The City of New York
Department of Investigation

MARK G. PETERS
COMMISSIONER

80 MAIDEN LANE
NEW YORK, NY 10038
212-825-5900

Release #12-2015
nyc.gov/html/doi

FOR IMMEDIATE RELEASE
WEDNESDAY, MAY 6, 2015

CONTACT: DIANESTRUZZI
BETSY PISIK
212-825-5931

DOI REPORT ON THE FATALITY OF A NYCHA CARETAKER FOUND IN A GARBAGE HOIST CALLS FOR NYCHA TO PERMANENTLY DECOMMISSION THESE UNITS

MARK G PETERS, Commissioner of the New York City Department of Investigation ("DOI"), issued a Report today examining the death of an on-duty New York City Housing Authority ("NYCHA") Caretaker at the Coney Island Houses on March 7, 2015, who was found unresponsive in a garbage hoist. While the Report does not find the unsafe hoist caused the fatality, the tragic incident highlighted a systemic threat to the safety of NYCHA employees created by the use and condition of these hoists. Specifically, DOI examined NYCHA's use and maintenance of seven of the 66 garbage hoists used by NYCHA. DOI found an array of unsafe conditions such as a lack of safety mechanisms, poor repair, and an absence of worker training on these antiquated hoists. Following the March 2015 fatality, NYCHA shut down use of its garbage hoists pending further instruction. DOI recommends permanently decommissioning these units and recommends studying alternatives to transport compacted garbage from basements to the street. A copy of the full Report can be found attached to this release and at the following link: http://www.nyc.gov/html/doi/html/doireports/public.shtml

DOI Commissioner Mark G. Peters said, "DOI examined this serious issue to see what NYCHA can and should be doing to prevent and remedy unsafe conditions related to garbage hoists. We support NYCHA's action to shut down these units and recommend the City permanently halt the use of this obsolete and dangerous equipment, while looking for alternatives."

According to the Report, Caretaker Toni Jackson was on duty on March 7, 2015, and assigned to work Building 1 at the Coney Island Houses development, which included putting out garbage for pick up on the street. Co-workers found Ms. Jackson in the area of the hoist car at 3025 West 32nd Street, at 1:40 p.m., unresponsive, shortly after her shift was over. DOI's examination of that hoist found numerous issues, including a damaged cage door that did not make contact with a safety switch and bent and misaligned guardrails. The autopsy report concludes that the manner of death was natural and the cause of death was "cardiac arrhythmia complicating second degree atrioventricular nodal block." Because DOI does not have independent forensic pathology expertise, investigators did not find that the deficient condition of the Coney Island Houses Building 1 garbage hoist caused Ms. Jackson's death.

DOI did find that NYCHA was made aware of the potentially dangerous problems with the Building 1 garbage hoist since the unit's work order history during the past five years identified problems such as

more

the hoist needed welding to prevent it from falling down, the hoist car failed to slide down the rails because hinges and bolts had been incorrectly welded outside the car, and there were exposed and possibly sparking wires. During that same timeframe, there were no employee reports of injuries related to the garbage hoist system.

DOI worked with the City Department of Buildings ("DOB") to evaluate the condition of seven garbage hoists at Coney Island Houses and Bay View Houses developments, both in Brooklyn, including the hoist where the fatality occurred. The findings from this investigation included numerous deficiencies, including by-passed safety switches, missing and damaged controls, worn cables, and defective and missing gates, and resulted in the recommendation that each of the seven hoists be removed from service.

Following the fatality, NYCHA's Office of Safety and Security ("OSS") conducted a safety assessment of the hoist system in Building 1 at Coney Island Houses where the fatality occurred, finding the system dates from 1954, predates the federal Occupational Safety and Health Act and does not appear to incorporate any safety devices. Originally developed to transport ash cans via a trolley system, the hoist was modified to transport trash bags at NYCHA developments when incinerators went out of use decades ago. NYCHA had no inspection records for the hoist system, nor was there any formal worker training for its use or policies or procedures concerning hoist operation. NYCHA's OSS also inspected all of the Housing Authority's 66 garbage hoists in its 12 developments, finding similarly poor conditions and recommending that all of the hoists remain out of service.

DOI agrees with NYCHA's actions to take the hoists out of service and recommends that NYCHA decommission all of the garbage hoists in its developments and study the feasibility of installing ramps at NYCHA developments to transport compacted garbage from the basement to the street, or installing garbage compactors at ground level to eliminate the need for the hoists. If NYCHA reinstitutes the use of garbage hoists, DOI recommends NYCHA consider redesigning the systems to incorporate applicable safety and engineering standards and appropriate maintenance, inspection and safety protocols; assign appropriate oversight; provide appropriate worker training; and register the units with the DOB.

DOI's Office of the Inspector General for NYCHA investigated this matter, specifically Deputy Inspectors General Gregory DeBoer and Douglas Schneider, Assistant Inspector General Robin Jacknow and First Deputy Inspector General Pamela Sah, under the supervision of Inspector General Ralph Iannuzzi.

DOI Commissioner Mark G. Peters thanked NYCHA Chair and Chief Executive Officer Shola Olatoye and DOB Commissioner Rick D. Chandler, and their staffs, for their assistance and cooperation in this investigation.

DOI is one of the oldest law-enforcement agencies in the country and New York City's corruption watchdog. Investigations may involve any agency, officer, elected official or employee of the City, as well as those who do business with or receive benefits from the City. DOI's strategy attacks corruption comprehensively through systemic investigations that lead to high-impact arrests, preventive internal controls and operational reforms that improve the way the City runs.

DOI's press releases can also be found at twitter.com/doinews
See Something Crooked in NYC? Report Corruption at 212-3-NYC-DOI.

New York City Department of Investigation

Safety Issues Relating to Garbage Hoists Utilized at Certain NYCHA Facilities

MARK G. PETERS
COMMISSIONER

May 2015

TABLE OF CONTENTS

I. Executive Summary……..……...2

II. DOI and DOB Inspections of Building 1 Garbage Hoist……..……..…3

III. Work Orders Concerning Building 1 Garbage Hoist……...…..…….5

IV. Injury Reports……...……..6

V. Video Recordings……..……..……7

VI. Witness Interviews…….....7

VII. Non-Eyewitness NYCHA Employee Interviews……...9

VIII. Autopsy Report……11

IX. Inspections of Other NYCHA Hoists……..…….11

X. Safety Assessment by NYCHA Office of Safety and Security…….12

XI. Lift Inspections by NYCHA Office of Safety and Security……..13

XII. Investigative Findings……...……...….13

XIII. Recommendations……15

Appendices

Appendix A – Photos of Garbage Hoist at 3025 West 32nd St., Brooklyn, Coney Island Houses

Appendix B – DOB Special Report – Lift Inspection at 3025 West 32nd St., Brooklyn

Appendix C – NYCHA Work Orders Concerning Subject Garbage Hoist

Appendix D – Photos of Garbage Hoist at 3025 West 32nd St., Brooklyn, Coney Island Houses

Appendix E – DOB Special Reports – Lift Inspections at other NYCHA Locations

Appendix F – Draft NYCHA OSS Safety Assessment Preliminary Findings

The City of New York
Department of Investigation

MARK G. PETERS
COMMISSIONER

80 MAIDEN LANE
NEW YORK, NY 10038
212-825-5900

May 4, 2015

Shola Olatoye
Chair & Chief Executive Officer
New York City Housing Authority
250 Broadway, 12th Floor
New York, NY 10007

Re: Safety Issues Relating to Garbage Hoists Utilized at Certain NYCHA Facilities

Dear Chair Olatoye:

The New York City Department of Investigation (DOI), Office of the Inspector General for the New York City Housing Authority (NYCHA), recently conducted an investigation into the March 7, 2015 death of NYCHA employee Toni Jackson while on duty as a caretaker at NYCHA's Coney Island Houses. As part of this investigation, DOI more broadly examined systemic issues relating to garbage hoists utilized at numerous NYCHA facilities.

The majority of NYCHA's 2,563 public housing buildings have either outdoor street-level garbage compactors, or ramps that building workers use to transport garbage from basement compactor rooms up to the street level. Coney Island Houses is among 66 buildings at twelve NYCHA developments that lack ramps and are equipped with mechanical garbage hoist systems[1] that carry bagged garbage from the basement compactor room up to the ground level transfer room for transport to the Department of Sanitation pick-up site. These hoist systems consist of an electric motor that raises and lowers a chain connecting to a dumbwaiter car with one or two doors that can be opened to insert or remove garbage bags. When the motor is turned on with a switch, the chain raises or lowers the car, which travels along iron guiderails between the basement compactor room and the ground level transfer room one floor up.

[1] These electric hoist systems were originally used to transport cans of ash produced by basement garbage incinerators, but as NYCHA moved from waste incineration to waste compaction, the hoists were modified and repurposed to carry bags of compacted garbage.

Following the subject fatality incident, later in the day on March 7th, NYCHA's Office of Safety and Security (OSS) ordered that all garbage hoists at Coney Island Houses be shut down. NYCHA's Director of Safety and Security states that the NYS Department of Labor, Public Employee Safety and Health (PESH) Unit, ordered NYCHA to shut down all hoists on March 12, 2015, and that all NYCHA Borough Offices were so notified on March 13, 2015. All garbage hoists at NYCHA developments citywide are thus currently removed from service pending further instruction.

I. Executive Summary

On Saturday, March 7, 2015, NYCHA resident and employee Toni Jackson ("Ms. Jackson") reported to work for a weekend overtime shift from 8 a.m. to 1 p.m. at Coney Island Houses in Brooklyn. As a "Caretaker J,"[2] Ms. Jackson's job duties were to maintain development buildings and grounds, including putting out garbage for pick-up. Ms. Jackson was assigned to work at two buildings for the day, including Building 1, located at 3025 West 32nd Street. The Coney Island Houses development is under the aegis of NYCHA's Surfside Gardens Consolidated management office.

At approximately 12:45 p.m., Coney Island Houses staff noticed that Ms. Jackson was missing, and they made various attempts to contact and locate her. Around 1:40 p.m., development supervisors Aaron Rivera and Angel Castillo went to Building 1 and entered the ground floor garbage transfer room. There, they found Ms. Jackson in the area of the hoist car, unresponsive. After Ms. Jackson was located, calls were placed to the 911 system, and emergency medical technicians and other first responders arrived and attempted to treat Ms. Jackson. She was subsequently transported to Coney Island Hospital where she was pronounced dead on arrival.

In order to investigate this fatality incident, DOI investigators inspected the garbage hoist involved in this fatality and six other NYCHA garbage hoists and reviewed NYCHA work orders[3] concerning the subject hoist. As part of these inspections, DOI requested that NYC Department of Buildings (DOB) inspectors with relevant expertise accompany DOI, despite the fact that NYCHA is generally not subject to DOB review. In addition, investigators interviewed three people who initially found and observed Ms. Jackson at the time of the incident: two development supervisors and a FDNY EMT. DOI also interviewed NYCHA employees who are familiar with the operation of the garbage hoist at Coney Island Houses Building 1. Finally, DOI investigators reviewed the New York City Office of Chief Medical Examiner's autopsy report and NYCHA's Office of Safety and Security's Safety Assessment preliminary report and recommendations.

Because DOI does not have independent forensic pathology expertise, we are unable to find that the deficient condition of the Coney Island Houses Building 1 garbage hoist caused Ms. Jackson's death. However, this tragic incident has highlighted a systemic threat to the safety of NYCHA employees that was created by the use and condition of 66 antiquated and poorly-maintained garbage hoist systems at twelve NYCHA developments.

---

[2] The official job title for this position is Caretaker, and the "J" denotes janitorial duties.

[3] NYCHA's term for property maintenance and repair requests and work done to address the conditions.

DOI made the following investigative findings concerning NYCHA's garbage hoist systems, which were removed from service following this incident:

- The electrical hoist systems were not originally designed to transport bags of compacted garbage, and there is no evidence that the hoist systems were tested or approved for such purpose.

- The hoist systems lack safety mechanisms.

- The hoist systems are in poor repair.

- NYCHA did not provide training or written procedures concerning operation of the garbage hoists.

Accordingly, DOI makes the following Policy and Procedure Recommendations to NYCHA:

1) Because of documented worker safety concerns caused by the use of the garbage hoists, DOI strongly recommends that NYCHA permanently decommission all of the garbage hoists in its developments.

2) NYCHA should study whether it is feasible to install ramps at development buildings, to be used in lieu of mechanical garbage hoists to transport compacted garbage from development basements to the street level, or to install garbage compactors at ground level to eliminate the need for the hoists.

   If NYCHA does not implement this recommendation:

3) If NYCHA intends to reinstitute the use of garbage hoists, DOI recommends that the Authority conduct a review of the hoist systems, including analysis of a redesign in light of applicable safety and engineering standards; appropriate maintenance, inspection, and safety protocols; assignment of internal responsibility for and oversight of garbage hoists, perhaps by NYCHA's existing Elevator Division; worker training and warning procedures; procedures governing proper operation of garbage hoist systems; protocols for reporting problems with the machinery; and appropriate registration with the NYC Department of Buildings.

II. DOI and DOB Inspections of Building 1 Garbage Hoist

DOI investigators made two inspections of the garbage hoist at Coney Island Houses Building 1, on April 6 and 13, 2015.

On April 6, 2015, DOI investigators visited and inspected the basement compactor room, the garbage hoist system, and the ground level transfer room. During this inspection, DOI made the following observations: at the basement level, the hoistway terminates in a red metal mesh cage with a door designed to be secured with a bolt, but the locking mechanism is broken. The cage is marked with two identical signs warning in English "CAUTION - TRASH LIFT," and in Spanish

"PELIGRO - MONTACARGAS (CUIDADO CON LAS MANOS Y LOS PIES)."[4] *See* Appendix A, Photos #1 and #2. The cage is equipped with a safety cage interlock switch that is designed to break the electrical circuit and prevent the hoist car from moving when the cage door is open. However, the cage door is damaged and bent so that it does not make contact with the safety cage switch. *See* Appendix A, Photos #3 and #4. The hoist car travels up from the basement level, through a hole in the basement ceiling/ground level floor. See Appendix A, Photo #5. DOI observed that there is no operating switch for the hoist at the basement level.

The hoist car measures approximately 2' square by 4' tall. The car has two doors that bolt closed and are designed to swing only in an outward direction, but the hinges are broken so that the doors can also swing inward. *See* Appendix A, Photo #6. The hoist, model #37874 or 3Z874, is powered by a 1-ton Dayton motor, #9K602F. *See* Appendix A, Photo #7. Investigators observed that the hook connecting the car to the hoist chain is enclosed in duct tape. *See* Appendix A, Photo #8.

At the ground level, the hoistway[5] terminus is located behind a locked red door marked with the same warning signs and equipped with the same safety cage interlock switch as on the basement level. *See* Appendix A, Photo #7. The hoist car travels up through the hole in the floor, which is enclosed on four sides by metal guardrails raised approximately one foot off the floor. The guardrails are bent and misaligned, such that the hoist car can easily slip off the track. *See* Appendix A, Photo #9. The hoist is operated by means of an electric switch on a cord outside of the hoistway door. *See* Appendix A, Photo #10.

In accordance with the directive from OSS, when DOI inspected the site on April 6, the power to the hoist system was turned off and the basement and ground level hoistway doors were marked with an official OSS sign reading: "Hoists must not be used until further notice." *See* Appendix A, Photos #2 and #10. No service or inspection certificates were displayed in the immediate area.

As part of this investigation, DOI worked with the New York City Department of Buildings (DOB) to evaluate the condition of the garbage hoist at Building 1 of Coney Island Houses. Prior to its involvement in this investigation, DOB was unaware of the existence of NYCHA's garbage hoists because the hoists had never been registered with DOB.[6]

On April 13, 2015, DOB inspectors with technical expertise accompanied DOI to conduct a second inspection visit. During that inspection, NYCHA electricians reactivated the electricity to the hoist system so that it could be operated and inspected, and then deactivated power at the

---

[4] Translated into English as: "DANGER - HOIST (watch your hands and feet)."

[5] A passage, such as an elevator shaft, through which a conveyance travels.

[6] DOB e-mail with NYCHA Inspector General, 4/20/15. It is not clear whether NYCHA was required to register the garbage hoists with DOB, because the registration requirement turns on many factors including the building code at the time of installation, subsequent modifications to the equipment, manufacturer information, and maintenance protocols. DOB e-mail with NYCHA Inspector General, 4/28/15.

conclusion of the inspection. Following this inspection, DOB issued a Special Report finding numerous unsafe conditions relating to the garbage hoist, including: DOB found no manufacturer's warning information, inspection tags, or maintenance logs; the hoist lacked emergency stop switches and the "mainline disconnect"[7] was not accessible during normal hoist operation; the hoist system had no travel limit devices to stop the car's movement at either end of the hoistway; several parts of the hoist were damaged or broken, including the "mouse" (clasp hook) connecting the cage to the chain hoist, which was duct taped; the lower level hoistway was incomplete; and both the lower and upper level safety switches were non-functional. *See* Appendix B, DOB Special Report of Lift Inspection, 3025 West 32nd Street. The report continued: "During operation of the device in the up direction the device got wedged and stopped working, we immediately ceased operation of the device." DOB concluded: "This device does not currently meet any of the ANSI or ASME codes and standards[8] for material lifts. It is recommended that this device be removed from service."

III. Work Orders Concerning Building 1 Garbage Hoist

Pursuant to this investigation, DOI requested from NYCHA all work orders concerning the garbage hoist at Coney Island Houses Building 1, and received five work orders.[9]

In addition, DOI accessed NYCHA's work order tracking system, Maximo, and identified two more work orders pertaining to the garbage hoist at the subject location: #16816060 (3/14/11), and #32676727 (8/4/14). Copies of the seven work orders are attached as Appendix C. Relevant entries are as follows:

- **W.O. #0039631, created 1/4/10 and completed 1/4/10:**
  Craft: WELDER
  1/4/10 note: "TRASH BASKET – MAINT The hoist needs to be welded to prevent it from falling down."

- **W.O. #16816060, created 3/14/11 and completed 4/15/11:**
  Craft: WELDER
  3/14/11 note: "Hoist rails needs heat to Striated"
  This work order was closed as "unfounded"

[7] The fuse panel/breaker panel that cuts power supply to the hoist.

[8] ANSI, the American National Standards Institute, and ASME, the American Society of Mechanical Engineers, set uniform voluntary engineering standards and codes.

[9] NYCHA's files contained multiple copies of some of the five work orders. The first copy is the original work order created at the time the maintenance/repair was requested. Subsequent copies note who performed the work and when, and indicate any supervisorial approvals.

- **W.O. #17430173, created 5/2/11 and completed 5/10/11:**
  Craft: WELDER
  5/2/11 note: "New cage made but the hinges & slide bolts need to be re-welded so the cage can slide down the rails. These items were welded on the outside of the cage."
  Note: "Cut off hinges from Compactor Cage and reset hinge and weld also repair slide bolts . . . repair cage frame 5/10/11"

- **W.O. #32676727, created 8/4/14 and completed 8/7/14:**
  Craft: MAINT
  8/14/14 note: "comp hoist exposed wires- wires sparking(?)"

- **W.O. #32851951, created 8/21/14 and completed 8/22/14:**
  Craft: WELDER
  8/21/14 note: "COMPACTOR HOIST DAMAGED"
  8/22/14 note: "Repair Gate of Compactor Room Hoist, Replace Angle Iron[,] Replace Hinges, Repair Box Frame"
  Work conducted 8/22/14 and signed by Assistant Superintendent on 8/22/14

- **W.O. #33107236, created 9/15/14 and completed 9/19/14:**
  Craft: WELDER
  9/15/14 note: "Repair hoist cage in compactor area"

- **W.O. #33468600, created 10/1/14 and completed 10/8/14:**
  Craft: WELDER
  Note: "install garbage basket and repair track"
  Handwritten note "closed 10/9/14"

This work order history reveals some notable indications about the garbage hoist system at Building 1. During the five years preceding the March 2015 fatality, the hoist needed maintenance or repair on seven occasions, including four work orders over a two-month period in fall 2014. One of the work orders, in January 2010, stated: "The hoist needs to be welded to prevent it from falling down." Another work order, from May 2011, stated: "[T]he hinges & slide bolts need to be re-welded so the cage can slide down the rails." By means of this work order history, NYCHA was thus made aware of potentially dangerous problems with the Building 1 garbage hoist.

With the work orders, NYCHA provided DOI with a rough, hand-drawn sketch that appears to describe the dimensions of the hoist car. *See* Appendix C.

IV. Injury Reports

DOI obtained from NYCHA and reviewed all reports of work-related injuries and illnesses at Surfside Gardens from 2012 to the present. During that time period, there were no employee reports of injuries related to the garbage hoist system. NYCHA further reports that since 1995, there have been no reports of injuries at Surfside Gardens relating to the garbage hoist.[10]

[10] 4/17/15 telephone conversation with NYCHA Director for Risk Finance.

V. Video Recordings

OSS reports that there are no video cameras installed to record activities in the basement compactor area or vicinity of the garbage hoist system in Building 1.

VI. Witness Interviews

Pursuant to this investigation, DOI interviewed three eyewitnesses who initially encountered Ms. Jackson on March 7, 2015: 1) Aaron Rivera ("Rivera"), NYCHA Surfside Gardens Consolidation, Assistant Property Maintenance Supervisor, interviewed on April 8, 2015; 2) Angel Castillo Jr. ("Castillo"), NYCHA Surfside Gardens Consolidation, Supervisor of Grounds, interviewed on April 8, 2015; and 3) Joseph LaPorte ("LaPorte"), FDNY Emergency Medical Technician (EMT), interviewed on April 13, 2015 in the ground-floor hoist room at Coney Island Houses Building 1.

The following is an accounting of the events as described by these witnesses:

On March 7, 2015, Rivera and Ms. Jackson were working an 8 a.m. to 1 p.m. overtime shift. (Rivera Interview.) Rivera stated that the last time he had radio contact with Ms. Jackson was at approximately 11:30 a.m., when he instructed her to leave the basement door open for a contractor who was working at the development. (Rivera Interview.) At approximately 12:45 – 12:50 p.m., when employees were coming back to the office to return their radios and keys and to sign out, Rivera noticed Ms. Jackson's absence. (Rivera Interview.) When Ms. Jackson did not return to the office at the end of the shift, Rivera called her on the radio, and Caretaker Christina Bailey ("Bailey") also attempted to call Ms. Jackson a couple of times on her personal cell phone, but they received no response. (Rivera Interview.)

After Rivera and Bailey were unable to contact Ms. Jackson, Rivera called Castillo. (Rivera Interview.) Castillo advised Rivera to give Ms. Jackson a couple minutes but told Rivera that he could not leave the premises until all employees were accounted for. (Castillo Interview.) Rivera called Castillo back twice more to report that Ms. Jackson had not shown up. (Castillo Interview.) Though Castillo was off duty that day, he agreed to come to the development to assist in addressing the emergency situation. (Rivera and Castillo Interviews.) Castillo was in the neighborhood of Coney Island Houses at the time and he came to the development at approximately 1:30 p.m. (Castillo Interview.)

Meanwhile, Rivera sent Bailey to look for Ms. Jackson in her assigned buildings. (Rivera Interview.) Rivera also called NYCHA's Emergency Services Department ("ESD") and the administrator who was assigned to ESD on the weekends. (Rivera Interview.)

When Castillo arrived, he and Rivera went to check Building 1. (Rivera and Castillo Interviews.) When they arrived in the hoist room, Castillo observed garbage bags piled onto a hand truck, and called out for Ms. Jackson and moved the hand truck. (Castillo Interview.) According to Castillo, he then spotted Ms. Jackson's work "chaps" and observed Ms. Jackson in the "far corner of the hoist" and "in a squatting position." (Castillo Interview.) Castillo reported that the hoist car

was positioned "down a little lower than half way" but also that he was "nervous" and "panicking" and "didn't focus on where [the] cage was," and that he "didn't want to chop her head off." (Castillo Interview.)

Rivera reports that when they entered the hoist area, he observed Ms. Jackson in a kneeling position. (Rivera Interview.) Rivera first told the DOI investigator that Ms. Jackson's head was either "on top of the hoist" or "underneath" the hoist. (Rivera Interview.) Upon further questioning, Rivera then said that he was "not sure if [her] head was on the bar or under the bar," but he reported that the "cage" (apparently referring to the hoist car) "was definitely halfway down." (Rivera Interview.)

Both Rivera and Castillo called 911 in order to summon an emergency response. (Rivera Interview.) Castillo said that he ran outside and called 911, and reported that an "employee looks pinned in the hoist." (Castillo Interview.) According to Castillo, the 911 operator directed him to check Ms. Jackson's pulse, but he did not feel one. (Castillo Interview.) Rivera and Castillo prevented Bailey from entering the area because they did not want her to see Ms. Jackson. (Rivera and Castillo Interviews.)

An ambulance was the first emergency responder to arrive at the scene. (Rivera Interview.) LaPorte told DOI that he and his partner Jenna Pischitello ("Pischitello") received a radio call via the 911 system about a woman in cardiac arrest. (LaPorte Interview.) Responders from the Police and Fire Departments also came to the scene. (Rivera Interview.) When LaPorte and Pischitello arrived at the ground-floor hoist area, they observed an unidentified female kneeling down in a gated area that surrounded the hoist machine. (LaPorte Interview.) LaPorte said that he climbed into the area where the victim was and realized that her head was pinned between two metal bars[11] and that she was bleeding from her mouth area. (LaPorte Interview.) LaPorte also stated that the female's hard hat was on the floor of the hoist car. (LaPorte Interview.)

LaPorte further stated that the victim could not be removed due to the pressure of the hoist resting on her head. (LaPorte Interview.) He asked an unidentified NYCHA employee to lift the hoist using the electric switch, but he reported that the employee refused for fear of hurting the victim. (LaPorte Interview.) LaPorte then climbed out of the hoist area and Pischitello climbed in, and LaPorte instructed her to hold the victim's head while he raised the hoist by means of the electric switch. (LaPorte Interview.) LaPorte reported that when he first turned on the hoist, it took "a few seconds" before the victim could be pulled out because there was "slack" in the chain holding up the hoist car, so that until the chain was pulled taut the car did not lift. (LaPorte Interview.) After the victim was removed from the hoist, LaPorte and Pischitello lifted her out of the confined hoist area and placed her on the floor and began medical treatment before removing her to Coney Island Hospital. (LaPorte Interview.)

---

[11] During his interview, LaPorte gestured to show that at the time he first encountered her, Ms. Jackson's head was situated between the raised guardrail and the top bar of the hoist car. For demonstration purposes, DOI Deputy Inspector General Gregory DeBoer ("DeBoer") moved the hoist car to the approximate height at which LaPorte stated it was positioned when he first encountered Ms. Jackson. DeBoer then took the photographs attached as Appendix D, Photos #11 and 12.

In his statement, Castillo corroborated that when the EMTs arrived at the scene, they told Castillo that in order to help Ms. Jackson, she would have to be removed from the hoist and they needed Castillo to help with the machine. (Castillo Interview.) Castillo reported that the EMT told him at that time that Ms. Jackson was dead. (Castillo Interview.) Castillo reported that when the EMTs asked for his help with the machine, he moved the hoist up "a little" and then walked away. (Castillo Interview.)

Rivera initially said to DOI that Castillo had to lift the hoist up electrically in order to remove Ms. Jackson. (Rivera Interview.) However, he subsequently stated that he was not sure if the hoist car was "raised or lowered." (Rivera Interview.) According to Rivera, an EMT and the Fire Department responders pulled Ms. Jackson out and laid her on the floor to work on her in the "hole."

Castillo stated that, the following day, he saw Ms. Jackson's helmet (hard hat) in the hoist car when he went to service the hoist.[12]

VII. Non-Eyewitness NYCHA Employee Interviews

Londell Barnes, Caretaker J:

On April 6, 2015, DOI interviewed Surfside Gardens Consolidation Caretaker J Londell Barnes ("Barnes"). Barnes stated that he was not working on March 7, 2015, but that he has been working at Coney Island Houses for approximately 18 months and uses the Building 1 garbage hoist on a daily basis. When asked if he had received any formal training concerning the garbage hoist, Londell responded that a fellow employee showed him how to use it when he was first assigned to Coney Island Houses.

When asked if he had ever experienced problems while using the hoist, Barnes responded in the affirmative and specified that on several occasions the hoist had come off the tracks and spun while between floors, and he would have to lower the hoist to get it back on track and occasionally put weight on the top to hold it in place. In addition, Barnes stated, the hoist doors constantly got stuck on the tracks or the upper level floor, and he would have to hit the machine with a pole or a stick to get the hoist back on track. He said that it was necessary to be careful while doing this because if too much slack was let out on the chain, the hoist would fall.

Barnes informed DOI that he had never documented or reported these incidents relating to the garbage hoist to a supervisor.

[12] At the end of Castillo's interview, DOI Deputy Inspector General Gregory DeBoer ("DeBoer") asked Castillo about the whereabouts of Ms. Jackson's helmet. DeBoer and Castillo went to the Building 1 basement compactor room and observed Ms. Jackson's helmet on the floor under the compactor belt, and inside the helmet a left-handed work glove. DeBoer took possession of the glove and of the helmet, which has several dozen red speckled marks on the interior and exterior, but does not show any apparent signs of impact.

Elizabeth Acevedo, Caretaker J:

On April 6, 2015, DOI interviewed Surfside Gardens Consolidation Caretaker J Elizabeth Acevedo ("Acevedo"). Acevedo stated that she has been employed by NYCHA since 1998 and has been assigned to Coney Island Houses for approximately the last five years.

Acevedo reported that she was off work on March 7, 2015, but that she had heard what happened and was very upset about the incident. Acevedo stated that she had used the Building 1 hoist on numerous occasions. When asked if she had ever received training concerning the hoist, Acevedo responded that she had not and that a former employee had originally shown her how to operate the hoist and that it took about "5 minutes." During her interview with DOI, Acevedo reported the following persistent problems with the Building 1 garbage hoist: The hoist constantly got stuck on the tracks; and the hoist's doors would open and close by themselves because the slide locks on the doors were consistently broken and nobody but Acevedo ever put WD-40 on them. Acevedo stated that when the hoist got stuck, it was often necessary to knock it loose with a stick or a metal pole,[13] and on occasion when the hoist came loose, it would fall because too much slack was let out of the chain.

Acevedo informed DOI that she had never complained to a supervisor about the hoist's being broken or malfunctioning.

Additional Employee Statements Concerning Building 1 Garbage Hoist:

During his interview with DOI, Assistant Property Maintenance Supervisor Aaron Rivera informed DOI that he never personally operated the garbage hoist. However, he stated that prior to the incident involving Ms. Jackson, Caretaker Carlos Rodriguez had made a complaint about the hoist and welders had worked on the machine. Rivera recalled that the repairs did not work and the hoist car was replaced.

During his DOI interview, Supervisor of Grounds Angel Castillo Jr. reported that he has operated the hoist and never had a problem with it, but that it sometimes "gets stuck" when caretakers "jam" it by overfilling the machine. Castillo said that he never had to put in a work order for the hoist and that nobody had ever complained to him about the hoist. Castillo also said that he never had a problem with the hoist chain being slack.

[13] At the conclusion of Acevedo's interview, DOI Deputy Inspector General Gregory DeBoer asked Acevedo to show him the pole or stick that was used by employees to knock the hoist loose when it was stuck, and she led him to the ground-floor hoist area. The pole was located on the far right corner of the room furthest from the hoist, clearly out of reach of the hoist area. DOI investigators took possession of the pole for evidentiary purposes.

VIII. Autopsy Report

DOI reviewed the final Report of Autopsy issued on April 9, 2015 by the Office of Chief Medical Examiner, based on the autopsy conducted on Ms. Jackson's body on March 8, 2015.

The autopsy report concludes that the manner of death was natural, and that the cause of death was "cardiac arrhythmia complicating second degree atrioventricular nodal block." A cardiac arrhythmia is a problem with the heart rhythm that causes the heart to beat too quickly, too slowly, or irregularly.[14] A second-degree atrioventricular block is a condition involving delay or failure of the heart's electrical signals.[15]

The autopsy report noted "minor injuries" including small abrasions and lacerations on the upper lip, mouth, and cheek. In addition, the medical examiner noted a 2" x 2" abrasion on the back of the neck, and "focal[16] hemorrhages[17] in the posterior muscles of the neck." There were no fractures of the cervical vertebrae or the skull, nor any injury to the teeth. The report found no contusion or laceration to the scalp.

IX. Inspections of Other NYCHA Hoists

As part of this investigation, DOI conducted a survey of the conditions of several other garbage hoists located at NYCHA facilities. DOI requested that a DOB inspector join this survey to provide certain technical expertise.

On April 13, 2015, DOI and DOB conducted inspections of six additional garbage hoists, located at NYCHA's Coney Island Houses and Bay View Houses developments, which are similar to the machine at Coney Island Houses Building 1. *See* DOB Special Reports of Lift Inspections, attached as Appendix E.

Compared to the subject hoist at Coney Island Houses Building 1, the other six garbage hoists appeared essentially indistinguishable in terms of machinery design and usage. Significantly, all six hoists were observed to be in similarly poor condition. During these inspections, DOB documented numerous deficiencies and therefore recommended that each of the six hoists be removed from service.

---

[14] *See* http://www.heart.org/HEARTORG/Conditions/Arrhythmia/AboutArrhythmia/About-Arrhythmia_UCM_002010_Article.jsp. Cardiac arrhythmia can lead to – but is not synonymous with – cardiac arrest. http://www.heart.org/HEARTORG/Conditions/Arrhythmia/WhyArrhythmiaMatters/Why-Arrhythmia-Matters_UCM_002023_Article.jsp

[15] *See* http://www.hrsonline.org/Patient-Resources/Heart-Diseases-Disorders/Heart-Block#axzz3XVGoaYR9

[16] Localized to a particular area.

[17] Bruising or similar indication of trauma.

The recurring and egregious unsafe conditions included:

- Defective and missing gates;
- Lack of emergency stop switches;
- By-passed safety switches;
- Damaged frames;
- Missing and damaged controls;
- Missing bumpers and buffers in the hoist pits; and
- Worn cables.

For each of the seven hoists inspected by DOB and DOI, DOB determined that the hoist did not meet any of the applicable safety codes for material lifts.

X. Safety Assessment by NYCHA Office of Safety and Security

Following the fatality incident, OSS conducted a Safety Assessment of the Building 1 garbage hoist and issued a report of its Preliminary Findings. *See* OSS Safety Assessment, attached as Appendix F.

OSS's findings include:

- The hoist system dates from 1954 and was originally used to transport ash cans via a trolley system. The original design of the hoist system, which predates the federal Occupational Safety and Health Act (OSHA) and standards by over a decade, does not appear to incorporate any safety devices.
- The hoist system was substantially modified to transport trash bags, probably in the 1980's when incinerators went out of use in NYC.
- The Building 1 garbage hoist system currently displays numerous deficiencies, including: damaged and deformed guardrails and cage; damaged guiderails resulting in significant "play" of the hoist car; non-operational safety switches; duct taped chain hoist; improper affixation of hoist chain through support beam; and a hoist motor rated to lift 1 ton, far exceeding the weight borne under current usage, which increases movement when the hoist car is empty.
- No inspection records for the hoist system.

- No formal worker training concerning the use of garbage hoists.

- No policies or procedures concerning hoist operation.

OSS recommended that the Building 1 and all similar garbage hoists be removed from service. In addition, OSS recommended that NYCHA take corrective action to address design and maintenance deficiencies, explore the feasibility of replacing garbage hoists with a more technologically advanced system, incorporate hoist usage into Caretaker Job Safety Analyses, develop preventive maintenance and inspection schedules and documentation systems, develop "Certified Operator" training and documentation systems, and establish a unique work ticket designation for garbage hoists.

XI. Lift Inspections by NYCHA Office of Safety and Security

OSS also conducted inspections of each of the 66 garbage hoists at NYCHA developments. OSS determined that each of the garbage hoists is in similarly poor condition, and recommended that all of the hoists remain out of service.

XII. Investigative Findings

DOI's investigative findings are based on review and analysis of the aforementioned information, including site inspections and DOB inspection reports of the garbage hoists employed at Coney Island Houses Building 1 and six other sites, and interviews of witnesses who first found Ms. Jackson on March 7, 2015. DOI also interviewed employees familiar with the operation of the Building 1 garbage hoist; reviewed NYCHA work orders concerning the subject garbage hoist; and reviewed the past three years' injury reports from Surfside Gardens. In addition, DOI reviewed the Office of Chief Medical Examiner autopsy report; NYCHA's Office of Safety and Security's safety assessment of the Building 1 garbage hoist; and select other garbage hoist survey assessment reports.

The medical examiner's autopsy report concluded that Ms. Jackson died of natural causes, specifically cardiac arrhythmia.

The DOI investigation identified substantial variation and potential contradictions in the language used by NYCHA employees and first responders to describe the positioning of Ms. Jackson's body when she was first found in the ground-floor hoist area. Witnesses reported variously during interviews that Ms. Jackson was in a "kneeling" or "squatting" position; and that she was "pinned" in the hoist, or that her head was either "on top of" or "underneath" the hoist. Notably, the Medical Examiner's autopsy report noted that Ms. Jackson's skull and cervical vertebrae were not fractured, and her scalp bore no lacerations, but there was bruising to the back of her neck – findings consistent with the possibility that Ms. Jackson was caught in the garbage hoist at the time of her death. This possibility is also supported by the fact that, at the time of a post hoc site inspection by DOI, a pole sometimes used by workers at Building 1 to knock loose the hoist car when it was stuck was out of arm's reach and thus was likely not used by Ms. Jackson at the time of the incident.

Following this investigation, DOI is unable to conclude that the poor condition of the garbage hoist at Building 1 of the Coney Island Houses caused Ms. Jackson's death. However, DOI's investigation found that NYCHA's garbage hoists present a systematic threat to the safety of its workers.

DOI notes that for decades, the withdrawal of government funding supporting public housing has caused NYCHA to run staggering operating deficits approaching $80 million per year and to face a backlog of $16 billion in needed capital improvements. This disinvestment has forced NYCHA to make difficult choices in terms of allocating limited and insufficient resources. Nonetheless, DOI's investigation revealed numerous deficiencies in the maintenance and upkeep of the garbage hoists and in NYCHA's relevant practices and procedures regarding the use of these hoists.

DOI's findings include:

- The electrical hoist systems were not originally designed to transport bags of compacted garbage, and there is no evidence that the hoist systems were tested or approved for such purpose.

- The hoist systems lack safety mechanisms. There are no emergency stop buttons; no operating controls on the lower basement level; and the main electrical source to cut power to the hoist is inaccessible during normal operation. DOI's on-site inspections of the hoist at Building 1 revealed that the safety cage interlock switch designed to interrupt power and prevent the hoist from moving unless the cage door is closed is misaligned: the cage door is damaged such that it does not connect (interlock) with the safety switch. *See* Appendix A, Photos #3 and #4. Furthermore, when DOB and DOI conducted an inspection of the hoist at Coney Island Houses Building 1, they determined that the safety cage interlock switches do not function to interrupt power as intended. *See* Appendix B, DOB Special Report of Lift Inspection.[18]

- The hoist systems are in poor repair. DOI's investigation revealed numerous instances of damage to the hoist systems that could lead to malfunction. At Building 1, many components of the hoist system are in poor condition, including the hoist car, safety switches, chain hook, and guardrails. *Id.* DOI observed similar poor conditions at the other six NYCHA garbage hoists inspected during this investigation. *See* Appendix E, DOB Special Reports of Lift Inspections.

  Moreover, it is not clear that anyone at NYCHA understood how to safely operate the garbage hoists and how to maintain them in good repair. The work orders for the garbage hoist at Building 1 show that NYCHA responded promptly to each request for repair/maintenance and closed each work order within 0-32 days. The work orders reported various specific conditions that may have been corrected, but there is no evidence that the hoist systems received comprehensive inspections or oversight.

[18] The DOB inspector, using the term "micro switch" to refer to these safety switches, reported: "8) The upper and lower level landing gate micro switches were by-passed the lower level micro switch was misaligned."

During interviews with DOI, multiple NYCHA employees reported to DOI that the Building 1 garbage hoist car sometimes got "stuck" or "jammed" in the tracks, and that they would have to hit the car with a stick or pole to knock it loose. However, the interviewed employees did not document or report these conditions to NYCHA management. Likewise, there is no evidence that workers reported to NYCHA any injuries caused by the Building 1 garbage hoist.

- NYCHA did not provide training or written procedures concerning operation of the garbage hoists.

  NYCHA's internal safety assessment confirms the statements of employees familiar with the Building 1 garbage hoist that NYCHA did not give workers formal training concerning the safe operation of garbage hoists, and that any instructions given were informal and peer-to-peer.

XIII. Recommendations

Based on these findings, the Department of Investigation, Office of the Inspector General for the New York City Housing Authority makes the following Policy and Procedure Recommendations:

1) Because of documented worker safety concerns caused by the use of the garbage hoists, DOI strongly recommends that NYCHA permanently decommission all of the garbage hoists in its developments.

2) NYCHA should study whether it is feasible to install ramps at development buildings, to be used in lieu of mechanical garbage hoists to transport compacted garbage from development basements to the street level, or to install garbage compactors at ground level to eliminate the need for the hoists.

   If NYCHA does not implement this recommendation:

3) If NYCHA intends to reinstitute the use of garbage hoists, DOI recommends that the Authority conduct a review of the hoist systems, including analysis of a redesign in light of applicable safety and engineering standards; appropriate maintenance, inspection, and safety protocols; assignment of internal responsibility for and oversight of garbage hoists, perhaps by NYCHA's existing Elevator Division; worker training and warning procedures; procedures governing proper operation of garbage hoist systems; protocols for reporting problems with the machinery; and appropriate registration with the NYC Department of Buildings.

Thank you for your attention to this report. Please inform the NYCHA Office of the Inspector General within thirty (30) days of the receipt of this report regarding the actions taken by NYCHA in response to our findings and recommendations. In addition, please do not hesitate to contact Inspector General Ralph Iannuzzi at (212) 306-8316 with any questions.

Sincerely yours,

Mark G. Peters
Commissioner

by Ralph M. Iannuzzi
NYCHA Inspector General

cc: Michael Kelly, General Manager
Brian Clarke, Senior Vice-President for Property Management Operations
Luis Ponce, Senior Vice-President for Operations Support Services
Patrick O'Hagan, Director of Safety and Security

APPENDIX A

PHOTO #1

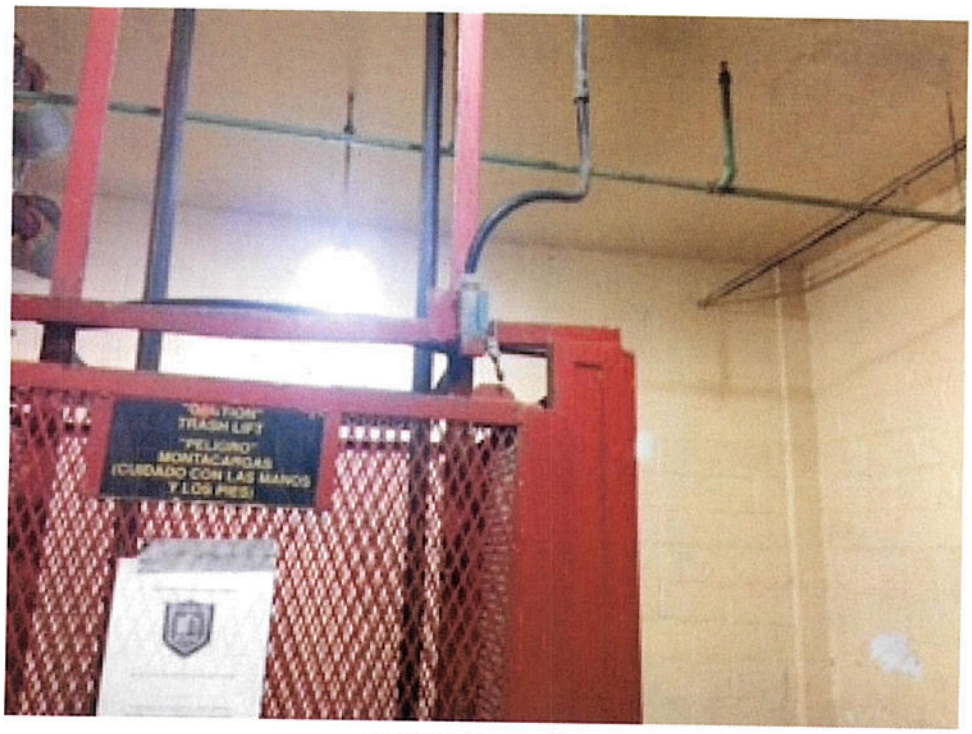


PHOTO #2

PHOTO #3

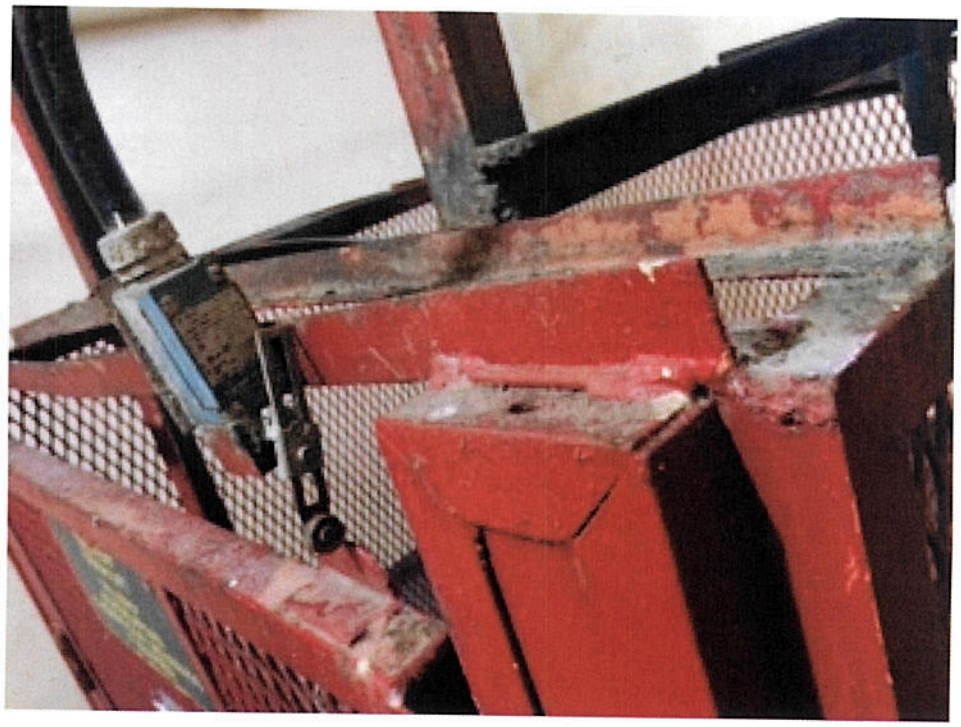


PHOTO #4

PHOTO #5

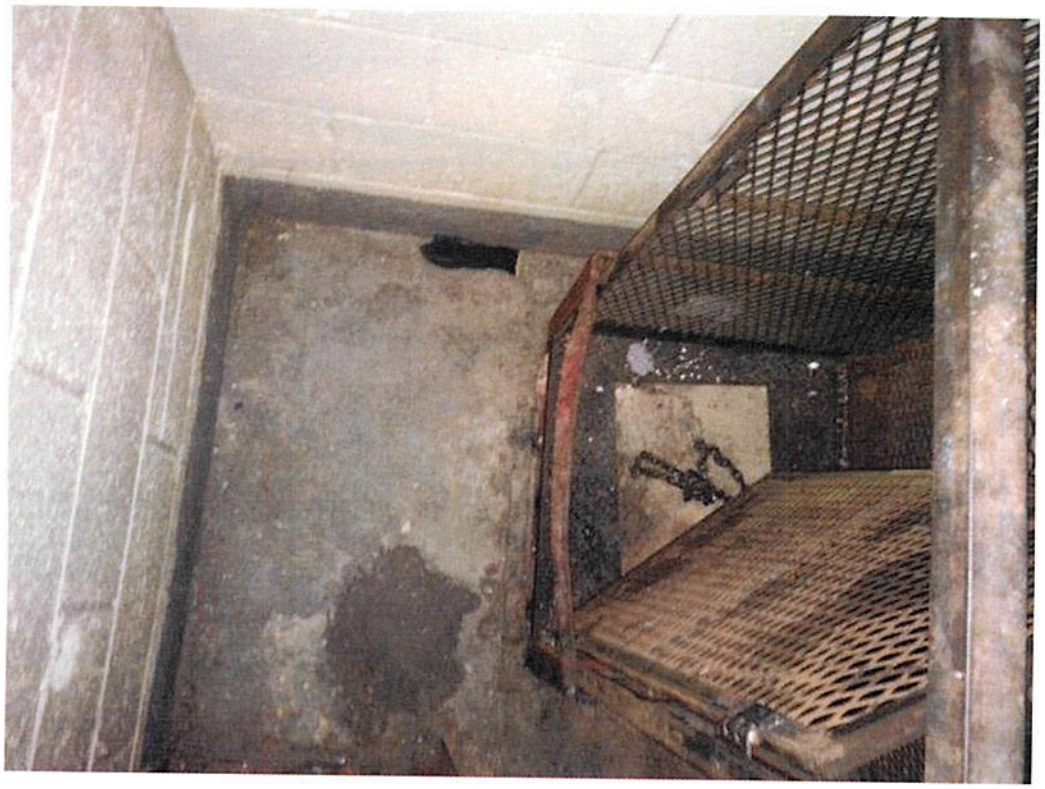


PHOTO #6

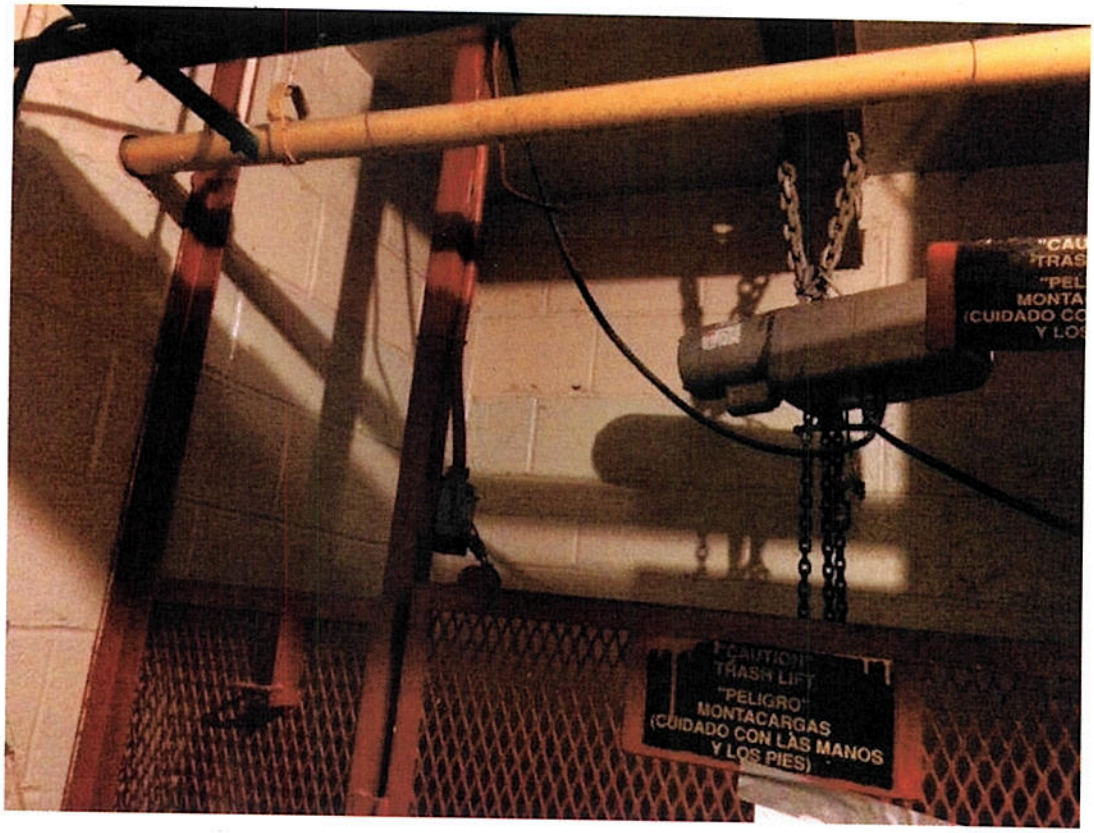


PHOTO #7

PHOTO #8

PHOTO #9

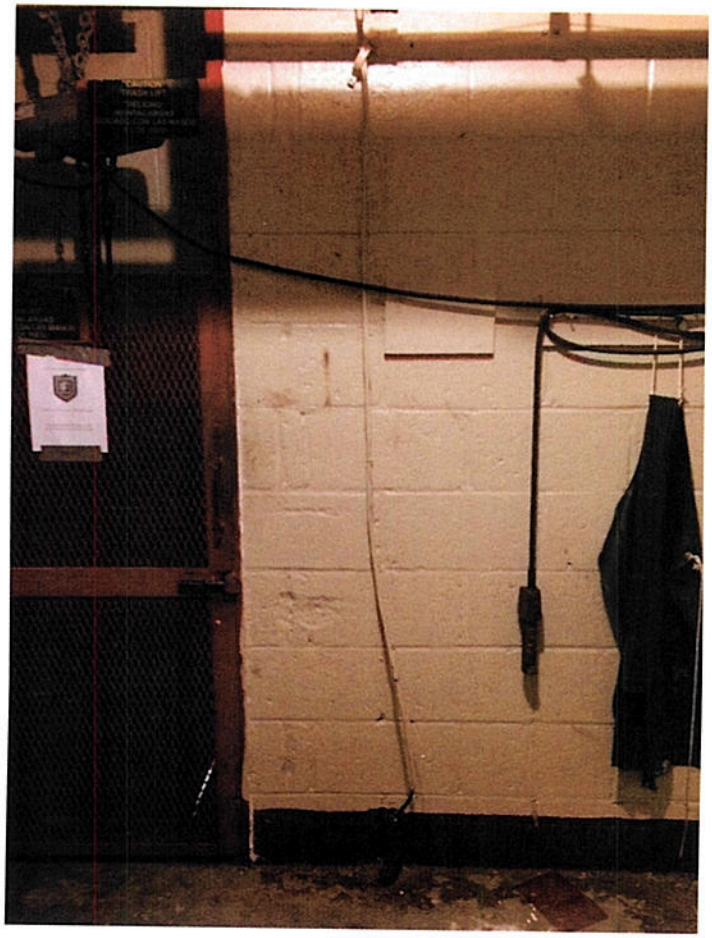


PHOTO #10

APPENDIX B

Buildings

SPECIAL REPORT

BOROUGH OF: BROOKLYN

TO: GREGORY DEBOER

FROM: ALEJANDRO DE DIEGO

PREMISES: NYCHA 3025 WEST 32ND STREET

RE: LIFT INSPECTION

DATE OF INSPECTION: 04-13-2015

INSPECTOR: A. DE DIEGO/ C. GUALTIERI **BADGE NUMBER:** 2203 / 1993

DATE OF REPORT:04-14-2015

On Monday April 13th we inspected a lift at the scene of a fatality associated with this equipment, here are our findings:
1)Maintenance log was missing or not available, 2)The mainline disconnect was located in area not accessible as per NEC during normal operation and the electrical wiring from the mainline disconnect to the electric chain hoist was not as per NEC, 3)The age of the chain hoist was not able to be determined nor were there any tags for last inspection date nor manufacturer's warning information, 4) The device had no upper nor lower directional travel limits, 5)The device had no upper level nor lower level emergency stop switches, 6)The electric 2 Ton chain hoist was missing its chain travel limits, 7)The lower level landing gate was damaged and the mechanical lock was misaligned and unable to be locked, 8)The upper and lower level landing gate micro switches were by-passed the lower level micro switch was misaligned, 9)The lower level hoist way was incomplete it did not go from floor to underside of upper level, 10)The device had no buffers or bumpers in the pit area, 11)The device had no controls at the lower level, 12)The framework for the lower level enclosure was damaged 13)The mouse on the electric chain hoist was damaged and "duct taped".
During operation of the device in the up direction the device got wedged and stopped working, we immediately ceased operation of the device. This device does not currently meet any of the ANSI or ASME codes and standards for material lifts. It is recommended that this device be removed from service.

Signature: DE DIEGO/ GUALTIERI

APPENDIX C

New York City Housing Authority Work Order

WO #: **8039631** Reported By: **007696** Craft: **WELDER** Work Type: **CM** Print Count: **0**
Parent: **6124832** Actual Reported: 1-4-2010 09:08 AM Status: **CLOSE** Sub Work Type: **BUILDING** Scheduled:
Priority: **3** Ownergroup: **TSDCENT** Resolution: Court Date: 1.24

Location Details

Development: CONEY ISLAND
Location: **094.01.B01.COM01**
Description: Compactor 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: COMPACTOR ROOM
Class: **Equipment**
Problem: **Unsecured**

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt: **Permission to Enter:** [ ]
Phone:

Caller Information

Caller Phone:
Caller Name:
Call Taken By:

Work Order Description

Trash hoist needs to be welded

Last Insp Date:

Workorder Status ( ) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information:
N/A

Select Craft for Follow-Up Work

( ) Asbestos Handler ( ) Elevator Mechanic ( ) Maintenance ( ) Vendor
( ) Asbestos Hazard Investing ( ) Exterminator ( ) Painter ( ) Welder
( ) Bricklayer ( ) Glazier ( ) Plaster ( ) OTHERS
( ) Carpenter ( ) Lead Abatement Worker ( ) Roofer
( ) Electrician ( ) Lead Investigator ( ) Tech services 504

( ) Normal Wear and Tear (X) Vandalism ( ) Accidental Damage **Reasonable Accomodation:**

Choose One Remedy from the List Below
( ) Abated ( ) Fabricated ( ) Installed (X) Repaired ( ) Repaired Replaced ( ) Replaced ( ) Secured ( ) Unfounded ( ) Verified

Check for These Items

Fire Safety Notice	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
CO Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Window Guards	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Smoke Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
G.F.C.I OUTLET	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apartment Door	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action

Apt Temp: Water Temp: Cat in Apt : Dog In Apt :
( ) HA Follow Up:

Notes: **Was this Skilled Trades work?:** Yes ( ) No ( )

04-JAN-10 The hoist needs to be welded to prevent it from falling down.
04-JAN-10 TRASH BASKET - MAINT The hoist needs to be welded to prevent it from falling down.
04-JAN-10 TRASH BASKET - MAINTThe hoist needs to be welded to prevent it from falling down.
04-JAN-10 Trash hoist needs to be welded
Joseph Godfrey STARTED:01/04/2010, 10:45:00 AM ENDED:01/04/2010, 14:45:00 PM WORK

Started: 1-4-2010 10:45 AM Completed: 1-4-2010 02:45 PM How Many Installed:

To be Completed by the Resident

Resident Statisfied?: **Yes( ) No( )** **Resident Confirmed Work:** _____ Start _____
Date/Time End Date/Time:

Resident Refused Work:I, the resident of this apartment am refusing to allow NYCHA to complete the repair work listed in this work ticket.
Resident: (print and sign name):_____

Resident Comments:

006067 **BADGE#**	Joseph Godfrey **WORKER SIGNATURE/DATE**	**RESIDENTSIGNATURE/DATE**	**SUPERINTENDENT SIGNATURE/DATE**

New York City Housing Authority Work Order

WO #: **16816060** Reported By: **016452** Craft: **WELDER** Work Type: **CM** Print Count: **0**
Parent: Actual Reported: 3-14-2011 02:51 PM Status: **CLOSE** Sub Work Type: Scheduled:
Priority: **3** Ownergroup: **DEV170** Resolution: Court Date: 1.24

Location Details

Development: CONEY ISLAND
Location: **094.01.B01.COM01**
Description: Compactor 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: COMPACTOR ROOM
Class: **Compactor**
Problem: **Chute Cutoff Gate Stuck**

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt: **Permission to Enter:** [ ]
Phone:

Caller Information

Caller Phone:
Caller Name:
Call Taken By:

Work Order Description

COMPACTOR - WELDER

Last Insp Date:

Workorder Status ( ) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information:
N/A

Select Craft for Follow-Up Work

( ) Asbestos Handler
( ) Asbestos Hazard Investing
( ) Bricklayer
( ) Carpenter
( ) Electrician
( ) Elevator Mechanic
( ) Exterminator
( ) Glazier
( ) Lead Abatement Worker
( ) Lead Investigator
( ) Maintenance
( ) Painter
( ) Plaster
( ) Roofer
( ) Tech services 504
( ) Vendor
( ) Welder
( ) OTHERS

(X) Normal Wear and Tear **( ) Vandalism** **( ) Accidental Damage** **Reasonable Accomodation:**

Choose One Remedy from the List Below
( ) Abated ( ) Fabricated ( ) Installed ( ) Repaired ( ) Repaired Replaced ( ) Replaced (X) Unfounded ( ) Verified

Check for These Items

Fire Safety Notice	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
CO Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Window Guards	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Smoke Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
G.F.C.I OUTLET	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apartment Door	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action

Apt Temp: Water Temp: Cat in Apt : Dog In Apt :
( ) HA Follow Up:

Notes: **Was this Skilled Trades work?:** Yes ( ) No ( )

14-MAR-11 COMPACTOR - WELDER
14-MAR-11 Hoist rails needs heat to Striated.
John Frassetti STARTED:04/15/2011, 09:00:00 AM ENDED:04/15/2011, 09:05:00 AM WORK

Started: 4-15-2011 09:00 AM Completed: 4-15-2011 09:05 AM How Many Installed:

To be Completed by the Resident

Resident Statisfied?: **Yes( ) No( )** **Resident Confirmed Work:** _____ Start _____
Date/Time End Date/Time:

Resident Refused Work:I, the resident of this apartment am refusing to allow NYCHA to complete the repair work listed in this work ticket.
Resident: (print and sign name):_____

Resident Comments:

016452 **BADGE#**	John Frassetti **WORKER SIGNATURE/DATE**	**RESIDENTSIGNATURE/DATE**	**SUPERINTENDENT SIGNATURE/DATE**

Date Printed: 04/22/2015 2:36:22 PM

New York City Housing Authority Work Order

5/9/11

WO #: 17430173 | Reported By: 016452 | Craft: WELDER | Work Type: CM | Print Count: 0
Parent: | Reported Date: 05/02/2011 9:38 AM | Status: SCHED | Sub Work Type: | Scheduled:
Priority: 3 | Ownergroup: TSDCENT | Resolution:

Location Details

Development: CONEY ISLAND
Location: 094.01.B01.COM01
Description: Compactor 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: COMPACTOR ROOM
Class: Compactor
Problem: Chute Cutoff Gate OOO

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt:
Phone:

Caller Information

Caller Name:
Caller Phone:
Call Taken By:

Work Order Description

COMPACTOR - WELDER read log notes

Last Insp Date:

Work Order Status: ( ) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information: N/A

Select Craft for Follow-Up Work

( )	( ) Glazier	( ) Plumber Helper	( ) Supv of Grounds
( ) Asbestos Handler	( ) Heating Plant Tech-HA	( ) Res Bldg Supt	( ) Supv of Mechanics
( ) Asbestos Hazard Investig	( ) Housing Exterminator	( ) Roofer	( ) Supv of Plumbers
( ) Bricklayer	( ) Lead Abatement Worker	( ) Supv Exterminator	( ) Tech Services 504
( ) Caretaker	( ) Lead Investigator	( ) Supv Mech Inst & Maint	( ) Vendor
( ) Carpenter	( ) Painter	( ) Supv of Caretakers	( ) Welder
( ) Electrician	( ) Plasterer	( ) Supv of Carpenters	
( ) Elevator Mechanic	( ) Plumber	( ) Supv of Electricians	

( ) Normal Wear and Tear ( ) Vandalism (✓) Accidental Damage

Choose One Remedy from the List Below

( ) Abated	( ) Repaired	( ) Unfounded
( ) Fabricated	(✓) Repaired Replaced	( ) Verified
( ) Installed	( ) Replaced	

Check for These Items

Fire Safety Notice	( ) Satisfactory		( ) Unsatisfactory		( ) Corrective Action	
CO Detector	( ) Satisfactory		( ) Unsatisfactory		( ) Corrective Action	
Window Guards	( ) Satisfactory	9:45	( ) Unsatisfactory		( ) Corrective Action	5/9/11
Smoke Detector	( ) Satisfactory		( ) Unsatisfactory	4:30 pm	( ) Corrective Action	
G.F.C.I. OUTLET	( ) Satisfactory	11:30	( ) Unsatisfactory	3:30	( ) Corrective Action	5/16/11
Apartment Door	( ) Satisfactory		( ) Unsatisfactory		( ) Corrective Action	

Apt Temp:_____ Water Temp:_____ Cat in Apt? Dog in Apt?

( ) HA Follow Up:

Notes:

02-MAY-11 New cage made but the hinges & slide bolts need to be re-welded so the cage can slide down the rails. These it
02-MAY-11 COMPACTOR - WELDER
02-MAY-11 COMPACTOR - WELDER read log notes Cut off hinges from Compactor Cages and reset hinge and weld also repair slide bolts

Started: Completed:

To be Completed by Resident

Resident Satisfied?: Yes ( ) No ( )

Resident Comments:

Repaire ~~Comp~~ Cage frame 5/10/11

BADGE #	WORKER SIGNATURE/DATE	RESIDENT SIGNATURE/DATE	SUPERINTENDENT
	T. Godfrey		

Page 1 of 1

Report Run on 5/2/2011 10:01:00 AM

New York City Housing Authority Work Order

WO #: 17430173 | Reported By: 016452 | Craft: WELDER | Work Type: CM | Print Count: 0
Parent: | Reported Date: 5-2-2011 09:38 AM | Status: CLOSE | Sub Work Type: | Scheduled:
Priority: 3 | Ownergroup: TSDCENT | Resolution: | Court Date:

Location Details

Development: CONEY ISLAND
Location: 094.01.B01.COM01
Description: Compactor 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: COMPACTOR ROOM
Class: Compactor
Problem: Chute Cutoff Gate OOO

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt: Permission to Enter: [ ]
Phone:

Caller Information

Caller Phone:
Caller Name:
Call Taken By:

Work Order Description

COMPACTOR - WELDER read log notes

Last Insp Date:

Workorder Status ( ) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information: N/A

Select Craft for Follow-Up Work

( ) Asbestos Handler ( ) Elevator Mechanic ( ) Maintenance ( ) Vendor
( ) Asbestos Hazard Investing ( ) Exterminator ( ) Painter ( ) Welder
( ) Bricklayer ( ) Glazier ( ) Plaster ( ) OTHERS
( ) Carpenter ( ) Lead Abatement Worker ( ) Roofer
( ) Electrician ( ) Lead Investigator ( ) Tech services 504

( ) Normal Wear and Tear ( ) Vandalism (X) Accidental Damage Reasonable Accomodation:

Choose One Remedy from the List Below
( ) Abated (X) Fabricated ( ) Installed ( ) Repaired ( ) Repaired Replaced ( ) Replaced ( ) Unfounded ( ) Verified

Check for These Items

Fire Safety Notice	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
CO Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Window Guards	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Smoke Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
G.F.C.I. OUTLET	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apartment Door	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apt Temp	Water Temp	Cat in Apt	Dog In Apt

( ) HA Follow Up

Notes:

02-MAY-11 New cage made but the hinges & slide bolts need to be re-welded so the cage can slide down the rails. These items were welded on the outside of the cage.
02-MAY-11 COMPACTOR - WELDER
02-MAY-11 COMPACTOR - WELDER read log notes
Joseph Godfrey STARTED:05/09/2011, 09:45:00 AM ENDED:05/09/2011, 16:30:00 PM WORK
Joseph Godfrey STARTED:05/10/2011, 11:30:00 AM ENDED:05/10/2011, 15:30:00 PM WORK

Started: 5-9-2011 09:45 AM | Completed: 5-9-2011 04:30 PM | How Many Installed:

To be Completed by the Resident

Was this Skilled Trades work:

Resident Statisfied?: Yes( ) No( ) Resident Confirmed Work: _____ Date/Time Start _____ End Date/Time

Resident Refused Work:I, the resident of this apartment am refusing to allow NYCHA to complete the repair work listed in this work ticket.
Resident: (print and sign name): _____

Resident Comments:

BADGE#	WORKER SIGNATURE/DATE	RESIDENTSIGNATURE/DATE	SUPERINTENDENT SIGNATURE/DATE

Not
Did not work on this

Date Printed: 03/10/2015 9:26:19 AM

New York City Housing Authority Work Order

WO #: **32676727** Reported By: **013829** Craft: **MAINT** Work Type: **CM** Print Count: **0**
Parent: Actual Reported: 8-4-2014 09:32 AM Status: **CLOSE** Sub Work Type: Scheduled:
Priority: **3** Ownergroup: **DEV170** Resolution: Court Date: 1.24

Location Details

Development: CONEY ISLAND
Location: **094.01.B01**
Description: Basement 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: BASEMENT
Class: **Compactor**
Problem: **Chute Cutoff Gate OOO**

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt: **Permission to Enter:** [ ]
Phone:

Caller Information

Caller Phone:
Caller Name:
Call Taken By:

Work Order Description

comp hoist exposed wires- wires sparking(?)

Last Insp Date:

Workorder Status ( ) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information:
N/A

Select Craft for Follow-Up Work

( ) Asbestos Handler
( ) Asbestos Hazard Investing
( ) Bricklayer
( ) Carpenter
( ) Electrician
( ) Elevator Mechanic
( ) Exterminator
( ) Glazier
( ) Lead Abatement Worker
( ) Lead Investigator
( ) Maintenance
( ) Painter
( ) Plaster
( ) Roofer
( ) Tech services 504
( ) Vendor
( ) Welder
( ) OTHERS

(X) Normal Wear and Tear **( ) Vandalism** **( ) Accidental Damage** **Reasonable Accomodation:**

Choose One Remedy from the List Below
( ) Abated ( ) Fabricated ( ) Installed (X) Repaired ( ) Repaired Replaced ( ) Replaced ( ) Unfounded ( ) Verified

Check for These Items

Fire Safety Notice	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
CO Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Window Guards	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Smoke Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
G.F.C.I OUTLET	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apartment Door	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action

Apt Temp: Water Temp: Cat in Apt : Dog In Apt :
( ) HA Follow Up:

Notes:

04-AUG-14 comp hoist exposed wires- wires sparking(?) comp hoist exposed wires- wires sparking(?)
Jonathan Jennette Jr. STARTED:08/07/2014, 08:17:00 AM ENDED:08/07/2014, 08:31:00 AM WORK

Started: 8-7-2014 08:17 AM Completed: 8-7-2014 08:31 AM How Many Installed:

To be Completed by the Resident

Resident Statisfied?: **Yes( ) No( )** **Resident Confirmed Work:** _____ Start _____
Date/Time End Date/Time:

Resident Refused Work:I, the resident of this apartment am refusing to allow NYCHA to complete the repair work listed in this work ticket.
Resident: (print and sign name):_____
Resident Comments:

063103 **BADGE#**	Jonathan Jennette Jr. **WORKER SIGNATURE/DATE**	**RESIDENTSIGNATURE/DATE**	**SUPERINTENDENT SIGNATURE/DATE**

New York City Housing Authority Work Order

WO #: 32851951 | Reported By: 061804 | Craft: WELDER | Work Type: CM | Print Count: 0
Parent: | Reported Date: 8-21-2014 08:26 AM | Status: SCHED | Sub Work Type: | Scheduled:
Priority: 3 | Owncrgroup: TSDCENT | Resolution: | Court Date:

Location Details

Development: CONEY ISLAND
Location: 094.01.B01.COM01
Description: Compactor 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: COMPACTOR ROOM
Class: Compactor
Problem: Chute Cutoff Gate OOO

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt:
Phone:
Permission to Enter: [ ]

Caller Information

Caller Phone:
Caller Name:
Call Taken By:

Work Order Description

COMPACTOR HOIST DAMAGED

Last Insp Date:

Workorder Status: (✓) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information: N/A

Select Craft for Follow-Up Work

( ) Asbestos Handler
( ) Asbestos Hazard Investing
( ) Bricklayer
( ) Carpenter
( ) Electrician
( ) Elevator Mechanic
( ) Exterminator
( ) Glazier
( ) Lead Abatement Worker
( ) Lead Investigator
( ) Maintenance
( ) Painter
( ) Plaster
(✓) Roofer
( ) Tech services 504
( ) Vendor
(✓) Welder
( ) OTHERS

( ) Normal Wear and Tear ( ) Vandalism (✓) Accidental Damage

Reasonable Accomodation:

Choose One Remedy from the List Below

( ) Abated ( ) Fabricated ( ) Installed ( ) Repaired ( ) Repaired Replaced (✓) Replaced ( ) Unfounded ( ) Verified

Check for These Items

Fire Safety Notice	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
CO Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Window Guards	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Smoke Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
G.F.C.I. OUTLET	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apartment Door	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action

Apt Temp: Water Temp: Cat in Apt: Dog In Apt
( ) HA Follow Up:

Notes:

21-AUG-14 COMPACTOR HOIST DAMAGED COMPACTOR HOIST DAMAGED Repair Gate of Compactor Room Hoist, Replace Angle IRON Replace Hinges, Repair Box Frame
8/22/14

Started: 8.00 Am | Completed: 5.30 Pm | How Many Installed:

To be Completed by the Resident

Resident Satisfied?: Yes( ) No( ) Resident Confirmed Work: Start Date/Time End Date/Time:

Resident Refused Work:I, the resident of this apartment am refusing to allow NYCHA to complete the repair work listed in this work ticket.
Resident: (print and sign name):
Resident Comments:

BADGE#	WORKER SIGNATURE/DATE	RESIDENTSIGNATURE/DATE	SUPERINTENDENT SIGNATURE/DATE
74141	F. Rivera		Asst. Supt. 8-22-14

Date Printed: 08/21/2014 9:02:57 AM

New York City Housing Authority Work Order

WO #: 32851951 | Reported By: 061804 | Craft: WELDER | Work Type: CM | Print Count: 0
Parent: | Reported Date: 8-21-2014 08:26 AM | Status: CLOSE | Sub Work Type: | Scheduled:
Priority: 3 | Ownergroup: TSDCENT | Resolution: | Court Date:

Location Details

Development: CONEY ISLAND
Location: 094.01.B01.COM01
Description: Compactor 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: COMPACTOR ROOM
Class: Compactor
Problem: Chute Cutoff Gate OOO

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt: Permission to Enter: [ ]
Phone:

Caller Information

Caller Phone:
Caller Name:
Call Taken By:

Work Order Description

COMPACTOR HOIST DAMAGED

Last Insp Date:

Workorder Status ( ) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information:
N/A

Select Craft for Follow-Up Work

( ) Asbestos Handler ( ) Elevator Mechanic ( ) Maintenance ( ) Vendor
( ) Asbestos Hazard Investing ( ) Exterminator ( ) Painter ( ) Welder
( ) Bricklayer ( ) Glazier ( ) Plaster ( ) OTHERS
( ) Carpenter ( ) Lead Abatement Worker ( ) Roofer
( ) Electrician ( ) Lead Investigator ( ) Tech services 504

(X) Normal Wear and Tear ( ) Vandalism ( ) Accidental Damage

Reasonable Accomodation:

Choose One Remedy from the List Below
( ) Abated ( ) Fabricated ( ) Installed (X) Repaired ( ) Repaired Replaced ( ) Replaced ( ) Unfounded ( ) Verified

Check for These Items

Fire Safety Notice	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
CO Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Window Guards	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Smoke Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
G.F.C.I. OUTLET	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apartment Door	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action

Apt Temp: Water Temp: Cat in Apt: Dog In Apt:
( ) HA Follow Up

Notes:

21-AUG-14 COMPACTOR HOIST DAMAGED COMPACTOR HOIST DAMAGED
Patrick Jones STARTED:08/22/2014, 08:00:00 AM ENDED:08/22/2014, 15:38:00 PM WORK

Started: 8-22-2014 08:00 AM | Completed: 8-22-2014 03:38 PM | How Many Installed:

To be Completed by the Resident

Was this Skilled Trades work:

Resident Statisfied?: Yes( ) No( ) Resident Confirmed Work: _____ Start _____
Date/Time End Date/Time

Resident Refused Work:I, the resident of this apartment am refusing to allow NYCHA to complete the repair work listed in this work ticket.
Resident: (print and sign name):_____

Resident Comments:

074141 BADGE#	Patrick Jones WORKER SIGNATURE/DATE	RESIDENTSIGNATURE/DATE	SUPERINTENDENT SIGNATURE/DATE

New York City Housing Authority Work Order

WO #: 33107236 | Reported By: 013829 | Craft: WELDER | Work Type: CM | Print Count: 0
Parent: | Reported Date: 9-15-2014 01:59 PM | Status: SCHED | Sub Work Type: | Scheduled:
Priority: 3 | Ownergroup: TSDCENT | Resolution: | Court Date:

Location Details

Development: CONEY ISLAND
Location: 094.01.B01.COM01
Description: Compactor 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: COMPACTOR ROOM
Class: Compactor
Problem: Compactor OOO

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt:
Phone:
Permission to Enter: [ ]

Caller Information

Caller Phone:
Caller Name:
Call Taken By:

Work Order Description

hoist needs welding

Last Insp Date:

Workorder Status (✓) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information:
N/A

Select Craft for Follow-Up Work

( ) Asbestos Handler
( ) Asbestos Hazard Investing
( ) Bricklayer
( ) Carpenter
( ) Electrician
( ) Elevator Mechanic
( ) Exterminator
( ) Glazier
( ) Lead Abatement Worker
( ) Lead Investigator
( ) Maintenance
( ) Painter
( ) Plaster
( ) Roofer
(✓) Tech services 504
( ) Vendor
(✓) Welder
( ) OTHERS

(✓) Normal Wear and Tear ( ) Vandalism ( ) Accidental Damage

Reasonable Accomodation:

Choose One Remedy from the List Below
( ) Abated ( ) Fabricated ( ) Installed (✓) Repaired ( ) Repaired Replaced ( ) Replaced ( ) Unfounded ( ) Verified

Check for Those Items

Fire Safety Notice	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
CO Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Window Guards	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Smoke Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
G.F.C.I. OUTLET	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apartment Door	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action

Apt Temp: Water Temp: Cat in Apt: Dog In Apt:
( ) HA Follow Up

Notes:
15-SEP-14 hoist needs welding hoist needs welding
REPAIR HOIST CAGE IN COMPACTOR AREA

Started: 9 45 | Completed: 2 00 | How Many Installed:

To be Completed by the Resident

Resident Statisfied?: Yes( ) No( ) Resident Confirmed Work: Start Date/Time End Date/Time:

Resident Refused Work: I, the resident of this apartment am refusing to allow NYCHA to complete the repair work listed in this work ticket.
Resident: (print and sign name):
Resident Comments:

BADGE#	WORKER SIGNATURE/DATE	RESIDENTSIGNATURE/DATE	SUPERINTENDENT SIGNATURE/DATE
125/3 7169	9-19 2014		

New York City Housing Authority Work Order

WO #: 33107236 | Reported By: 013829 | Craft: WELDER | Work Type: CM | Print Count: 0
Parent: | Reported Date: 9-15-2014 01:59 PM | Status: CLOSE | Sub Work Type: | Scheduled:
Priority: 3 | Ownergroup: TSDCENT | Resolution: | Court Date:

1.24

Location Details

Development: CONEY ISLAND
Location: 094.01.B01.COM01
Description: Compactor 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: COMPACTOR ROOM
Class: Compactor
Problem: Compactor OOO

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt:
Phone:
Permission to Enter: [ ]

Caller Information

Caller Phone:
Caller Name:
Call Taken By:

Work Order Description

hoist needs welding

Last Insp Date:

Workorder Status ( ) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information:
N/A

Select Craft for Follow-Up Work

( ) Asbestos Handler ( ) Elevator Mechanic ( ) Maintenance ( ) Vendor
( ) Asbestos Hazard Investing ( ) Exterminator ( ) Painter ( ) Welder
( ) Bricklayer ( ) Glazier ( ) Plaster ( ) OTHERS
( ) Carpenter ( ) Lead Abatement Worker ( ) Roofer
( ) Electrician ( ) Lead Investigator ( ) Tech services 504

(X) Normal Wear and Tear ( ) Vandalism ( ) Accidental Damage

Reasonable Accomodation:

Choose One Remedy from the List Below
( ) Abated ( ) Fabricated ( ) Installed (X) Repaired ( ) Repaired Replaced ( ) Replaced ( ) Unfounded ( ) Verified

Check for Those Items

Fire Safety Notice	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
CO Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Window Guards	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Smoke Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
G.F.C.I. OUTLET	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apartment Door	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apt Temp	Water Temp	Cat in Apt	Dog In Apt
( ) HA Follow Up			

Notes:

15-SEP-14 hoist needs welding hoist needs welding
Gary Driscoll STARTED:09/19/2014, 09:45:00 AM ENDED:09/19/2014, 14:05:00 PM WORK
Nathan Morrison STARTED:09/19/2014, 09:45:00 AM ENDED:09/19/2014, 14:05:00 PM WORK

Started: 9-19-2014 09:45 AM | Completed: 9-19-2014 02:05 PM | How Many Installed:

To be Completed by the Resident

Was this Skilled Trades work:

Resident Satisfied?: Yes( ) No( ) Resident Confirmed Work: _____ Start Date/Time _____ End Date/Time

Resident Refused Work: I, the resident of this apartment am refusing to allow NYCHA to complete the repair work listed in this work ticket.
Resident: (print and sign name): _____

Resident Comments:

071692 BADGE#	Nathan Morrison WORKER SIGNATURE/DATE	RESIDENTSIGNATURE/DATE	SUPERINTENDENT SIGNATURE/DATE

Date Printed: 03/10/2015 9:16:03 AM

New York City Housing Authority Work Order

WO # 33468600 | Reported By: 061804 | Craft: WELDER | Work Type: CM | Print Count: 0
Parent: | Reported Date: 10-1-2014 12:12 PM | Status: SCHED | Sub Work Type | Scheduled:
Priority: 3 | Ownergroup: TSDCENT | Resolution: | Court Date:

Location Details

Development: CONEY ISLAND
Location: 094.01.B01.MET01
Description: Meter Room 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: METER ROOM
Class: Pipes
Problem: Pipe Needs Repair

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt: Permission to Enter: [ ]
Phone:

Caller Information

Caller Phone:
Caller Name:
Call Taken By:

Work Order Description

HOIST IN COMPACTOR

Last Insp Date:

Workorder Status (✓) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information: N/A

Select Craft for Follow-Up Work

( ) Asbestos Handler
( ) Asbestos Hazard Investing
( ) Bricklayer
( ) Carpenter
(✓) Electrician
( ) Elevator Mechanic
( ) Exterminator
( ) Glazier
( ) Lead Abatement Worker
( ) Lead Investigator
( ) Maintenance
( ) Painter
( ) Plaster
( ) Roofer
( ) Tech services 504
( ) Vendor
( ) Welder
( ) OTHERS

(✓) Normal Wear and Tear ( ) Vandalism ( ) Accidental Damage

Reasonable Accomodation:

Choose One Remedy from the List Below
( ) Abated ( ) Fabricated (✓) Installed (✓) Repaired ( ) Repaired Replaced ( ) Replaced ( ) Unfounded ( ) Verified

Check for These Items

Fire Safety Notice	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
CO Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Window Guards	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Smoke Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
G.F.C.I. OUTLET	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apartment Door	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apt Temp	Water Temp	Cat in Apt:	Dog In Apt:
( ) HA Follow Up			

Notes:

01-OCT-14 HOIST IN COMPACTOR HOIST IN COMPACTOR

INSTALL COMPACTOR BASKET AND REPAIR MACH.

Started: | Completed: 2415 | How Many Installed:

To be Completed by the Resident

Resident Statisfied?: Yes( ) No( ) Resident Confirmed Work: Start Date/Time End Date/Time:

Resident Refused Work:I, the resident of this apartment am refusing to allow NYCHA to complete the repair work listed in this work ticket.
Resident: (print and sign name):

Resident Comments:

BADGE#	WORKER SIGNATURE/DATE	RESIDENTSIGNATURE/DATE	SUPERINTENDENT SIGNATURE/DATE
[illegible]	[illegible] 10-8-14		

Date Printed: 10/08/2014 8:45:40 AM

New York City Housing Authority Work Order

WO #: 33468600 | Reported By: 061804 | Craft: WELDER | Work Type: CM | Print Count: 0
Parent: | Reported Date: 10-1-2014 12:12 PM | Status: CLOSE | Sub Work Type: | Scheduled:
Priority: 3 | Ownergroup: TSDCENT | Resolution: | Court Date:

1 24

Location Details

Development: CONEY ISLAND
Location: 094.01.B01.MET01
Description: Meter Room 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: METER ROOM
Class: Pipes
Problem: Pipe Needs Repair

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt: Permission to Enter: [ ]
Phone:

Caller Information

Caller Phone:
Caller Name:
Call Taken By:

Work Order Description

HOIST IN COMPACTOR

Last Insp Date:

Workorder Status ( ) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information:
N/A

Select Craft for Follow-Up Work

( ) Asbestos Handler ( ) Elevator Mechanic ( ) Maintenance ( ) Vendor
( ) Asbestos Hazard Investing ( ) Exterminator ( ) Painter ( ) Welder
( ) Bricklayer ( ) Glazier ( ) Plaster ( ) OTHERS
( ) Carpenter ( ) Lead Abatement Worker ( ) Roofer
( ) Electrician ( ) Lead Investigator ( ) Tech services 504

(X) Normal Wear and Tear ( ) Vandalism ( ) Accidental Damage

Reasonable Accomodation:

Choose One Remedy from the List Below
( ) Abated ( ) Fabricated ( ) Installed (X) Repaired ( ) Repaired Replaced ( ) Replaced ( ) Unfounded ( ) Verified

Check for These Items

Fire Safety Notice	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
CO Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Window Guards	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Smoke Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
G.F.C.I. OUTLET	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apartment Door	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apt Temp	Water Temp	Cat in Apt	Dog In Apt
( ) HA Follow Up			

Notes:

01-OCT-14 HOIST IN COMPACTOR HOIST IN COMPACTOR
Nathan Morrison STARTED:10/08/2014, 08:00:00 AM ENDED:10/08/2014, 14:45:00 PM WORK

Started: 10-8-2014 08:00 AM | Completed: 10-8-2014 02:45 PM | How Many Installed:

To be Completed by the Resident

Was this Skilled Trades work:

Resident Satisfied?: Yes( ) No( ) Resident Confirmed Work: _____ Start Date/Time _____ End Date/Time:

Resident Refused Work: I, the resident of this apartment am refusing to allow NYCHA to complete the repair work listed in this work ticket.
Resident: (print and sign name): _____

Resident Comments:

071692 BADGE#	Nathan Morrison WORKER SIGNATURE/DATE	RESIDENTSIGNATURE/DATE	SUPERINTENDENT SIGNATURE/DATE

New York City Housing Authority Work Order

WO #: 33468600 | Reported By: 061804 | Craft: WELDER | Work Type: CM | Print Count: 0
Parent: | Reported Date: 10-1-2014 12:12 PM | Status: SCHED | Sub Work Type: | Scheduled:
Priority: 3 | Ownergroup: TSDCENT | Resolution: | Court Date:

Location Details

Development: CONEY ISLAND
Location: 094.01.B01.MET01
Description: Meter Room 01
Address: 3025 WEST 32ND STREET
BROOKLYN, NY 11224
Location Type: METER ROOM
Class: Pipes
Problem: Pipe Needs Repair

Child Under 6: N
Child Under 11: N
Senior Citizen: N
Life Support: N
Apt Size:

Resident Information

Name:
Apt: Permission to Enter: [ ]
Phone:

Caller Information

Caller Phone:
Caller Name:
Call Taken By:

Work Order Description

HOIST IN COMPACTOR

Last Insp Date:

Workorder Status ( ) Completed ( ) Resident Not at Home ( ) Material not in Stock ( ) Interrupted

Safety Information:
N/A

Select Craft for Follow-Up Work

( ) Asbestos Handler ( ) Elevator Mechanic ( ) Maintenance ( ) Vendor
( ) Asbestos Hazard Investing ( ) Exterminator ( ) Painter ( ) Welder
( ) Bricklayer ( ) Glazier ( ) Plaster ( ) OTHERS
( ) Carpenter ( ) Lead Abatement Worker ( ) Roofer
( ) Electrician ( ) Lead Investigator ( ) Tech services 504

( ) Normal Wear and Tear ( ) Vandalism ( ) Accidental Damage

Reasonable Accomodation:

Choose One Remedy from the List Below
( ) Abated ( ) Fabricated ( ) Installed ( ) Repaired ( ) Repaired Replaced ( ) Replaced ( ) Unfounded ( ) Verified

Check for These Items

Fire Safety Notice	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
CO Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Window Guards	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Smoke Detector	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
G.F.C.I. OUTLET	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apartment Door	( ) Satisfactory	( ) Unsatisfactory	( ) Corrective Action
Apt Temp	Water Temp	Cat in Apt	Dog in Apt

( ) HA Follow Up

Notes:

01-OCT-14 HOIST IN COMPACTOR HOIST IN COMPACTOR

Started: | Completed: | How Many Installed:

To be Completed by the Resident

Resident Statisfied?: Yes( ) No( ) Resident Confirmed Work: Start Date/Time End Date/Time

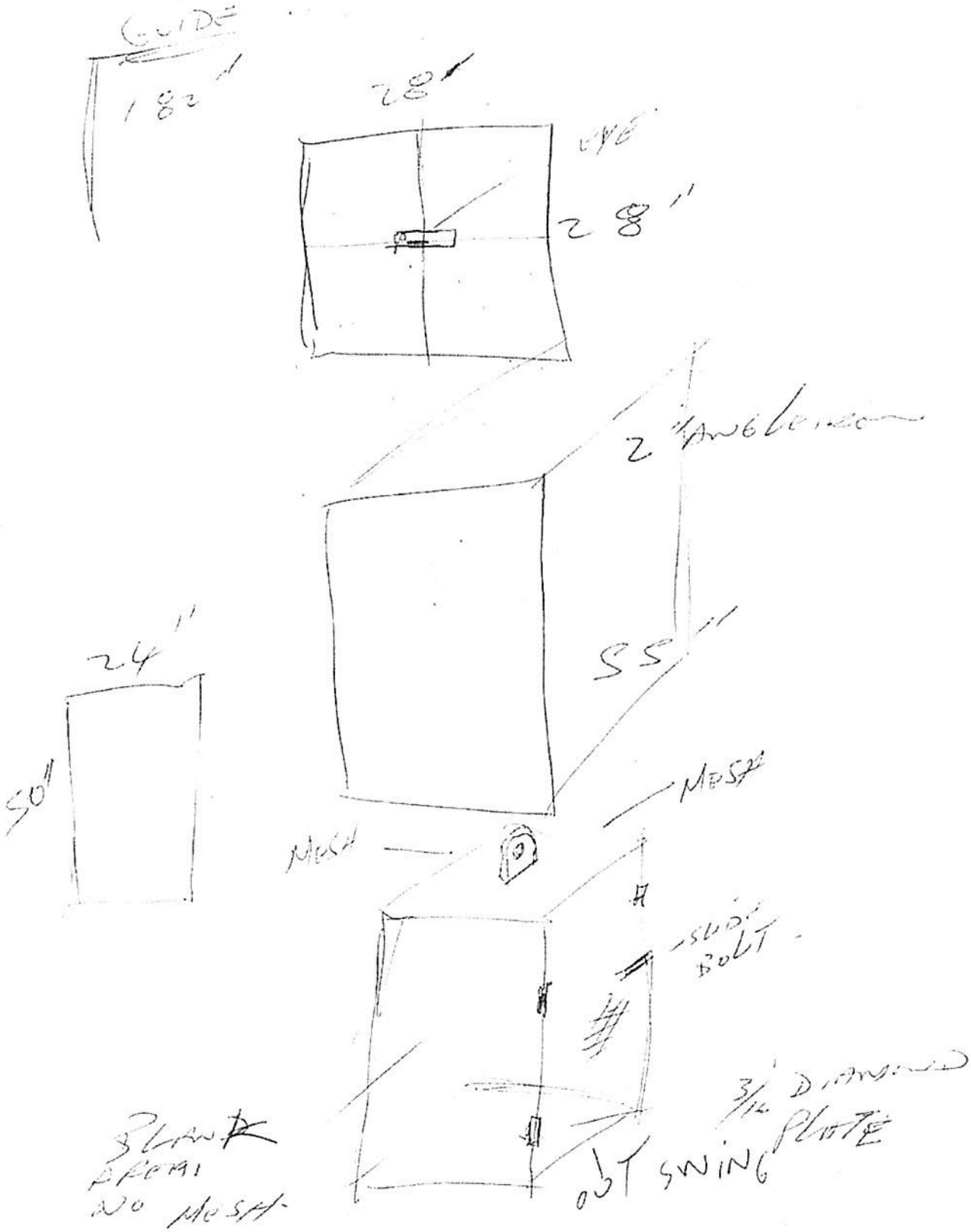
Resident Refused Work: I, the resident of this apartment am refusing to allow NYCHA to complete the repair work listed in this work ticket.
Resident: (print and sign name):

Resident Comments:

BADGE#	WORKER SIGNATURE/DATE	RESIDENTSIGNATURE/DATE	SUPERINTENDENT SIGNATURE/DATE

Closed 10/9/14

Date Printed: 10/01/2014 1:06:27 PM


GUIDE
182"
28"
28"
2" ANGLE IRON
55"
24"
50"
MESH
MESH
SLIDE BOLT
3/16" DIAMOND PLATE
BLANK PANEL NO MESH
OUT SWING

APPENDIX D

PHOTO #11

PHOTO #12

APPENDIX E

NYC Buildings

SPECIAL REPORT

BOROUGH OF: BROOKLYN

TO: GREGORY DEBOER

FROM: ALEJANDRO DE DIEGO

PREMISES: NYCHA 2045 ROCKAWAY PARKWAY

RE: LIFT INSPECTION

DATE OF INSPECTION: 04-13-2015

INSPECTOR: A. DE DIEGO/ C. GUALTIERI **BADGE NUMBER:** 2203/ 1993

DATE OF REPORT: 04-14-2015

On Monday April 13th we inspected a lift, here are our findings:
1)Maintenance log was missing or not available, 2)The age of the 1/2 Ton chain hoist was not able to be determined nor were there any tags for last inspection date nor manufacturer's warning information, 3)The device had a defective upper level scissor type landing gate, 4)The device had no upper nor lower directional travel limits, 5)The device had no upper nor lower level emergency stop switches, 6)The cage had a missing gate, 7)The electric chain hoist hook was missing the mouse, 8)The lower level landing door had no vision panel, 9)There were no warning signs posted at the upper or lower levels, 10)The device had no lower level controls, 11)The device had no buffers or bumpers in the pit area, 12)The lower level landing door was unlocked.
This device does not currently meet any of the ANSI or ASME codes and standards for material lifts. It is recommended that this device be removed from service.

Signature: DE DIEGO/ GUALTIERI

NYC Buildings

SPECIAL REPORT

BOROUGH OF: BROOKLYN

TO: GREGORY DEBOER

FROM: ALEJANDRO DE DIEGO

PREMISES: NYCHA 2055 ROCKAWAY PARKWAY

RE: LIFT INSPECTION

DATE OF INSPECTION: 04-13-2015

INSPECTOR: A. DE DIEGO/ C. GUALTIERI **BADGE NUMBER:** 2203/ 1993

DATE OF REPORT:04-14-2015

On Monday April 13th we inspected a lift, here are our findings:
1)Maintenance log was missing or not available, 2)The age of the 1/4 Ton chain hoist was not able to be determined nor were there any tags for last inspection date nor manufacturer's warning information, 3)The device had a defective upper level scissor type landing gate, 4)The device had no upper nor lower directional travel limits, 5)The device had no upper nor lower level emergency stop switches, 6)The cage had a missing gate, 7)The electric chain hoist hook was missing the mouse, 8)The lower level landing door had no vision panel, 9)There were no warning signs posted at the upper or lower levels, 10)The device had no lower level controls, 11)The device had no buffers or bumpers in the pit area, 12)The lower level landing door was unlocked, 12)The upper level landing scissor gate micro switch was by-passed
This device does not currently meet any of the ANSI or ASME codes and standards for material lifts. It is recommended that this device be removed from service.

Signature: DE DIEGO/ GUALTIERI

NYC Buildings

SPECIAL REPORT

BOROUGH OF: BROOKLYN

TO: GREGORY DEBOER

FROM: ALEJANDRO DE DIEGO

PREMISES: NYCHA 3002 SURF AVENUE

RE: LIFT INSPECTION

DATE OF INSPECTION: 04-13-2015

INSPECTOR: A. DE DIEGO/ C. GUALTIERI **BADGE NUMBER:** 2203/ 1993

DATE OF REPORT:04-14-2015

On Monday April 13th we inspected a lift, here are our findings:
1)Maintenance log was missing or not available, 2)The age of the 1/2 Ton chain hoist was not able to be determined nor were there any tags for last inspection date nor manufacturer's warning information, 3)The device had no upper nor lower directional travel limits, 4)The device had no upper nor lower level emergency stop switches, 5)The upper level enclosure area and lower level enclosure area had piping not associated with the lift, 6)The device enclosure support framing was damaged, 7)The cage car gate was missing, 8)The upper level enclosure area had gardening and house ware equipment inside the area, 9)The upper and lower level landing gate micro switches were by-passed, 10)The device had no lower level controls, 11)The device had no buffers or bumpers in the pit area, 12)The lower level hoist way was incomplete it did not go from floor to underside of upper level, 13)The lower level landing gate was damaged and unable to be opened, 14)The mouse on the electric chain hoist hook was missing.
This device does not currently meet any of the ANSI or ASME codes and standards for material lifts. It is recommended that this device be removed from service.

Signature: DE DIEGO/ GUALTIERI

NYC Buildings

SPECIAL REPORT

BOROUGH OF: BROOKLYN

TO: GREGORY DEBOER

FROM: ALEJANDRO DE DIEGO

PREMISES: NYCHA 3020 SURF AVENUE

RE: LIFT INSPECTION

DATE OF INSPECTION: 04-13-2015

INSPECTOR: A. DE DIEGO/ C. GUALTIERI BADGE NUMBER: 2203/ 1993

DATE OF REPORT: 04-14-2015

On Monday April 13th we inspected a lift, here are our findings:
1)Maintenance log was missing or not available, 2)The age of the chain hoist was not able to be determined nor were there any tags for last inspection date nor manufacturer's warning information, 3)The device had no upper nor lower directional travel limits, 4)The device had no upper nor lower level emergency stop switches, 5)The upper level enclosure area and lower level enclosure area had piping not associated with the lift, 6)The device had damaged cage supports, 7) The cage car gate was missing, 8)The upper level enclosure area had gardening and house ware equipment inside the area, 9)The lower level landing gate limit switch conduit was damaged, 10)The device had no lower level controls, 11)The device had no buffers or bumpers in the pit area, 12)The lower level hoist way was incomplete it did not go from floor to underside of upper level.
This device was not able to run for an operation inspection at the time of our visit. This device does not currently meet any of the ANSI or ASME codes and standards for material lifts. It is recommended that this device be removed from service.

Signature: DE DIEGO/ GUALTIERI

NYC Buildings

SPECIAL REPORT

BOROUGH OF: BROOKLYN

TO: GREGORY DEBOER

FROM: ALEJANDRO DE DIEGO

PREMISES: NYCHA 3028 WEST 29TH STREET

RE: LIFT INSPECTION

DATE OF INSPECTION: 04-13-2015

INSPECTOR: A. DE DIEGO/ C. GUALTIERI **BADGE NUMBER:** 2203/ 1993

DATE OF REPORT:04-14-2015

On Monday April 13th we inspected a lift, here are our findings:
1)Maintenance log was missing or not available, 2)The age of the overhead drum cable hoist was not able to be determined nor were there any tags for last inspection date nor manufacturer's warning information, 3)The overhead drum cable hoist had a very badly worn and frayed 1/4" lifting cable, 4)The device had no upper nor lower directional travel limits, 4)The device had no upper nor lower level emergency stop switches, 5)The upper level enclosure area and lower level enclosure area had piping not associated with the lift, 6)The upper controls were a double light switch and were not marked up or down, 7)The cage car gate was missing, 8)The upper level enclosure area had house ware equipment inside the area, 9)The upper and lower level landing gate micro switches were by-passed, 10)The device had no lower level controls, 11)The device had no buffers or bumpers in the pit area, 12)The lower level hoist way was incomplete it did not go from floor to underside of upper level, 13)The lower level hoist way enclosure framing was damaged, 14)The mouse on the overhead drum hoist cable hook was missing. 15)The overhead drum hoist had no limit switches, 16)The device operated by an overhead drum machine was not roped properly, this configuration is called 2 to 1 roping but was re-roped and dead ended on a pulley. For safety reasons this device was landed to take pressure off of badly worn cable. This device does not currently meet any of the ANSI or ASME codes and standards for material lifts. It is recommended that this device be removed from service.

Signature: DE DIEGO/ GUALTIERI

NYC Buildings

SPECIAL REPORT

BOROUGH OF: BROOKLYN

TO: GREGORY DEBOER

FROM: ALEJANDRO DE DIEGO

PREMISES: NYCHA 3030 SURF AVENUE

RE: LIFT INSPECTION

DATE OF INSPECTION: 04-13-2015

INSPECTOR: A. DE DIEGO/ C. GUALTIERI **BADGE NUMBER:** 2203/ 1993

DATE OF REPORT:04-14-2015

On Monday April 13th we inspected a lift, here are our findings:
1)Maintenance log was missing or not available, 2)The age of the chain hoist was not able to be determined nor were there any tags for last inspection date nor manufacturer's warning information, 3)The device had no upper nor lower directional travel limits, 4)The device had no upper nor lower level emergency stop switches, 5)The electric 1 Ton chain hoist was missing its chain travel limits, 6)The upper level enclosure area and lower level enclosure area had piping not associated with the lift, 6)The mouse on the hook for the electric chain hoist was missing and "duct taped", 7)The cage crosshead was bent upward, 8)The cage car gate was damaged, 9)The lower level landing gate limit switch was defective, 10) The lower level guide rail was damaged, 11)The device had no lower level controls, 12)The device had no buffers or bumpers in the pit area, 13)The lower level hoist way was incomplete it did not go from floor to underside of upper level. During operation of the device in the down direction the device got wedged in the hoist way, we immediately ceased operation of the device. This device does not currently meet any of the ANSI or ASME codes and standards for material lifts. It is recommended that this device be removed from service.

Signature: DE DIEGO/ GUALTIERI

APPENDIX F

SAFETY ASSESSMENT

Preliminary Findings

Coney Island 3/7/15

In connection with a fatality to a caretaker J, Toni Jackson, at Coney Island Houses on March 7, 2015, while she was working in the compactor hoist room at 3025 Surf Ave in Brooklyn, though no connection could be found between the equipment in the room and the caretaker's death, questions were raised about safety conditions at the work location where this accident happened, about the other hoists at the Coney Island Houses and about the safety of NYCHA's compactor hoists in general. The findings of this report (which is limited to our findings at the Coney Island Houses) and that assessment should be used by senior leadership to develop corrective actions needed to address compactor hoist safety issues globally, as similar equipment is in use at a number of other NYCHA locations.

Design

A review of the drawings for the location (*Ash Hoist and Incinerator Detail-A356 (7-6-54))* reveal that these locations initially had an electric hoist system that would retrieve ash cans from the incinerator room in the basements which allowed the operator to move the hoist towards him/her once it reached the ground floor through the use of a trolley system. The evidence of the original trolley stops were observed by the safety review team. The original design also called for a flanged trap door, which would allow the user to secure the floor opening when the ash can was on the first floor and a deflector plate presumably to ensure that the ash can would be directed towards the floor opening. There are no safety devices identified in drawings obtained from Design. It is important to note that this design predates the creation of the Occupational Safety and Health Act by 18 years and the adoption of safety standards.

At some point, probably in the 1980's when incinerators went out of use in NYC, the design was modified to accept trash bags. The safety review team was unable to locate any documentation for this redesign of the system. The redesign added the following components:

1) A steel hoist car with two doors to allow the operator to place and retrieve trash bags from the doors of the hoist cage.
2) Hoist car rails - four pieces of angle iron, measuring approximately 29.5" by 30.5" running from the basement to the ground floor.
3) Steel safety cages - installed in the basement and ground floor. The steel safety cage is approximately 85 inches tall. In the basement, horizontal steel bars are welded to the fair rails to hold the rails in place and to secure the basement cage in position. In addition, the steel safety cage is bolted and welded to the floor. Installed in each door is a micro-switch which is designed so that a tab on the door presses on the switch to complete the circuit, allowing power to be sent to the hoist. This safety would prevent the hoist from moving if either door (first floor or basement) were not secured.
4) Modification of the steel support beam to allow installation of a fixed hoist motor.
5) Fixed hoist motors

Inspection Results:

- Damage and deformities to the steel bars that are secured to the rails and cage resulting from being struck from the hoist car doors when not properly secured.
- Damage to the angle iron rail system resulting from being repeatedly struck by the hoist cars or the open hoist car doors, as there was significant "play" between the hoist car and the guide rails when the safety review team ran the cars. This "play" was significant enough to allow the cars to leave the guide rails on the first floor at 3025 Surf Ave when we tested.
- Safety switches were not operational, allowing the cars to be run while the operator was within the safety cage or when the operator was beneath the hoist car on the basement floor.
- The hoist motors do not have an upper or lower limit switch and the units cannot be operated from the controls located in the basement, which are non-functioning. The operators cannot see the floor of the basement from the ground floor and can only sense that the car has hit the floor based upon observing slack in the chain or when they hear the car collide with the floor.
- The chain hoist at 3025 could not be examined for deformity because it is covered with duct tape, in lieu of a self-closing safety latch.
- The use of two bolts to secure the chain through the wide flange support beam is improper.
- The lowering of the hoist cars to the basement floor creates an unguarded floor opening on the ground floor.
- The electric hoist motor was rated for one ton, far exceeding the weight of the hoist car and the potential weight of trash placed in the hoist car. The additional power expands the limits of the "true" travel of an empty car.
- The hole in the wide flange beam is not the proper way to support the hoist and the load as this causes undue stress on the chain.

Maintenance and Inspection

The safety assessment team examined the maintenance and inspection patterns of the compactor hoist at 3025 Surf Ave and found that the hoist car and hoist rail system had undergone numerous repairs since 2012. In addition, the safety assessment team did not find any inspection records for the unit.

Training:

A review of the training offered to NYCHA personnel on the use of this equipment reveals that the use of garbage hoists is not covered in any of the formal training programs offered by NYCHA. Training on the equipment is peer to peer and no records of this training exist.

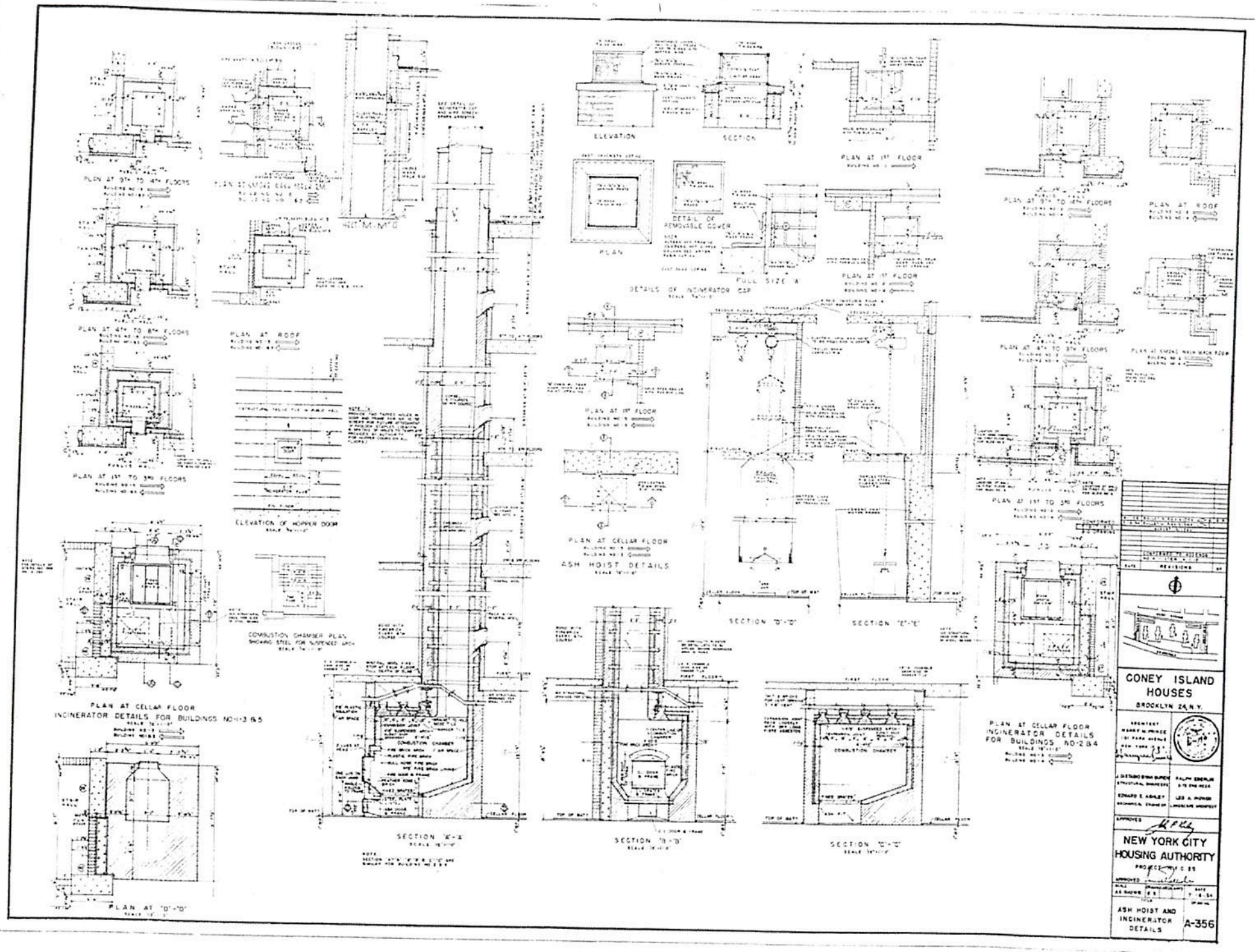
Procedures

A review by the safety review team of the title specific Job Safety Analysis (JSA) completed and procedures related to maintenance operations revealed that there is no mention of hoist operations and no written procedures on how to operate the hoist safely.

Recommendations

The Safety Assessment team recommends the following actions be taken to address the deficiencies discovered during this assessment:

- Remove all similar hoist systems from service.
- Conduct an assessment of all garbage hoist systems installed throughout NYCHA's portfolio.
- Take corrective action to address design and maintenance deficiencies found during the assessments.
- Explore the feasibility of replacing garbage hoists with a more technologically advanced system.
- Incorporate hoist usage into current Caretaker Job Safety Analyses.
- Develop preventive maintenance schedules for equipment and documentation methods.
- Develop garbage hoist inspection procedures and documentation methods.
- Develop "Certified Operator" training and required documentation for all personnel tasked with utilizing garbage hoists.
- Establish a unique work ticket designation for garbage hoists.


PLAN AT 9TH TO 4TH FLOORS
PLAN AT 4TH TO 8TH FLOORS
PLAN AT 1ST TO 3RD FLOORS
PLAN AT ROOF
ELEVATION OF HOPPER DOOR
COMBUSTION CHAMBER PLAN SHOWING STEEL FOR SUSPENDED ARCH
PLAN AT CELLAR FLOOR
INCINERATOR DETAILS FOR BUILDINGS NO-1-3 & 5
PLAN AT "D"-"D"
SECTION "A"-"A"
ELEVATION
SECTION
PLAN
DETAIL OF REMOVABLE COVER
FULL SIZE "A"
DETAILS OF INCINERATOR CAP
PLAN AT 1ST FLOOR
PLAN AT CELLAR FLOOR
ASH HOIST DETAILS
SECTION "B"-"B"
SECTION "D"-"D"
SECTION "E"-"E"
SECTION "C"-"C"
PLAN AT 9TH TO 4TH FLOORS
PLAN AT 4TH TO 8TH FLOORS
PLAN AT 1ST TO 3RD FLOORS
PLAN AT ROOF
PLAN AT CELLAR FLOOR
INCINERATOR DETAILS FOR BUILDINGS NO-2 & 4
CONTRACT NO. 1-1
DATE REVISIONS BY
CONEY ISLAND HOUSES
BROOKLYN 24, N.Y.
ARCHITECT
WALLACE K. HARRISON
101 PARK AVENUE
NEW YORK 22, N.Y.
L. DESBOROUGH BURDEN
STRUCTURAL ENGINEER
RALPH EMERSON
SITE ENGINEER
EDWARD E. ASHLEY
MECHANICAL ENGINEER
LEE A. HOMER
LANDSCAPE ARCHITECT
APPROVED
NEW YORK CITY HOUSING AUTHORITY
PROJECT NY C 25
APPROVED
SCALE AS SHOWN
DATE 7-6-54
ASH HOIST AND INCINERATOR DETAILS
A-356