

Red Placard Information for Building Owners

The Department has performed rapid assessment inspection of the structural stability of buildings affected by Hurricane Sandy and tagged these buildings with green, yellow and red placards based on their condition. If your building was tagged with a red placard this means the building is unsafe – it has been seriously damaged and is unsafe to enter or occupy.

Buildings that require structural work cannot participate in NYC Rapid Repairs because the program is designed for minor repair work only. For these buildings, the Department will be performing in-depth, follow-up inspections and advising building owners on the proper course of action to take.

Start Making Repairs

If your building was tagged with a red placard, you need to take the following steps to repair your building and make it safe for re-occupancy:

- 1) **Hire a New York State-licensed professional** (Registered Architect or Professional Engineer) to perform an assessment of your building and develop a remediation plan based on their findings.

For a licensed professional referral please call:

- American Institute of Architects (AIA) at 212-358-6113
- Structural Engineers Association of New York (SEAO NY) at 646-736-0694
- American Council of Engineering Companies (ACEC) at 212-682-6336.

AND

- 2) **Hire a licensed contractor** to make the necessary repairs. Your contractor may begin work before filing an application with and obtain permits from the Department.

AND

- 3) **File an application with and obtain permits** from the Department within 2 days after commencing emergency work.

OR

Submit a self-certification report from your licensed professional to the Department stating all repairs have been made and the building is safe for re-occupancy. Reports should be submitted to reoccupyzonea@buildings.nyc.gov.

Additional Information

For more information on getting back into your home, please visit the Department's website at www.nyc.gov/buildings.

Department representatives will also be available at NYC Restorations Centers.

For information on where to find a NYC Restoration Center near you, please call 311 or visit www.nyc.gov.

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In-Depth Inspections

During the in-depth, follow-up inspections the Department will take one of the following actions based upon its findings:

- **Building is unstable and poses an immediate danger:** If a building poses an immediate danger, the Department will issue an immediate emergency declaration, ordering the building owner to take corrective action within 48 hours of the declaration being issued to correct the immediately hazardous conditions. The necessary corrective action will be listed on the declaration.
- **Building is unstable, but does not pose an immediate danger:** If the building poses a danger, but the danger is not immediate, the Department will issue an emergency declaration, ordering the building owner to take corrective action within 30-60 days to correct the hazardous conditions. The necessary corrective action will be listed on the declaration.
- **Building is stable, but still poses a danger:** If the building is stable, but still pose a danger, the Department will order the building owner to seal the building.
- **Placard change:** After the in-depth, follow-up inspection, the Department may determine that the damage to your building is not severe enough to warrant a red placard. In this event, the Department will change your placard from red to yellow. The new placard will provide detailed information on what repairs are needed.

If building owners are unwilling or unable to perform the necessary corrective action, the City will step in and take the necessary action to remedy the hazardous conditions.