

LOCAL LAW 11/98 PRE-INSPECTION CHECKLIST

There are a couple of conditions that the Department of Buildings (DOB) unquestionably considers to be “unsafe” that you (Owner and/or Property Manager) need to check for before the inspector arrives at the site. These two items are improperly supported air conditioners and objects on fire escapes.

- Fire Escapes

Make sure there are no objects (bikes, mops, flower pots, buckets, bricks, etc.) on the fire escapes anywhere. If any objects are found on the fire escape, the building will have to be classified as Unsafe unless the condition is abated while the inspector is still on site.

Also, make sure no air conditioners are mounted in windows that block egress on fire escapes. These must be removed.

- Window Sills

Make sure there are no bricks, bottles, plants or any other loose objects on any window sills. These must be removed.

- Improperly Supported Air Conditioners

The DOB considers the following examples to be improperly supported air conditioner:

1. Loose objects, such as wood blocking, to support the leveling of an A/C unit.
2. Bricks, telephone hooks, gypsum board or cans for leveling under the A/C unit.
3. Fire escape windows or any other exit being blocked by an A/C unit.
4. Anything (TV antennae, satellite dishes, plants, etc.) on top of an A/C unit.

If any of the above conditions exist at your building, please make sure it is addressed before the inspector arrives on site, otherwise the inspector will have to classify the building as Unsafe unless the condition is abated while we are still on site.

Failure to comply with the above may result in the issuance of violations and fines from the DOB as well as additional engineering costs to re-inspect the building once the conditions have been corrected.