



State of New York  
Office of Fire Prevention and Control

1220 Washington Avenue, Bldg 7A  
Albany, NY 12226  
Phone#: (518) 474-6746  
Fax#: (518) 474-3240

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## REPORT OF INSPECTION AND NOTICE OF VIOLATION

Facility: College of Saint Rose

You are hereby notified that an inspection of the above named facility by the New York State Office of Fire Prevention and Control disclosed violations of the New York State Uniform Fire Prevention and Building Code. The nature and location of the violations are specified on the accompanying pages.

These violations pose a potential for physical injury or death to the occupants of the building due to fire. Failure to remedy the violations by the date specified will expose the college or university to penalties based on the severity of the hazard(s), of up to five hundred dollars per day that the violations continue beyond the specified abatement date, and/or closure of the building if conditions constitute an imminent threat to public health or safety.

Verification that the corrective action has been taken will be performed through re-inspection of the effected property.

Any questions relating to this inspection should be directed to the New York State Office of Fire Prevention and Control - Inspections and Investigations Branch at the location indicated below.

District Supervisor:

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McCrae, Brian  
Deputy Chief

**Inspector :** Chandler, Philip Mark

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Concourse Room 130  
Albany, NY 12242  
518-417-6660 518-242-3745 (fax)



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## REPORT OF INSPECTION NOTICE OF VIOLATION

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Agency:	Independent Colleges / Universities	State Fire ID:	1-03-00-0087-136
Region:	None	Building No.:	136
Facility:	College of Saint Rose	Escort:	
Building:	962 Madison Ave.	Inspected by:	Chandler, Philip Mark
	962 Madison Ave,136	Inspection Date:	04/27/2017
	Albany, NY 12203	Date of Reinsp:	06/02/2017
		Reviewed by:	
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Agency Contact: Steanco, Carolyn J

County: Albany

----- Building Information -----

Type of Construction: None  
Number of stories:  
Total square feet:  
Building Condition: In Normal use

Agency: Independent Colleges / Universities  
 Region: None  
 Facility: College of Saint Rose  
 Building: 962 Madison Ave.

Inspection Notes : Building is neglected, damaged, decayed, dilapidated and structurally unsafe.

----- Violations -----

- 1    **Violation:**                    **Unsafe vacant structures to be placarded.**  
      Hazard Cls.:                    Significant  
      Code Refer.:                    15F-311.5  
      Abate By:                        05/04/2017  
      Location:  
      Description:
  
- 2    **Violation:**                    **Use prescribed placard.**  
      Hazard Cls.:                    Significant  
      Code Refer.:                    15F-311.5.4.2.  
      Abate By:                        05/04/2017  
      Location:  
      Description:

----- Recommendations -----

## ADDITIONAL EXPLANATION

Violation#: 1      Unsafe vacant structures to be placarded.

### CHAPTER 3 GENERAL REQUIREMENTS

#### SECTION 311 VACANT PREMISES

311.5 Placards. Any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards shall be marked as required by Sections 311.5.1 through 311.5.5.

311.5.1 Placard location. Placards shall be applied on the front of the structure and be visible from the street.

Additional placards shall be applied to the side of each entrance to the structure and on penthouses.

311.5.2 Placard size and color. Placards shall be 24 inches by 24 inches (610 mm by 610 mm) minimum in size with a red background, white reflective stripes and a white reflective border. The stripes and border shall have a 2-inch (51 mm) minimum stroke.

311.5.3 Placard date. Placards shall bear the date of their application to the building and the date of the most recent inspection.

311.5.4 Placard symbols. The design of the placards shall use the following symbols:

311.5.5 Informational use. The use of these symbols shall be informational only and shall not in any way limit the discretion of the on-scene incident commander.

Part II-General Safety Provisions

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Violation#: 2      Use prescribed placard.

### CHAPTER 3 GENERAL REQUIREMENTS

#### SECTION 311 VACANT PREMISES

311.5 Placards. Any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards shall be marked as required by Sections 311.5.1 through 311.5.5.

311.5.4 Placard symbols. The design of the placards shall use the following symbols:

2. This symbol shall mean that structural or interior hazards exist and interior fire-fighting or rescue operations should be conducted with extreme caution.

Part II-General Safety Provisions

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## ADMINISTRATIVE RIGHT OF APPEAL

### GENERAL

Requests for clarification and questions related to this inspection report should be directed first to the inspector identified on the report. Follow up or further inquiry may be made to the district supervisor of the Office of Fire Prevention and Control, Inspections and Investigations Branch responsible for the region in which the building is located.

To formally dispute a violation, a request for review must be presented in writing, with clear explanation of the circumstances to:

Chief of the Inspections & Investigations Branch  
Office of Fire Prevention and Control  
1220 Washington Avenue, Bldg 7A  
Albany, NY 12226  
(518)-474-6746

If there is the desire to challenge that determination a formal appeal may be made to the Deputy State Fire Administrator for Enforcement at the above address. Such appeal must be presented in writing and clearly detail justification for the dispute.

### LEGAL VARIANCE

To pursue relief from strict application of the requirements of the New York State Uniform Fire Prevention and Building Code (Uniform Code), a “variance” may be pursued. The procedures for variances and appeals regarding the Uniform Code are established in [19 NYCRR Part 1205](#). Requests for a variance generally require a hearing before a [Board of Review](#). Some requests for a variance can be resolved through an administrative process when NYS Department of State staff determines it is appropriate. For additional information, or to initiate a variance or appeal process, contact should be made with the appropriate Department of State [regional](#) office. An application for a variance or appeal of a local determination regarding applicable provisions of the New York State Uniform Fire Prevention and Building Code may be found at:

[http://www.dos.ny.gov/dcea/pdf/varianceapp\\_311.pdf](http://www.dos.ny.gov/dcea/pdf/varianceapp_311.pdf)

### COMPLIANCE PLANS

With justification, a time extension to abate a specific violation may be granted. Such extensions are determined “Compliance Plans” because they are only considered if the request demonstrates a detailed, legitimate plan that reasonably assures compliance by the date requested. Compliance plans may be submitted as a written request to the regional Inspections and Investigations Branch Deputy Chief at the address provided on this notice. To be considered, the request must be in writing and must set forth work already accomplished, the work remaining, the reason why an extension of time is necessary, and the date by which all work will be completed. All possible supporting and justifying documentation should accompany the request. Time extensions are not automatic or guaranteed. They are granted solely on the merit of each compliance plan. The compliance plan must be completed and signed by a member of the requesting agency’s management team that is authorized to commit project funding, provide timelines, and commit the agency to the legal specifications of the request.

*Take notice that an application for an extension constitutes a legal obligation to correct the violation by the date granted and that failure to meet the conditions of said compliance plan will result in the assessment of penalties accrued during the extension period.*