



NYCHA's Fire Safety Overview



“Safety is our top priority—it is simply unacceptable to put NYCHA residents at risk because of neglect or indifference. In addition to disciplinary actions being taken against staff identified by the Inspector General, the Authority issued enhanced safety inspection protocols and training, and launched an internal audit and employee public awareness campaign back in June. We remain committed to building safer, cleaner and more connected communities.” –*Jean Weinberg, NYCHA Chief Communications Officer*

Background

DOI Recommendations:

- Disciplinary: NYCHA took action against all 9 employees referred by the Inspector General. The Butler maintenance worker named in the report **retired after disciplinary charges were delivered.**
- The Authority is instituting annual internal audits; an internal audit is currently underway; and safety spot checks have been incorporated into NYCHA's ongoing quality assurance program on maintenance and repairs. Reviews will identify developments that require additional training and controls.
- In June, NYCHA issued written instruction to property management, hosted two webinars that were attended by 250 staff; created a digital library for materials; and launched a new [employee public awareness campaign "5 ALIVE."](#)
- NYCHA is updating paperwork procedures and recordkeeping software and integrating a pop-up reminder message on handheld devices before a work order is closed.
- The Authority is committed to becoming a digital organization; NYCHA anticipates deploying handheld devices to all maintenance workers by the end of the year and all 3,500 front line staff by the end of the first quarter 2017.

5 ALIVE SAFETY



When making repairs or inspecting units, perform the **5 ALIVE Safety Check**. Every time. Always.

- A**larms: **Smoke & Carbon Monoxide Detectors**
Present, Installed, Operating
- L**edges: **Window Guards**
*Every Window in Units with Children,
Never on Fire Escape/Emergency Exit Windows*
- I**nf: **Fire Safety Notice**
Posted on Door
- V**olts: **Ground Fault Circuit Interrupter Outlets**
Tested, Power Cuts Out
- E**ntrance: **Closes & Latches**
Self-Closing, Latch Catches

Safety is everyone's responsibility.
Failure to perform a safety check, fix deficiencies and accurately document outcomes may be grounds for disciplinary action.

DOI Report Findings

- The vast majority (71%) of smoke/CO detectors examined were operational as indicated on work orders.

NYC Law & NYCHA Rules

- NYC law requires a landlord to install a smoke detector in every apartment at move-in; it is the tenants' responsibility to test and maintain smoke/CO detectors throughout the tenancy.
- Although not mandated by law, NYCHA procedures require property maintenance staff to check that smoke detectors are operational each time they enter an apartment.