicles

SPONSORS: Council Members Borelli, Holden, Brannan, Powers, Van Bramer, Ayala and Maisel

Int. 1341 would require certain open parking lots to have fire lanes so that a fire truck may reach all portions of the lot. This requirement would apply to all new and existing open parking lots that have the capacity to store more than 100 motor vehicles.

REBNY understands the importance of providing access to emergency vehicles when possible, but we encourage the Council to clarify which parking lots would be covered. The bill’s subject is concerned with “open parking lots,” yet the language includes a “garage” that has capacity for more than 100 vehicles. Employing the word “garage” implies enclosed parking, often on multiple levels. We encourage the Council to define the term “open parking lot” in a way so as not to incidentally cover enclosed parking structures as well. Including fire lanes in indoor garages is infeasible. Moreover, fire and emergency

Important Note

vehicles likely will not have clearance or maneuverability in garages, and most garages at or even below grade are sprinklered.

Finally, should the legislation move forward to apply to open air parking lots, we ask the Council to amend the effective date to give ample time for property owners to comply. As written, the bill would require reshaping lots, restriping, new signage, and could even result in significant reduction in vehicle capacity. All these considerations will take time to analyze and execute the necessary changes.

Thank you for the consideration of these points.

CONTACT:

Zachary Steinberg

Vice President, Policy & Planning
Real Estate Board of New York

212.616.5227
zsteinberg@rebny.com

Important Note

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Ryan Shaw
450 Saint Nicholas Avenue
New York, NY 10027

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Sincerely,

Sage

Sage Ramadge
Treasurer 100 St Nicholas HDFC
100 St Nicholas Ave 7D
New York, NY 10026

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Sam Elchert
56-60 W 119th St
Apt 3G
New York NY 10026

Sent from my iPhone



New York City Council Hearing
December 2, 2020
Proposed Int. No. 1146-B

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Village Preservation oversees one of the older areas of Manhattan which has a number of buildings which date to the 19th century and fall within the height limit of this provision. We feel that we need more time to review this provision and its possible ramifications on the historic fabric of our neighborhood as well as the possible financial implications on the owners of these properties. We ask that the Council delay this vote in order that we may review this provision more closely.

232 EAST 11TH STREET

NEW YORK NY 10003

212 475-9585

VILLAGEPRESERVATION.ORG

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet tall in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement - and impossible to pay for - and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find

alternative ways to meet your laudable safety goals without threatening the very existence of our homes. HDFCs cannot and must not be put in the same class, and held to the same standards, as market rate buildings, which can afford assessments and which have access to loans from institutions that would not attach strings to them, unlike any loans we might have to take out. Our buildings are under constant threat from various politicians and proposed laws as it is - this would kill many HDFCs, hardly a result to be wished for.

Thank you for your attention to this important matter.

Sarah Leber
534 East 11th Street HDFC
New York, NY 10009

Proposed Int. No. 1146-B

Please do not pass this bill. It will cause an unfair burden to all of us.

Regards,
Scott Rademaker

204 West 78th St. 2C
NY, NY 10024

***WRITTEN TESTIMONY OF
SERGE VATEL***

NEW YORK CITY COUNCIL

COMMITTEE ON LAND USE

INT. 1146B – SPRINKLER BILL

DECEMBER 2, 2020

Dear Council Member,

My name is Serge Vatel. I'm a small brownstone property owner in Stuyvesant Heights, Brooklyn and I'm writing in opposition to Intro 1146-B.

- **Background**

- The DOB already has existing laws on the books from 2004 (Local Law 26) that mandates automatic sprinkler systems for all commercial buildings above 100 feet that meet certain building classifications.
- City gave commercial landlords 15 years in 2004 to retrofit buildings with new automatic sprinkler systems.
- A City Council study in 2018 revealed that only 26% of commercial landlords were LL26 compliant (900/1232).
- The 2004 legislation was ineffective because it was poorly enforced and the penalties were too low.
- Instead of focusing its attention on enforcement and perhaps increased penalties associated with existing legislation, the City has proposed to expand the LL26 sprinkler system requirement to all residential buildings above 40 feet that are 3 family units or more.
- Trump Tower fire and death in April 2018 is impetus behind new proposal

- **Legislation is too broad:**

- Everyone supports improved fire safety measures in residential buildings but the solution cannot be a “one size fits all” proposition.
- New legislation needs to be specifically tailored to address the main problem and simply not engage in overreach and impose undue financial hardship on middle class families when there are more cost-effective measures that can be implemented to address the same safety goals and concerns.

- **Enormous financial undertaking** - *The cost of implantation is cost prohibitive for many middle-income families:*
 - The cost of retrofitting an old building with a new sprinkler system can be greater than \$50,000 depending on the size of the building. If required, a mandatory standpipe with a designated water supply (new line from the sidewalk water main or roof water tank) to sprinkler heads into every apartment and every room can cost a building owner an additional \$100,000 or more.
 - Misconception: The public falsely believes that many people who own brownstones are multi-millionaires. I would suggest that some owners might be equity rich but most are still cash poor. Many owners have had these multi-family homes in their families for generations. The vast majority of 3 family homes are own occupied and these owners rely on their rental income to pay their mortgages and make basic ends meet.
 - Small multi-fam property owners are not multi-millionaire with hundreds of thousands of dollars in spare cash in their bank checking account.
 - Many owners are retired and living on fixed income.
 - Not everyone has sufficient income or even good enough credit to qualify for a bank construction loan.
 - Due to poor creditworthiness, some property owners cannot pull out equity from their homes and do the necessary refinance to pay for the proposed installment of an automatic sprinkler system.
 - Many brownstone neighborhoods (e.g., Bedford-Stuyvesant, Crown Heights, Harlem, etc.) are densely packed low-income minority communities with limited resources for credit and bank loans.
 - Building owners have expressed concerns that sprinklers can impact aesthetics and cause water damage due to accidental activation, tampering or leakage.
 - Penalties for non-compliance can bankrupt families.
 - The penalties at \$250 per day or \$7500 per month are extremely punitive.
 - Penalties and liens could lead to forced property seizures and forfeitures.
 - Looming cost of sprinkler bill attract unscrupulous real estate investors and contractors looking to steal people's homes who are desperate.
 - Small landlord don't want any NYC low interest loans to facilitate implementation of sprinkler system because they are already overburden with debt.

- **Retrofit feasibility** - Homes in historic districts are disproportionately negatively impacted by bill:
 - Putting new sprinklers inside every apartment would be extraordinarily expensive for homeowners with intact original architectural detail.
 - Would have to relocate ceiling lights, vents and mechanicals
 - Anyone who has every redone an entire buildings mechanical, plumbing and electrical system can attest the challenge imposed with retrofitting and upgrading existing to new building code standards.
 - To adhere to this bill, owners would need to hire one plumbing contractor for the sprinkler system installation and then another preservation contractor who

specializes in ornamental plasterwork and millwork to open and close wall and ceilings.

- What happens if your building now tests positive for asbestos or lead? This will greatly impact cost. Where would tenants live during remediation?
- This will be a very expensive endeavor with untold latent issues and risks.
- 1146-B is a very punitive bill.
- Engineer feedback
 - Cost is approximately \$20k per unit
 - Does NYC have the water main infrastructure and capacity to require sprinkler systems in every building?
 - Does DOB have enough staff to do all these building inspections?
 - How will this slow down approval process and final sign-off
 - How long will this take to complete?
 - NYC has 1,232 buildings over 100 feet
 - NYC has 85,000 buildings over 40 feet
 - This will cost building owners billions citywide to implement
 - Open up streets and sidewalks
 - Disruptive to tenants and pedestrians
 - Costly remediation for lead and asbestos
 - Will Landmark (LPC) grant permission to install water tanks and other support infrastructure on roofs?
 - Some tenants may not grant landlord access to units.
 - Problem with historic homes: piping in new water service and spacing of building not built to accommodate a massive sprinkler system.
- **Significant disruption to tenants**
 - The entire property will turn into a construction zone for an extended period of time. It is very difficult to perform construction inside a building, but especially inside apartments, while there are tenants in occupancy.
 - Also, what happens if the tenant refuses to give access?
 - What if the tenant refuses to move his/her belongings where construction is required?
 - What if there is nowhere to move the belongings to because the apartment is so packed? What if the tenant requires temporary relocation?
 - Relocation stress syndrome destroys quality of life and shortens life expectancy.
- **Small Landlords are already suffering financially**
 - Difficult time for Landlords due to Covid
 - NYC economy is crippled, and many tenants are not working
 - Vacancy is at all the high
 - Rent collection is at an all-time low
 - Taxes are at an all-time high

- **What we propose:**
 - Increase funding to FDNY
 - Increase funding for fire safety, prevention and life preservation education
 - Post FDNY Safety videos on YouTube
 - Increase the height to 60 feet or keep it at 100 feet
 - Limit bill to multi-family homes greater than 5 families
 - Limit retrofit requirement to buildings built post-1978
 - Require fire extinguishers on every floors
 - Require hard wired smoke detectors.
 - Offer tax credit, tax abatements or other financial incentive to all homeowners who have the resources and voluntarily wish to upgrade their homes to new building code standards.

CONTACT

Serge Vatel
391 Stuyvesant Avenue
Brooklyn, NY 11233
Mobile: (917) 447-6565
Email: serge.vatel@gmail.com

I am writing to voice my opposition to this proposal. I have owned my condo unit on the UWS since 2003. I have always taken fire safety seriously with fire extinguishers in the apartment. Having to install an automatic sprinkler system in my apartment would be an incredibly costly endeavor which I do not think is something that should be forced on me. I would imagine that countless other unit owners are in a similar situation as I am in not to have to spend a crazy amount of \$ on this.

Seth Jonas
215 West 90th Street Apt 7E
New York NY 10024

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Shai Moraly
317 East 3rd St. APT 4
New York, NY 10009

Proposed sprinkler legislation

This could be one of the most extreme, expensive and burdensome pieces of legislation ever proposed.

Residential buildings are hard pressed to keep up with their present obligations of maintenance, utilities, salaries, and especially taxes. This proposal would drag even solvent buildings under. It would crush smaller owners, drive maintenance, rents and assessments charges through the roof. It would lower values and cause an even greater population outflow.

In closing this is a solution looking for a problem and the solution would be devastating.

Best Regards, Shelley Lipton
Concerned resident

Sent from my iPhone

Small keyboard - please excuse any typos

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Respectfully submitted,

Sheryl H. Douglas
35 Mount Morris Park West, #6C
New York NY 10027

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Sonia Martin
952 Saint Marks Ave
Brooklyn, NY 11213

Sonia Martin
914.325.6494
soniahmartin@gmail.com

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet tall in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement - and impossible to pay for - and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Sincerely,
Stacey Anderson

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Stacey Engels

15 Fort Washington Ave #6F

December 2, 2020

To The New York City Council:

I am a homeowner in Crown Heights and while I do not believe I am directly impacted by this bill, I am deeply concerned about the effect it will have on both my community and on the integrity of all row house districts throughout New York City. I am also appalled that at a time of such financial difficulty for tenants, small landlords and housing in general, that a bill would be introduced, that would create so much financial hardship and disruption of housing. I understand that compliance would not be until 2029 but people are making crucial decisions NOW about whether or not to stay in their homes. From a broad perspective this looks like another blow to a struggling middle class in favor of large scale development.

While I fully support increased fire safety for all New Yorkers, I find it hard to believe that the same protocols would be deemed as efficient and effective for a 4 story building as for a 40 story building. The methods of construction, the physical layouts and the accessibility to life saving strategies are completely different. Such broad stroke legislation raises questions as to the depth of inquiry that has been conducted thus far in a search for how to close a loophole that was exploited by an unscrupulous developer.

I am asking that the City Council rejects this proposal outright and requests that a more nuanced solution that would take into account:

- This law will disproportionately affect owner-occupied structures (many of which are in minority neighborhoods where clusters of owner-occupied, and 1-3 family townhouses are common).
- There is currently NO language in the legislation that would omit 1-2 family homes.
- The impact will be felt across all (5) boroughs in low-rise multifamily neighborhoods where it will translate into tenant displacement and higher rents, including displacement of rent controlled and rent stabilized tenants while such dusty work is under way.
- Historic Home Interiors: In order to install a compliant sprinkler system with this legislation, historic plaster ceilings, coffered ceilings, decoratively paneled walls will be damaged and will require extensive restoration. The integrity of these historic details will forever be structurally compromised.
- The cost of installing a standalone sprinkler system is estimated to be \$60K-\$100K for a typical brownstone/rowhouse, which does not account for the wall/ceiling repair and general restoration cost. In addition to this structural reinforcement of the beams throughout the home will be required as the pipes are channeled into the existing joist.
- Non-compliance with the law will result in punitive fines that will cause residents to sell or face liens put on their properties.
- Sprinklers require a great deal of equipment maintenance servicing, which is another added cost that would be placed onto the homeowners.
- There are other less drastic and more affordable solutions to address fire safety, such as mandatory fire extinguishers on all floors and roll out ladders out of each bedroom).
- Trump Tower: is 664 feet tall. How can a 40-foot tall row house possibly be in the same category?

Sincerely,

Stacey Sheffey and Patrice Elliott

651 Park Place

Honorable Council Members,

As your constituent and an HDFC shareholder I write regarding Intro. 1146 which would require the installation of automatic sprinkler systems in residential buildings in the next decade. This bill would severely impact housing affordability and viability in our city. I ask that you oppose Intro. 1146 and focus on other ways to promote fire safety in New York City.

Intro. 1146 could require HDFC co-op shareholders and building tenants to relocate for significant periods of time and to undertake significant construction within our units which could jeopardize the structural integrity of older buildings and might release asbestos and lead paint dust in the process. The costs of containing asbestos and lead release are substantial.

Furthermore, there are significant questions about affordability. The cost to install sprinkler systems in many existing HDFC buildings is likely to exceed their financial resources. I remind the council that HDFCs are owned by persons of low and moderate income. This bill would put our homes and buildings under severe financial stress. We are already suffering financially because of the pandemic, and we certainly can not afford in the foreseeable future the additional costs such a bill would impose.

New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety such as CO2 and smoke alarms and fire escape access. However, the City should not pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFCs and other co-ops to find alternative ways to meet safety goals without threatening the quiet enjoyment of our homes.

Thank you for your attention to this important matter.

Stanley Heshka
55 Avenue C
New York, NY 10009

I offer some comments regarding this Bill. I am not aware of whether or how much data or data analysis was used in developing this bill; no justification for any aspect of this proposal was mentioned at the hearing.

The promotion of fire prevention and safety is laudable but would be more effectively achieved by consulting the evidence. How many fire-related deaths or injuries occur over a selected period of time? What types of events account for each category of injury or death (gas explosions? Kitchen fires? Electrical failures? Arson?), where do these occur (commercial/residential properties? Basements? Public areas? Kitchens?). After an adequate enumeration and classification has been developed these events should be investigated in terms of what existing measures are already in place that should have prevented or mitigated the injury to life and property, and more specifically, what failed or did not function as intended that contributed to the injury? Perhaps provisions that should have prevented the injury already exist but were not followed/enforced.

Having identified that there are specific inadequacies in existing codes council would be in a better position to consider specific remedies. For example, did a fatality in a residential apartment fire occur because of a malfunctioning/lack of a smoke alarm; was an alternative means of egress available or blocked; were the occupants disabled or somehow physically unable to exit; were there existing building code violations that contributed. Only after such an analysis could one decide whether a specific remedy (e.g., sprinklers) would have aided or hindered in preventing the fatality or whether an alternative strategy such as verifying the presence of functioning smoke alarms would be preferable.

I apologize for advocating what must be an obvious approach to improving fire safety. I did not hear any reference to evidence or data collection or analysis during the hearing from any of the sponsors or other speakers. Surely this should be a prerequisite to any proposed legislation.

Respectfully yours

Stanley Heshka

55 Avenue C

New York, NY 10009

Stan.heshka@gmail.com

Dear Honorable Council Members,

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Best regards,

Stefan Altevogt
523 West 152 Street, Apt. 4
New York, NY 10031

Dear Honorable Council Members,

As your constituent and an HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible it is to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Stephanie Vu
35 Mount Morris Park West, #1A
New York, NY 10027

I OPPOSE Sprinkler Intro 1146

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support

thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Stephen Barker
152 Forsyth St
New York, NY 10002

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

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alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Stephen Cimini

350 West 48th Street, 5E

New York, NY 10036

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the millions of dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Stephen Frizell

300 West 108 St., 14-C

New York, NY 10025

RESPONSE TO INTRO 1146B

It is possible to have fire prevention without destroying the lives of New Yorkers.

Intro 1146B will hurt New Yorkers under the guise of saving lives. It needs to be re-thought.

1. Fire safety and saving lives is paramount. There are simple, cost-effective, common sense ways to reduce the risk of fires in apartment buildings. A simple Google search yields at least a dozen.
2. We need a city-wide meeting where we can see ALL the alternatives that the city council has considered. We need to understand why the one they recommend is the BEST and ONLY way to go.
3. A smart, insightful, and creative approach must be taken to this problem. Not a sledgehammer as we see in Intro 1146B. Ripping out ceilings, plumbing and infrastructure is short-sighted and will demoralize an already struggling city.
4. Because of the complete lack of communication around Intro 1146B it appears that the city council members have created a jobs program for the contractors, painters, and plumbers in their districts.
5. We need a fiduciary approach to this problem. No city council member who is advocating for this bill should be allowed to receive donations from any contracting companies or employees of those companies. Nor should they be allowed to receive jobs from these companies. Are city council members willing to sign a document stating that they WILL NOT AND HAVE NOT TAKEN DONATIONS OR JOBS from any of the contractors who will benefit from Intro 1146B?
6. The city needs a public awareness program to educate New Yorkers on simple, cost-effective ways that they can prevent fires in their apartments. Introducing a bill (Intro 1146B) that will rip apart New Yorker's apartments and deplete their savings is NOT that program.
7. New Yorkers need a FIDUCIARY with NO FINANCIAL INTEREST lobbying for a cost-effective, smart way to increase fire safety. The city council continues to rely on research from the Mechanical Contractor's Association. Members of this organization will benefit directly from Intro 1146B. WE NEED research from people with NO FINANCIAL INTEREST!!!

Steve Salinaro

Council Members,

I am the President of a small 20 unit coop in the East Village comprised of two buildings, each five stories high. The proposed bill # 1146B to install sprinklers in every building of 40 feet tall would be an enormous expense for our coop with little to no benefit. Fire ladders can easily reach the top floor in the worst case scenario of a fire. If the Council would stop allowing skyscrapers to be built where there previously stood a low scale building, there would be no need for this legislation. We've maintained a working class mix of owners based on being self-managed, which keeps our maintenance low. As we run on a tight budget, imposing sprinkler installations would increase our maintenance significantly and likely cause some working class families to move out of their apartment. We may even need to take out a loan. The disruption to our tenants would be significant. One of our shareholders has cancer and is recovering at home. Is she supposed to sit at home while the work is going on or would she have to relocate while work is proceeding ?

I oppose 1146-B in the strongest possible terms.

Steven Taras
President, 544-46 East Eleventh Owners Corp
steven.taras@novartis.com

Proposal Int. No. 1146-B

I am writing to express my disagreement with Council member Helen Rosenthal's proposal to install water sprinklers in all hallways and apartments on the Upper West Side. My building is fireproofed and we have smoke alarms. Adding water sprinklers to every apartment and hallway would be costly, onerous to apartment owners, renters as well as potentially damaging to existing apartments. I think it's a ridiculous proposal.

-Susan Ellman
25 Central Park West, 11J
NYC 10023

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require residents to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Tamar Gershon-Hayon

300 West 108th Street
Apt 5A
New York, NY 10025

Drake Tempest
1020 Park Avenue
Apartment 8/9D
New York, NY 10028

December 4, 2020

New York City Council
testimony@council.nyc.gov

CC: Council Member Keith Powers

Subject: Opposition to City Council Bill Intro 1164B

Ladies and Gentlemen:

Please reject City Council Bill Intro 1164B. The proposed bill would require owners of existing residential buildings taller than 40 feet to install water sprinklers in the apartments and common spaces in the buildings by 2029.

The city council hearings on December 2, 2020 confirm that the proposed bill is unacceptable. Installing water sprinkler systems in residential buildings across the city is obscenely expensive and disruptive. The program will fail because landlords, co-ops and condos cannot easily access their residents' apartments, and the Department of Buildings acknowledges it does not have the resources to enforce the law. Even some sponsors of the bill withdrew their support at the hearing, and the principal sponsor agrees that property owners cannot afford the installation costs without financial assistance.

Installation Costs Tens of Billions of Dollars. The cost of installing sprinklers in 1.5 million apartments in 85,000 rental buildings, co-ops and condos will run into tens of billions of dollars. Property owners simply do not have enough money to pay the costs. Loans to help the owners finance the costs are not feasible, because the owners would have to pay the loans back at some point. Residents might also have sizable expenses to live somewhere else during the work in their apartments and to repair and redecorate their apartments when the work was done.

Buildings Already Need Billions of Dollars for Other Capital Projects. Landlords, co-ops and condos already face billions of dollars of costs over the next decade to comply with ever-more stringent requirements under Local Law 11 to maintain their buildings' facades, to replace end-of-useful-life plumbing systems and other systems and to retrofit their buildings to comply with the carbon emissions limitations of Local Law 97-2019.

Building Finances are Terrible. Many landlords, co-ops and condos are short of money because hundreds of thousands, and perhaps millions of residents can't pay their rent or co-op or condo charges and assessments. Many property owners cannot pay their taxes or their other bills. The city and its people won't recover from the Covid depression for years and years.

Installation Will Disrupt the Lives of Millions of People. Installing water sprinkler systems in 1.5 million apartments in 83,000 buildings would disrupt the lives of millions of residents. Many hundreds of thousands of residents would have to leave their apartments while work was underway. Even temporary relocation would be lengthy and expensive, especially if the work required asbestos and lead removal. And the program would significantly inconvenience the residents who stayed in their apartments. The repair and redecoration of apartments will be time-consuming and complicated for many residents. The city would turn into a giant construction zone that would interfere with the lives and jobs of millions of people who live and work here.

Residents Can Bar Landlords, Co-ops and Condos From Their Apartments. Our real estate laws make it extremely difficult, costly and time-consuming for landlords, co-ops and condos to enforce their rights to enter apartments and do work in apartments, especially if the work requires asbestos and lead abatement. However, the proposed bill does not change the real estate laws to make it easier for property owners to get access to their residents' apartment. If the owner is denied access to apartments, the owner may not be able to finish the installation of the sprinkler system in the building before the deadline in 2029. And, even if the owner gets access to all apartments by the deadline, the owner's costs will increase if the owner has to work on different apartments at different times rather than all at once. If the owner fails to finish even a single apartment by the deadline, for any reason, the city will fine the owner \$1,000 per day for buildings containing 11 to 25 apartments and \$10,000 per day for buildings containing over 25 apartments.

Failure to Install Sprinklers in All Apartments in a Building Reduces the Effectiveness of the System. The mandate intends to protect all the residents in a building by installing a water sprinkler system throughout the building. However, apartments without sprinklers reduce the overall effectiveness of the system and leave apartments with sprinklers more vulnerable to fire.

The Community and the DOB Oppose the Bill. Associations of landlords, co-op and condos and other speakers spoke against the bill at the hearing for a some of the reasons above and for other reasons. Even the commissioner of the Department of Buildings opposed the bill, because the department does not have the resources to enforce it. The department already cannot enforce a similar 2004 bill requiring existing commercial buildings to install water sprinkler systems: half of the 1,300 affected buildings have not complied with this year's deadline.

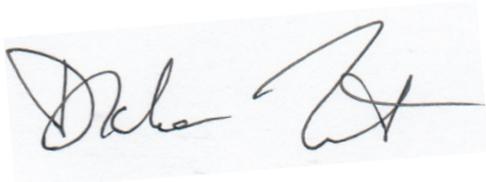
Residents Will Leave the City. High taxes, the Covid plague, and deteriorating services, schools and safety are already driving residents out of the city at rates not seen for 50 years. The more

difficult the city makes it to live here, the more people will leave. Consumer spending will drop. So will real estate and income tax receipts. Property values will fall. Philanthropy will, too. Government service will get even worse. Given the additional expense of the water sprinkler installation and the related disruptions, more people who have the means to live elsewhere will move there.

Sponsors Withdrew Their Support. Having heard the testimony of the speakers at the hearing, several sponsors of the bill withdrew their support at the hearing. Even the bill's principal sponsor agreed that many owners could not pay the installation costs without financial assistance.

Conclusion. I urge the city council to reject City Council Bill Intro 1164B. The bill simply doesn't make sense: we can't afford it, it will make our lives worse and it will fail.

Thanks,

A handwritten signature in black ink on a light-colored rectangular background. The signature is cursive and appears to read "Drake Tempest".

Drake Tempest

I am writing to express my opposition to Intro. 1146B.

As an owner of a fully rent stabilized building in Brooklyn that has been in my family for more than 40 years, I am terrified of the prospect of having to comply with the proposed law requiring the installation of water sprinklers in every apartment. This proposal will financially devastate us. We are already struggling to pay all of our bills and comply with all the regulations that are required. Especially during the past several years when our rents have been virtually frozen while our expenses, most notably property taxes, have gone up by double digit percents, it has become difficult to make needed repairs and improvements to our building because the money is just not there for the expenses beyond our normal operating expenses (fuel, taxes, insurance, water and sewer). Like everyone else with a business to run, we were further set back by the pandemic. Several of our tenants owe us months of back rent. We will never see that money, even after the moratorium on evictions is removed. That money is gone. We have accepted the fact that as a building owner in NYC we are now expected to subsidize the rents of tenants who are unable to pay. The biggest insult is that this proposed law, Intro. 1146B, will mostly benefit the industries that provide the sprinklers and related work, while building owners continue to flounder. How can this be good for our City? You should be helping to support property owners in the same way you should be supporting all small businesses, not imposing more and more financial burdens and hardships. PLEASE reconsider what will undoubtedly become a massive mistake on the part of the City Council members who support this misguided proposed law. PLEASE think this through and do what's best for the future of our City.

Respectfully,

Terry Feder

Dear Honorable Council Members,

I am a shareholder, and the president, of a small (very small) HDFC on the Lower East Side. I am contacting you in regard to Intro 1146 which would require the installation of automatic sprinkler systems in all residential buildings housing three or more families. Needless to say, HDFCs are, by their nature, **not** wealthy. Our residents believe that if this bill were passed that we would be in serious financial trouble as we are told it could easily cost as much as \$50,000-\$100,00 to install such a system in a building like ours. This bill would seriously impact housing affordability all over New York City. Our City already faces a serious affordable housing shortage and you need to be cognizant of the huge implications of Intro 11467 - both the cost of such work and the huge fines should it not be done in time.

While we understand that it is important to continue to try to make housing as safe as possible for all New Yorkers but it should not be at the loss of the affordable housing. Clearly, any new construction for buildings of this size ought to have sprinklers but to go back and try to install sprinklers in old tenement buildings is extremely difficult and therefore expensive. Trying to install such systems as these in a building like ours (built in the 19th century) would be complicated and time consuming and might easily require all of our shareholders to move out while the work was done.

A bill like this ought to take into account the HDFC's - created by an HPD program - as well as small landlords. It would seem critical that the City provide realistic funding for such an expensive change in building infrastructure with all of the attendant repairs to walls and ceilings, etc. post sprinkler installation. Many HDFCs and small landlords are already in serious trouble due to the Pandemic. I suggest that this bill needs more thought and consultation regarding how to make the law reasonable. The City needs to try to keep residents safe but also to do it in a way that keeps all of us living here in the Big Apple.

Again, I urge you to oppose Intro 1146 and to then create a working group of HDFCs and small landlords to find more realistic and affordable ways to meet the important goal of saving lives.

Thank you for your attention to this matter,

Tessa Huxley
President, 152 Forsyth Street HDFC
152 Forsyth Street
New York, NY. 10002

December 2, 2020

To Whom It May Concern:

As a member of a housing cooperative in Sunset Park, Brooklyn, I urge the council to vote NO on proposed legislation that would require owners of residential buildings over 40 feet tall to install a system of automatic sprinklers by December 31, 2029.

Our building is one of more than a dozen historic cooperative buildings that were built in the early 20th century. These self-managed buildings have offered affordable, decent homes for many generations of working New Yorkers. We are not a wealthy building; not a few of us are on fixed incomes.

The cost of installing sprinkler systems throughout in our building would be crippling. It would be demoralizing and potentially disastrous for our residents.

Please vote no on the proposed legislation Int 1146-2018 on automatic sprinklers.

Thank you,

Lauren Young
Parkside Association
561 41 Street #3E
Brooklyn NY 11232

Testimony to the Committee of Housing and Buildings

Bence Szasz
366 Macon Street Brooklyn NY 11233
+1 646 269 2926

Subject:

Automatic Sprinkler Proposal by The New York City Council - File #: Int 1146-2018
Proposed Int. No. 1146-B

Dear Mr Chair,

I am submitting this testimony as an owner of a 41 foot high four story Brooklyn townhouse, as the retired Treasurer of the Macon St Marcus Garvey / Lewis Block association, and as an immigrant who came to this country to be part of the American Dream, to voice my concerns about the proposed Automatic Sprinkler law.

The proposal as is would create a substantial burden on building owners like me: families, small time landlords. Installation costs of an Automatic Sprinkler system can reach \$100,000 dollars per building, disruptions to residents (owners and tenants). Automatic Sprinkler systems require costly regular maintenance and can cause substantial water damage. Automatic Sprinkler systems disrupt the esthetics of these buildings, many of which were built in the 19th century.

While I do agree with the need for new measures to decrease the threats posed by fire, please consider the following less costly and disruptive alternatives:

- Increase the building height requirement 80 feet. Note that FDNY fire truck ladders are 95 feet high <https://www.fdnysmart.org/fire-trucks/>
- Include exemptions for buildings fire escape ladders
- Include pressure testing as part of the new gas piping inspection (Local Law 152). This can be performed by a plumber at a fraction of the cost.
- Regular inspections of electrical and heating systems
- Impose fire extinguisher and centrally monitored fire alarm requirements.

Thank you for listening to my concerns.

Bence Szasz
beneec@gmail.com

To the Council:

We have been the owners of an historic brownstone at 23 East 69th Street since my grandmother, a remarkable second-generation Austrian immigrant, purchased the building with her partner, a family friend who was also an incredibly industrious woman of Austrian descent, in the early 1940s. With husbands and sons coming back from the Second World War, the opportunity to create a 9-unit rental property on a fine Upper East Side block truly represented the attainment of the American Dream. When I was born, my grandmother chose to move out of the building, giving her apartment to our family, and, working together with our partner, my parents managed to keep the building afloat even through the trials of the Oil Crisis in the 1970s, and the volatility of the New York rental market.

The building was never a profit-maker, as rent control and later rent stabilization always kept the income depressed. This led to many decades of deferred maintenance, and finally, our partner gave up, selling to my parents and moving to California. Over the next 20 years, my parents managed to keep the building going, and just a few years ago, we finally were able to remove the last unit from stabilization, and, we hoped, to earn enough money to invest in the many needs of the building, from new roofs to repointing, painting, and repairs to the rare and landmarked stoop.

Then, this year, Covid hit us hard, and four tenants vacated. A fifth renegotiated their lease. We still have three vacancies, at asking rents 30-40% below last year, numbers we haven't seen since before 2000. It will take us a decade to recover the losses from this year, and we have many other cosmetic items demanding attention and money. Our building has a gift covenant that precludes selling it without the consent of all the owners. It was mt grandmother's desire to keep it in our family for many generations. In doing so, we are also bringing rental units to an area of Manhattan in which they are increasingly scarce. Our modern oligarchs are buying up all of the old buildings, and using them and single-family castles, many even part-time residents. The character of the neighborhood has

changed dramatically in my short lifetime, from a vibrant traditional neighborhood, with small grocers, delicatessens, pharmacies and newsstands, dry cleaners, bookstores, and charming restaurants, interspersed with coffee shops and the occasional clothing store. For the past 30 years, it has been evolving into a soulless area of high-end boutique, art galleries and luxury goods stores, limousines and gourmet prepared food stores selling \$25 sandwiches, empty at night. Our family does not want to concede, and will do all we can to remain a rental building, providing comfortable if not grandiose apartments to couples and small families who bring their business and presence to the neighborhood.

Our building was constructed in 1886, of first-growth timbers encased in solid brick, cement, concrete and plaster. The interior walls are solid brick with plaster sheathing. The building has never suffered a fire of any sort, and is of the sort of construction that does not lend itself to rapid fire spread. The line of brownstones from Numbers 21-29 was built at the same time from 1885-1886 by the same builder Buek & Duggin. None have ever burned, all survive to today, though ours is the only one that retains its original facade. All of the common areas of the building are fully sprinklered, as is the cellar. Fire Extinguishers are maintained on each floor, as is a high-pressure fire hose on the fourth floor.

The proposal to require sprinklers in each unit would result in financial and logistic calamity for our family and our tenants. The cost of installing the piping, the damage to the interior walls, the disruptions, dirt, dust and grotesque aesthetic impact on this classic structure would be catastrophic. The requirement for a roof storage tank would require a massive structural upgrade that would be impossible to execute without a complete gutting, at a cost we could not possibly hope to bear. The owners simply do not have the millions this work would require, nor can they afford the cost to carry the building through prolonged vacancies. Interior sprinklers would do nothing to assist residents in the event of fire. The main staircase is fully sprinklered, is exceptionally wide, with emergency lighting. All the apartments except one are easily reached by ladder trucks, and that unit has ready access to the roof, which also offers access to the roof at 21 if necessary.

23 East 69th Street has come through 135 years without a single fire in the building. With modern sensors, alarms and sprinklers, our family and tenants are at an almost imperceptible risk of their safety from fire. The greater risk is from the frequent false alarms generated by automatic sprinkler systems, causing immense water damage and loss. A single broiled steak could do millions in damage throughout the building.

The ever-increasing load on New Yorkers from taxes and regulation are leading to our population shrinking, businesses closing, and the middle class disappearing. Our building is one of those endangered species, a home for those moving up the ladder of success in the City, with a taste for the classic, traditional architecture and character of a 19th Century brownstone, With crushing property taxes, the terrible toll and financial losses from Covid, plus the expenses and burdens it has added for landlords, the addition of a senseless requirement for in-unit sprinklers threatens to swamp landlords like us. There is no data to support that it will save any lives. All it will accomplish is making it impossible to maintain small properties, lowering property values, degrading the tax base, and serving as yet another factor sending the city into a downward spiral. As we were observing even before Covid, the real estate market in Manhattan was in a state of collapse, with almost none of the new condominium units built in the last five years selling. As these buildings fail, and are converted to rental in order to generate income.

This bill is a terrible idea, will not save lives, and will only hurt the people and the City of New York.

The Offits

23 East 69 Street LLC

<East69llc@outlook.com>

Hello:

I'm writing in regard to the above proposal for mandating fire sprinklers in every room of every dwelling in New York City. This strikes me as a totally misguided waste of money and resources. The expense for tax payers would be prohibitive and the value seems minimal at best. I understand the desire to protect city residents to the highest extent possible but at some point the expense and drain on resources must be weighed against the probability of need. Based on that equation, I can see absolutely no reason to move forward with this proposal. There are already numerous fire deterrents in place, I think it would be far more effective to ensure fire safety compliance and provide training to residents (such as what is mandated for office buildings) than a proposal that would take years to implement at a cost that would far outweigh the benefits.

- Tom Laskey

Dear Honorable Council Members,

Since 1004, I have lived and built a home in a 250 square foot junior one bedroom apartment. I teach school, volunteer in my spare time, and work hard to help maintain our building. But, I fear this bill would force me to sell out and move away from the city. A devastation.

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Sincerely,
Tom Marion
1779 Madison Ave.
1775-1777-1779 HDFC
Apt. 202
New York, NY 10035

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

Intro. 1146 would require HDFC co-op shareholders and building tenants to either relocate for a period of time or endure significant construction within our units as contractors perform work to install water pipes and sprinkler heads throughout their buildings and apartments. The work could even disturb lead-based paint or asbestos in the walls, which would lead to longer tenant displacement times and endanger our children. Additionally, the requirements for adding sprinklers to many existing buildings raises major building structural integrity concerns. The work would require drilling into walls and ceilings which could impact how our buildings are reinforced.

Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Tom Soper

134 Eldridge St HDFC, NY NY 10002

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkle a medium-sized building would run into the millions of dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders (ME), and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Tony

Tony Stewart
300 West 108th Street, apt. 10D
New York, NY 10025

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,
Traci Entel

30 E 9 Street
NY, NY 10003

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

Turi McKinley
172 Forsyth St HDFC
New York NY 10002

Dear Honorable Council Members,

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I strongly urge you to oppose Intro 1146B and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,
Valerie Frankfeldt, PhD
30 East 9th St., #2K
NY, NY 10003

Faculty, Supervisor, Training Analyst,
Psychoanalytic Psychotherapy Study Center
Certified Imago Relationship Therapist
917-514-7238
www.valeriefrankfeldtphd.com
Personal Zoom Meeting Room link:
<https://us02web.zoom.us/j/9175147238>

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Thank you for your attention to this important matter.

Sincerely,

Vartkes Baboghlian

Evangeline Avlonitis

300 West 108 St

Apt 6D

New York, NY 10025

HDFC Co-ops OPPOSE Sprinkler Intro 1146

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Victoria von Biel

870 Riverside Dr Apt 5E

New York, NY 10032

To Whom It May Concern:

As a member of a housing cooperative in Sunset Park, Brooklyn, I urge the council to vote no on the proposed legislation that would require owners of residential buildings over 40 feet tall to install a system of automatic sprinklers by December 31, 2029.

Sunset Park is home to more than a dozen historic cooperative buildings that were formed in the early 20th century. Since then, these self-managed buildings have offered affordable, decent homes for many generations of working New Yorkers. In order to keep expenses down for our residents, these buildings are careful in managing their expenses. In recent years, in response to opportunities developed by the city and state, we have worked to make our buildings energy efficient towards the city's goals of becoming carbon-neutral. These coops are installing solar panels, sealing and insulating building exteriors, installing energy-efficient windows, and tuning boilers and steam systems. None of these projects are cheap, but we recognize that they are necessary and help prepare our buildings and the city for the future.

The cost of installing sprinkler systems throughout our buildings would be crippling. We would be unable to continue with our energy efficiency work in the way we currently are. Furthermore, we would have to borrow money to do the work, passing construction fees and interest charges on to our members. It would be demoralizing and potentially disastrous for our residents.

Please vote no on the proposed legislation Int 1146-2018 on automatic sprinklers.

Thank you,

Conrad Gartz, AIA
Sun Garden Homes Association Inc.
637-661 41st St, Brooklyn, NY
(917) 635-8340

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes.

Thank you for your attention to this important matter.

William Tam
40 Tiemann Place #5A
New York, NY

Testimony from Miriam and Baruch Herzfeld re Intro 1146B (Sprinkler Bill)
Homeowners at 1294 Dean Street, Brooklyn NY 11216

I am a small property owner. Safety is my top priority, for my family residing in the home, however, the cost of installing this proposed sprinkler system would render us homeless.

My husband and I both lost our jobs due to Covid related cuts. My severance runs out at the end of 2020. My husband and I will both be living on unemployment until we can find other employment, IF we can find other employment. WE HAVE 4 CHILDREN. There is no world where we can afford even a fraction of the cost of a sprinkler system.

If this were the only solution to fire safety then that's one thing. But there are alternative, effective common sense solutions that can be implemented and spare my family from total financial ruin.

Fire extinguishers on every floor, roll out ladders out of each bedroom. We must look to these more affordable solutions before bankrupting local families.

Thank you for your consideration.

Miriam Herzfeld

A handwritten signature in black ink that reads "Miriam Herzfeld". The signature is written in a cursive, flowing style.

Dear Honorable Council Members,

As your constituent and a residential cooperative shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinker a medium-sized building would run into the million dollars. Without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill would put our homes and buildings in financial distress. This is particularly true given the considerable expenses buildings face in complying with Green New York mandates, as well as very expensive elevator modifications that will soon be required. Simply put, the money to pay for all this must come from the pockets of our shareholders, and the size of this financial burden is going to force people from their homes, reduce demand for NYC real estate, and ultimately significantly worsen the financial hardship now being endured by New York City.

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I strongly urge you to oppose Intro 1146 and work to find alternative ways to meet your laudable safety goals without threatening the financial integrity and thus the very existence of our homes as well as New York City itself.

Thank you for your attention to this important matter.

Sincerely,

Yakov Rekhter

300 West 108 Street, apt 5B, New York NY 10025

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability, and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Beyond concerns of being physically feasible, there are significant questions about costs. The cost to successfully sprinkler many existing HDFC buildings is estimated to easily exceed \$100,000, and for some buildings the cost could approach a million dollars. My HDFC has only 7 units; we have electric stoves not gas in our apartments; we take all precautions to avoid any fires. The larger HDFC's without government help to cover the expense of installation, labor, the mitigation of health risks posed by asbestos and lead paint, and potential temporary housing for displaced tenants, passage of this bill puts our homes and buildings in financial distress. HDFC co-ops are already hurting due to the pandemic, and we certainly can never afford fines of up to \$10,000 per day. And even if government help becomes available, such help for HDFCs typically comes with strings attached that would require us to give up control of our buildings and essentially hand over our deeds to the City and/or housing groups. We are proud HDFC shareholders, and giving up control of our homes in any manner whatsoever to anyone is a non-starter!

DFC

All New Yorkers deserve to live in safe and healthy conditions, and we support thoughtful and feasible measures that improve fire safety. However, the City cannot pass legislation that will negatively impact the quality of life and well-being for hundreds of thousands of New Yorkers.

I strongly urge you to oppose Intro 1146 and work with HDFC co-ops to find alternative ways to meet your laudable safety goals without threatening the very existence of our homes. I know you met already but I am voicing my support for alternative ways to meet safety goals.

Thank you for your attention to this important matter.

M Grace Tashjian
535 East 6th Street, Apt 6
New York, NY 10009

Dear Honorable Council Members,

As your constituent and HDFC shareholder, I am contacting you in regard to Intro. 1146, which would require the installation of automatic sprinkler systems in all residential buildings over 40 feet in the next decade. This bill would negatively impact housing affordability and viability and quality of life in our city. I ask that you oppose Intro. 1146 given how impractical it is to implement (and impossible to pay for) and instead focus on other ways we can encourage fire safety in New York City.

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Thank you for your attention to this important matter.

Maria Mitchell
523 W. 152nd Street
NYC, NY 10031