



HAZARDOUS BUILDINGS BULLETIN

3rd Quarter 2016

MIXED OCCUPANCY

Mixed Occupancy buildings are very common and found in just about every neighborhood of the City.

The first floor and in some instances the basement or cellar level have commercial or retail areas with living areas on the upper floors.

The commercial area may contain anything from laundromats, bars, bodegas, restaurants, auto garages to hair/nail salons, dry cleaners and offices.

Buildings can range from 2 story row or stand alone to 6 story block long complexes and everything in between.

110 R Moss Street



MIXED OCCUPANCY & MULTIPLE DWELLINGS

Multiple dwelling units are scattered throughout the city and can range from 2 to 6 stories and be row or stand alone.

Know your District!!

The size of these buildings may not be evident from the front, in that many will only be 15 to 25 feet wide on the front but can run the whole block in length or depth, this is where touring your district will come in handy especially in selecting the length of line for the initial attack.

Concerns in these buildings besides the potential for large amounts of victims are limited access to all sides, lack of standpipes or sprinklers, long narrow hallways, confusing floor layouts, elevator shafts, court yards, vertical light shafts or skylights, large cockloft areas and entrances that allow access to only certain floors or areas of the building including utilities.

ILLEGAL SINGLE ROOM OCCUPANCIES

Over the years many illegal single room occupancies (Boarding Houses) have been discovered in different neighborhoods. These will be evident from padlocks on the exterior of room doors during searches.

TIPS

During searches remember to check courtyards, roof bulkheads or vertical shafts. People will do anything or use any means in a panic to escape a fire.

If fire escapes are to be used always check their integrity prior to using them. Many have not been maintained, have missing anchors, treads or supports.

Engine companies should position for the fastest and easiest stretches at these fires, without blocking out the aerial companies. Also a pre connect may not always be the answer.

Aerial companies should position apparatus for the most effective "scrub" area and use Thermal Imagers to assist in searches and identifying hazards.

Mixed Continued:

Just as in any type of building, it need not be vacant to be hazardous but there some extra things to consider in these types of properties: Increased Fire Load, Added floor weight whether it be Live or Dead, increased security devices such as roll down gates, Dumb waiter or elevator shafts, Traps doors leading to the basement especially in bar rooms, limited access to all sides, Shoddy renovation or repairs or less than adequate shoring to hold the increased loads.

There usually is no access from the first floor to the upper dwelling units or the building utilities. Look for additional front, side or rear entrances.



62 South 6th St

- Vacant Mixed use property
- Used for illegal parties
- Unsecured



754 N 9th St

- Large three story, 1/2 block deep vacant structure
- Fire escape on both sides of building unknown condition.
- Unsecured on side opposite of Douglass St

*Thermal Imagers
Can assist you in searches or
identifying hazards such as trap
doors, elevator shafts or other
open shafts along with
advanced fire conditions.*

Advanced fires on first floors or basements of Mixed Occupancies may require a 2 1/2 inch hand line or deluge gun from the start.



600 Block Elm St

- Large 4 Story Multiple Occupancy
- Vacant for sometime
- Currently undergoing renovations
- All windows are open on upper floors



Rear 932 Penn St

OFF CHERRY ST

ALL WINDOWS BOARDED

ENTRANCE CAN BE FROM REAR CORNER THROUGH HOLE

PORTIONS ARE COLLAPSING



1057-59 N 9th Street

Large Multiple Occupancy currently vacant

First floor seems secured

Multiple windows are missing glass

Unknown interior condition



**SW Corner Reed &
Elm**
Increased dead load
added to second
floor roof.
Front dormer
appears to be
recently repaired
may be occupied.



842 through 846 Elm St
Large multiple dwelling building, vacant,
first floor appears secured.
Unknown interior condition or layout, be
careful not to get disoriented.



639 Miltimore St
Two story brick garage with rear two story wood
frame attachment.
Unsecured, front windows missing.
Notice brick wall aside of garage door bulging out.

1043 Cotton St



This building has power but do not be fooled!

This building is being used as storage.

The floors are styled after a moat, the center is still in place but along every wall there is open space.

This is done on every floor so you will have rapid fire spread throughout. Only safe entry is through the front door as using a window will put you in the basement rather quickly.