

1 RCNY §3-01

CHAPTER 3 VACANT AND UNGUARDED BUILDINGS

§3-01 Sealing and Protection of Vacant and Unguarded Buildings.

Where buildings are vacant, unguarded, open to unauthorized entry and are required to be sealed pursuant to the provisions of an unsafe building order issued by the Department of Buildings or a determination by the Department of Housing Preservation and Development that the condition is dangerous to life, health and safety, they shall be sealed and protected in the following manner:

(a) *Buildings with exterior walls constructed of brick or other masonry.*

(1) All exterior openings including door openings, which are in the cellar, basement and first story, or which are less than ten (10) feet from grade, shall be sealed with concrete block or stucco on plywood as provided below. All exterior openings which are on the course of a fire escape or are above the first story and less than six (6) feet measured horizontally from an opening in an adjoining building shall be sealed with concrete block or stucco on plywood as provided below. One door opening, readily visible from the street, may, at the discretion of the owner, be sealed with a padlocked metal roll-up door, one (1) hour fire rating metal door or an exterior door of one (1) and three-quarter (3/4) inch solid wood covered with twenty six (26) U.S. gage [*sic*] galvanized metal with edging turned over and nailed with flat head galvanized nails. The door of solid wood shall be hung in such a manner that no screws are exposed on the outside of the door on either the hinges or the hasps. Hinges shall not have removable hinge pins. Two hasps and locks shall be provided, located so as to divide the height of the door in equal sections.

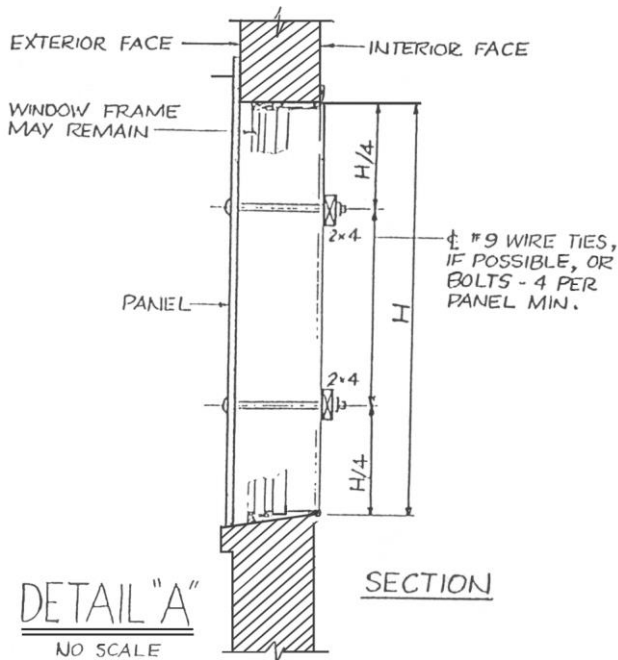
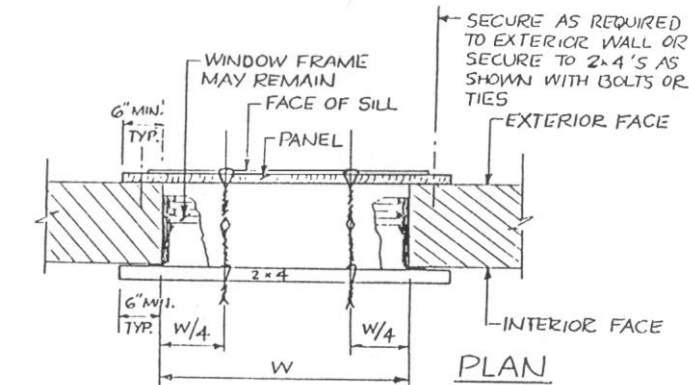
(2) *Concrete Block Seal.*

(i) Concrete block shall conform to the provisions of Reference Standard RS-10 of the New York City Building Code.

(ii) All door and window frames shall be removed before concrete blocks are installed. Brickwork which new concrete blocks will abut, shall be cleaned and thoroughly wetted before blocks are installed.

(iii) Doors and windows, not exceeding three (3) feet in width, shall be sealed with concrete block at least four (4) inches in thickness. Openings exceeding three (3) feet in width shall be sealed with concrete blocks at least eight (8) inches in thickness.

(iv) Concrete blocks shall be laid in masonry cement mortar with a mix of not more than three (3) parts of sand for each part of masonry cement by volume. Joints in masonry shall be broken and exterior faces shall be struck. Blocks shall not extend beyond the brick



ALTERNATE METHOD OF SECURING PANELS TO WINDOW OPENINGS, SIMILAR FOR OTHER OPENINGS.

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line. Masonry cement shall conform to the provisions of Reference Standards RS-10 of the Building Code.

(3) *Stucco on Plywood Seal.* (i) If the window frame is in a condition whereby plywood can be secured to it, five-eighths (5/8) inch CDX grade plywood shall be nailed into such frame openings with eight d (8d) common nails every twelve (12) inches. Galvanized wire lath [*sic*] shall then be nailed to plywood using one (1) inch roof nails every twelve (12) inches. Wire lath [*sic*] shall be covered by an one (1) inch coat of portland cement with a float finish. Cement shall not extend beyond the opening's brickline.

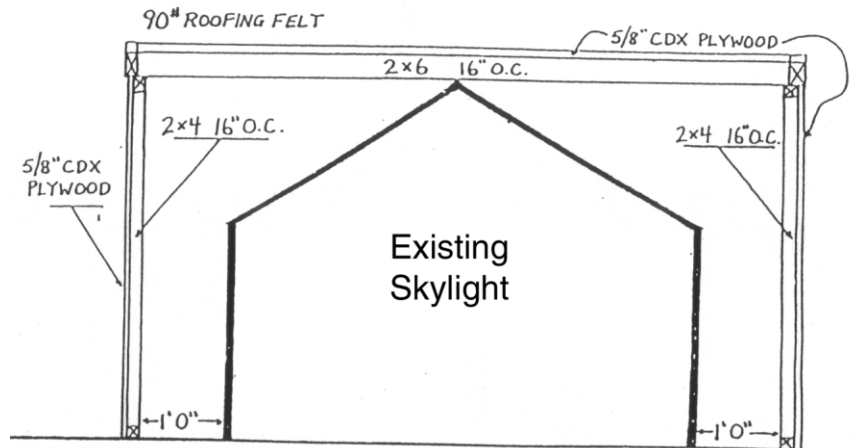
(ii) If a window or door frame is in a condition whereby such plywood cannot be secured to it, the frame shall be removed. The opening shall then be framed-out with new grade one (1) wood or metal two (2) x four (4) inch top and bottom plates with wood or metal studs every sixteen (16) inches on center.

(iii) Openings exceeding three (3) feet shall be framed-out with new grade one (1) two (2) x four (4) inch top and bottom plates with wood or metal studs every sixteen (16) inches on center.

(b) *Buildings with exterior walls constructed of material other than masonry.* All exterior openings including door openings, which are in the cellar, basement and first story, on the course of a fire escape, are less than six (6) feet measured horizontally from an opening in an adjoining building or which are less than ten (10) feet from grade, shall be sealed with stucco on plywood as provided in this section or with five-eighths (5/8) inch CDX grade plywood which may be nailed directly to the window frame if such frame is in a condition that will enable such plywood to be attached, fastened directly to the exterior wall, or secured with bolts and battens in accordance with Detail "A" (annexed below). If such frame is not in a condition to enable such plywood to be attached, the opening shall be framed-out with new grade one (1) wood or metal two (2) x four (4) inch top and bottom plates with wood or metal studs every sixteen (16) inches on center. One door opening, readily visible from the street, may, at the discretion of the owner, be sealed with a padlocked metal roll-up door, one (1) hour fire rating metal door or an exterior door of one (1) and three-quarter (3/4) inch solid wood covered with twenty six (26) U.S. gage [*sic*] galvanized metal with edging turned over and nailed with flat head galvanized nails. The door of solid wood shall be hung in such a manner that no screws are exposed on the outside of the door on either the hinges or the hasps. Hinges shall not have removable hinge pins. Two hasps and locks shall be provided, located so as to divide the height of the door in equal sections.

(c) *Openings in roofs which are accessible from an adjoining building shall be sealed as follows:*

(1) Ventilating equipment and similar protruding structural elements in roofs shall be completely removed, except that dumbwaiter shafts extending above roof level need not be removed if the door opening into the shaft is sealed with concrete blocks or stucco on plywood. Openings remaining after removal of such equipment and/or protruding structural elements shall be sealed with one (1) inch thick tongue and groove boards, not less than six (6) inches in nominal width or with five-eighths (5/8) [*sic*] inch CDX plywood, nailed onto three (3)-inch by eight (8)-inch joists, not more than sixteen (16) inches on center. Joists shall be secured to the roof timbers framed about the openings in a sound and secure manner. Boards shall be covered with ninety (90) pound roofing felt secured by one (1) inch roofing nails every twelve (12) inches or roofing cement to provide a watertight durable cover. Skylights at the top of the dumbwaiter shafts shall be sealed by removing the assembly, framing out the opening with new grade one (1) two (2) x four (4) inch joists on edge, sixteen (16) inches on center and then covered with five-eighths (5/8) inch CDX grade plywood. Such plywood shall then be covered with ninety (90) pound roofing felt secured by one (1) inch roofing nails every twelve (12) inches or



Detail "B"
Enclosure For Roof Skylights

roofing cement to provide a watertight durable cover.

(2) Roof skylights shall be secured by constructing a frame which encloses all sides of the skylight. The frame shall be constructed using new grade one (1) two (2) x four (4) inch single bottom plate and double top plate with wood or metal studs every sixteen (16) inches on center. Bottom plates shall be nailed to the building's roof joists with sixteen d (16d) common nails

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or sixteen d (16d) concrete nails every twelve (12) inches. Top plates shall overlap at the corners. New grade one (1) two (2) x six (6) inch joists on edge with headers, every sixteen (16) inches on center, shall bear on top plates. The entire frame shall then be covered with five-eighths (5/8) inch CDX grade plywood. A watertight durable cover shall be provided on the top of the frame using (90) pound roofing felt secured by one (1) inch roofing nails every twelve (12) inches or roofing cement. A diagram for enclosure of roof skylight is provided at Detail "B" below.

(3) Public hall roof bulkheads shall be sealed as follows: Windows of bulkheads shall be removed and sealed with concrete blocks or stucco on plywood as provided in this section. Doors of bulkheads may be secured shut if the frame and door are in a condition whereby the door may be adequately secured. If not in such condition, the door and frame shall be removed and the opening shall be sealed with concrete blocks or stucco on plywood as provided in this section. Openings at top of roof bulkheads shall be sealed by removing the assembly, framing out the opening with new grade one (1) two (2) x eight (8) inch joists on edge, sixteen (16) inches on center and then covered with five-eighth (5/8) inch CDX grade plywood. Such plywood shall then be covered with ninety (90) pound roofing felt secured by one (1) inch roofing nails every twelve (12) inches or roofing cement to provide a watertight durable cover.

(d) *Notification to Utilities.* Notification shall be made to the steam, electric and gas utility companies which provide service to the buildings to request discontinuance of service to the buildings. In addition, water service to the building shall be discontinued and certification to that effect from the Department of Environmental Protection shall be filed with the department.

(e) *Rubbish Removal and Examination.* Prior to the completion of sealing of exterior openings as set forth in this section, all decomposable debris and rubbish shall be removed from the yards, courts and any area at the perimeter of the premises and the building shall be treated to exterminate rodents by a licensed exterminator.

(f) *Hazardous Combustible Material Within Buildings.* If hazardous materials which could cause a fire or explosion are discovered within the building, they shall be removed and disposed of in an appropriate manner prior to sealing.