



EXECUTIVE OFFICES
280 BROADWAY, NEW YORK, NY 10007-1801
Rick D. Chandler, P.E.
Commissioner
(212) 393-2001
Website: NYC.gov/buildings

Matthew Burdge, Esq.
SET Director
280 Broadway, 5th Floor
New York, NY 10007
(212) 393-2708

**Audit for Professionally Certified Applications
By Special Enforcement Team (SET)
OBJECTIONS**

application	type	job description		
340336247	Alt-2	INTERIOR RENOVATION OF EXISTING 5-FAMILY. REPLACE KITCHEN & BATH FIXTURES, MINOR PARTITION WORK, NEW HVAC SPLIT SYSTEM, NEW FINISHES. NO CHANGE TO USE, EGRESS OR OCCUPANCY		
location		applicant	block	lot
164 UNDERHILL AVENUE BROOKLYN		MICHAEL SCADUTO	1165	53
auditor's name	Eleanora Korkhov	telephone / e-mail		
disapproved on	04/17/18	with the following objections		

item no.	section of code	objections	date resolved	comments
1.	AC 28-118.3 Directive 14 of 1975	Alteration of cellar from heating and ordinary storage, as shown on certificate of occupancy #211889, to part of apartment with basement is filed under Alt-2 application, Directive 14 review contrary to AC 28-118.3, Directive 14 of 1975. Such alteration must be filed under Alt-1 application to obtain certificate of occupancy (AC 28-118.3).		
2.	Directive 14 of 1975	Change of egress, alteration of egress stair from cellar and stair hall at basement to become part of apartment with basement is filed under Directive 14 review contrary to Directive 14 of 1975.		
3.	MDL 187.1	a) Two means of egress or one means of egress equipped with sprinkler system is not provided contrary to MDL 187.1.b (plans do not show sprinkler system in stair hall installed under SPR #3932/1959). b) Stair, extending to and through the roof, is not provided from cellar level of apartment contrary to MDL 187.1.c.		
4.	MDL 189.2	Open stair at cellar is not permitted (MDL 189.2). Every door opening from any stair, entrance hall or other public hall to any other part of the dwelling shall be self-closing (MDL 189.2). Plans do not demonstrate compliance with MDL 189 at all other floors.		
5.	MDL 190.1	Cellar stair is open without enclosure contrary to MDL 190.1 and Alt. #3829/1959, which approved cellar stair enclosed with 3 inch cinder blocks.		
6.	MDL 192	Entrance to the cellar from outside is blocked by mechanical room contrary to MDL 192.		
7.	FGC 501.2	Fuel gas appliances are not provided with vent or chimney contrary to FGC 501.2.		
8.	FGC 304.1	Fuel gas appliances are not provided with combustion air contrary to FGC 304.1.		

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9.	BC 901.9.2	Alteration of cellar from heating and ordinary storage to part of apartment with basement, where change is made in the occupancy group classification and usage of the space, does not comply with the fire protection requirements of Chapter 9 of 2014 code (BC 901.9.2). Automatic sprinkler system is required in Group R fire areas (BC 903.2.8). Automatic sprinkler system is required throughout cellar where access directly from the outdoors is not provided (BC 903.2.11.3).		
10.	AC 28-104.7	Construction documents are not clear and/or complete: a) job description does not indicate exterior work, excavation and construction of exterior stair to cellar in rear yard, installation of condensers on the roof, b) details of excavation and foundation are not provided, c) fuel gas plans do not show size, and listing information for all fuel-gas burning appliances, method or means of providing air to the appliance space, including duct and opening sizes, d) ventilation of toilet rooms, including terminations is not shown,		
11.	AC 28-104.7	Following required items are not marked on PCI form and/or submitted: Prior to permit: - excavation or demolition: 5-day notice Prior to signoff: - detector: carbon monoxide-certificate of installation - detector: smoke-cert. of installation - sprinkler (SP) signoff		
12.	AC 28-104.7	Following required special and progress inspections are not marked on TRI form and/or submitted: - concrete - cast-in-place - mechanical systems - structural safety-structural stability - excavation - sheeting, shoring and bracing - heating systems - concrete test cylinders - TR2 - concrete design mix - TR3 - footing and foundation		
		Full examination is pending on submittal of complete set of construction documents as described above.		

For appointment, please call Pahola Dominguez at (212) 393-2299

If Determinations are sought regarding any of the above objections, Applicant is to notify to the Special Enforcement Team prior to submitting request to the borough by calling at (212) 393-2299

Audit Status: Intent to Revoke

Date: 04/17/18

Enforcement Audit Specialist: Eleanora Korkhov