Addressing Problem Apartments

Ohio Municipal Attorney's Association

July 20, 2023

Addressing Problem Apartments



High Rise Buildings

Philadelphia

What is a high-rise building in Philadelphia?

A high-rise building is a building that has its highest occupied floor located 75 feet or higher from the lowest level of fire department vehicle access.





Commercial high-rise buildings are nonresidential use. These are buildings where people work but do not live. Commercial high rises can have different uses within the building but still categorized as a commercial high rise.

Residential high-rise buildings are buildings where people live or stay overnight . Apartments , condominiums and hotels are some of the types of residential high-rise buildings you will see. You also may have several different uses within a residential high rise. You may have restaurants, lecture halls, ballrooms or convenient stores to name a few.

Mixed-Use high-rise building may be a combination of commercial floors and residential floors. The second Comcast building is an example of that. The ground floor up to the 44th floor is commercial and the 45th floor to the 60 floor is residential. You will find a few if these type of high-rise occupancies in center city.

Other Building Classifications?

- Mid-Rise: A residential building that has an active housing rental license with the Department for at least 25 residential units, but does not meet the standard of a High-rise building.

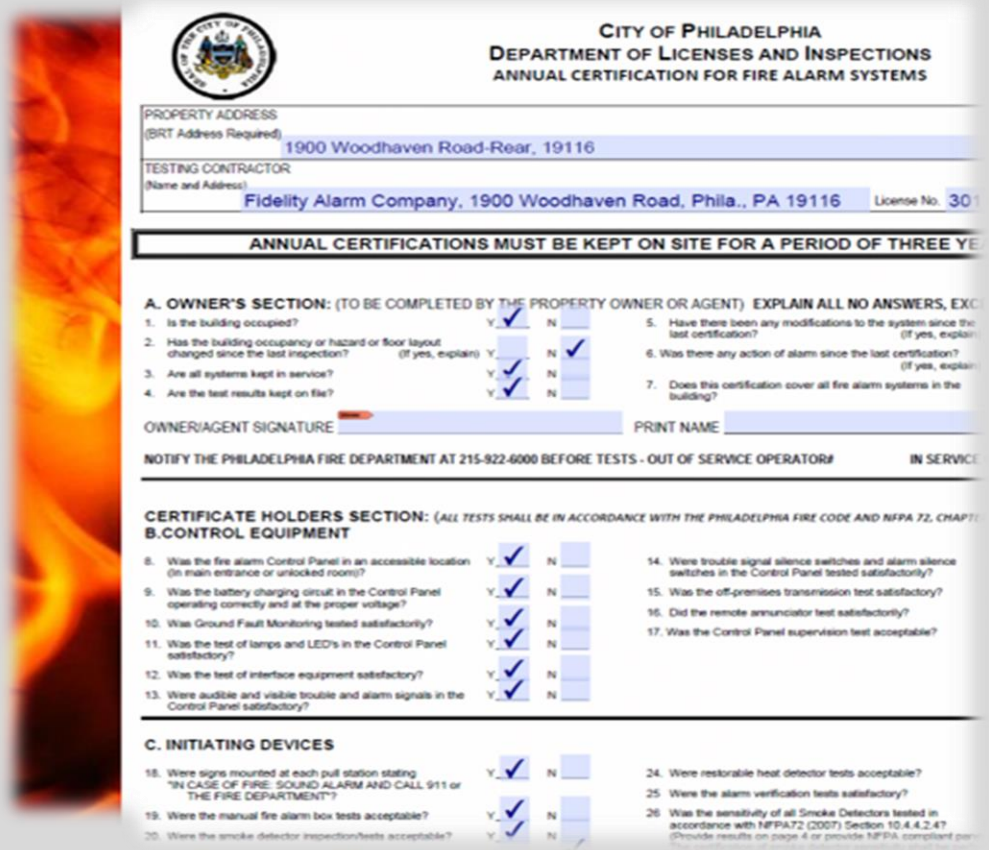
- Façade inspection report: all buildings six or more stories; all buildings with any appurtenance in excess of 60 feet

- Building Manifest Requirement: The manager of a High-rise building or a Mid-rise building shall keep an up-to-date Building Manifest on-site, in hard-copy form, for the purpose of providing the Building Manifest to Responders in the event of an emergency.)

- Automatic Sprinkler Systems: Buildings 45 feet or more in height. An automatic sprinkler system shall be installed in the following areas of buildings that have one or more stories located 45 feet (13 716 mm) or more above the lowest level of fire department vehicle access: 1. Basements. 2. The level of exit discharge. Exceptions: 1. Open parking structures. 2. Occupancies in Group F-2. 3. Buildings where all exterior walls have a fire separation distance of 5 feet (1524 mm) or greater.

Documents you should ask for:

Fire alarm cert
Fire suppression cert
Emergency lighting cert
Special hazard cert
Evacuation and shelter in place plans
SDS sheets
Façade registration
Contact information
Site plans
Variances
Fire escape report (if relevant)



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
ANNUAL CERTIFICATION FOR FIRE ALARM SYSTEMS

PROPERTY ADDRESS
(BRT Address Required) 1900 Woodhaven Road-Rear, 19116

TESTING CONTRACTOR
(Name and Address) Fidelity Alarm Company, 1900 Woodhaven Road, Phila., PA 19116 License No. 30

ANNUAL CERTIFICATIONS MUST BE KEPT ON SITE FOR A PERIOD OF THREE YE

A. OWNER'S SECTION: (TO BE COMPLETED BY THE PROPERTY OWNER OR AGENT) EXPLAIN ALL NO ANSWERS, EXC

1. Is the building occupied? Y ✓ N
2. Has the building occupancy or hazard or floor layout changed since the last inspection? (If yes, explain) Y N ✓
3. Are all systems kept in service? Y ✓ N
4. Are the test results kept on file? Y ✓ N
5. Have there been any modifications to the system since the last certification? (If yes, explain)
6. Was there any action of alarm since the last certification? (If yes, explain)
7. Does this certification cover all fire alarm systems in the building?

OWNER/AGENT SIGNATURE PRINT NAME

NOTIFY THE PHILADELPHIA FIRE DEPARTMENT AT 215-922-6000 BEFORE TESTS - OUT OF SERVICE OPERATOR# IN SERVICE

CERTIFICATE HOLDERS SECTION: (ALL TESTS SHALL BE IN ACCORDANCE WITH THE PHILADELPHIA FIRE CODE AND NFPA 72, CHAPT
B.CONTROL EQUIPMENT

8. Was the fire alarm Control Panel in an accessible location (in main entrance or unlocked room)? Y ✓ N
9. Was the battery charging circuit in the Control Panel operating correctly and at the proper voltage? Y ✓ N
10. Was Ground Fault Monitoring tested satisfactorily? Y ✓ N
11. Was the test of lamps and LED's in the Control Panel satisfactory? Y ✓ N
12. Was the test of interface equipment satisfactory? Y ✓ N
13. Were audible and visible trouble and alarm signals in the Control Panel satisfactory? Y ✓ N
14. Were trouble signal silence switches and alarm silence switches in the Control Panel tested satisfactorily?
15. Was the off-premises transmission test satisfactory?
16. Did the remote annunciator test satisfactorily?
17. Was the Control Panel supervision test acceptable?

C. INITIATING DEVICES

18. Were signs mounted at each pull station stating "IN CASE OF FIRE: SOUND ALARM AND CALL 911 or THE FIRE DEPARTMENT"? Y ✓ N
19. Were the manual fire alarm box tests acceptable? Y ✓ N
20. Were the smoke detector inspection/tests acceptable? Y ✓ N
24. Were restorable heat detector tests acceptable?
25. Were the alarm verification tests satisfactory?
26. Was the sensitivity of all Smoke Detectors tested in accordance with NFPA72 (2007) Section 10.4.4.2.4? (Provide results on page 4 or provide NFPA compliant

Many older buildings will have **fire escapes** and fire escape balconies. Looking at the components of the fire escapes and balconies should be part of the inspection. All fire escapes and fire escape balconies are required to have a summary report from an engineer.





All **fire tower** doors must be fire rated, self closing and latching. There should be no storage at all in the stair tower. There should be floor identification signs. All fire towers in high rise buildings must have wet standpipes. They should have an inspection tag and in some cases a gauge showing how much pressure is in the standpipe at the level you are in the fire tower.

Fire Suppression

- All fire towers in high rise buildings must have wet standpipes. They should have an inspection tag and in some cases a gauge showing how much pressure is in the standpipe at the level you are in the fire tower.

- The fire pump room is usually located in the basement. The fire pump helps supply water to the upper and most remote floors in a high-rise building.

- All commercial high rise buildings are required to be 100 percent sprinklered. Residential buildings , depending on the year they were built may not be completely sprinklered.

- Fire extinguishers should be tagged and mounted; the tag is good for one year.

- Fire department connections should be on the rooftop or in the fire tower at the highest floor and ground level

- Special Uses: Computer rooms are usually equipped with a suppression system that is separate from the rest of the building. The system is specifically for computer servers. Two types of systems are FM-200 and Halon. These systems are designed to suppress any fire in the room without damaging the computer servers. These generally also require a special hazard certification. The same is true for a commercial kitchen hood system.

Big Little Problems

Many high-rise buildings will have electrical, mechanical or phone data closets. In most buildings these closets, or rooms are located on common floors at each level. Open floor or wall penetrations will cause a fire to spread quickly through the building.



All exit signs and emergency lights must work.



All means of egress must be maintained at all times. This includes but is not limited to, hallways, exit doors to stairways, all stairways, and exit doors to the public way.

Unique Spaces = Unique Costs & Challenges

Mechanical Room: Most are either at the top floor or basement level or both.

Electrical/ High Voltage Room: Due to the size of the buildings, high rises will have “high voltage” rooms. These rooms should never have any storage at all.

Elevator Machine Room: Rooftop mechanicals for the elevator.

Fire Pump Room: Usually located in the basement

Fire Command Center: The location where you may see the main fire panel and where the fire department will set up as a central location when dealing with a high-rise fire. Necessary Items: elevator keys, basic building diagram, SDS sheets, contact info, fire phones.

Generator Room: The generator is usually run once a week or every other week by the engineer. A log should be kept onsite showing the days and times the generator was run. A full load test and certification is required once a year.

Note: Hazardous material containment issues – spill control, safety data sheets (SDS), proper signage and storage

Who? What? Where? When? Why? How?

Who is the contact? Owners? Representative on site? Engineer?

What is the size, age, use, occupancy?

Where in the City is it located?

When in the process did we become involved?

Why are we involved?

How did they meet? They being the building and the owner

Apartment Nuisance Abatement Groups

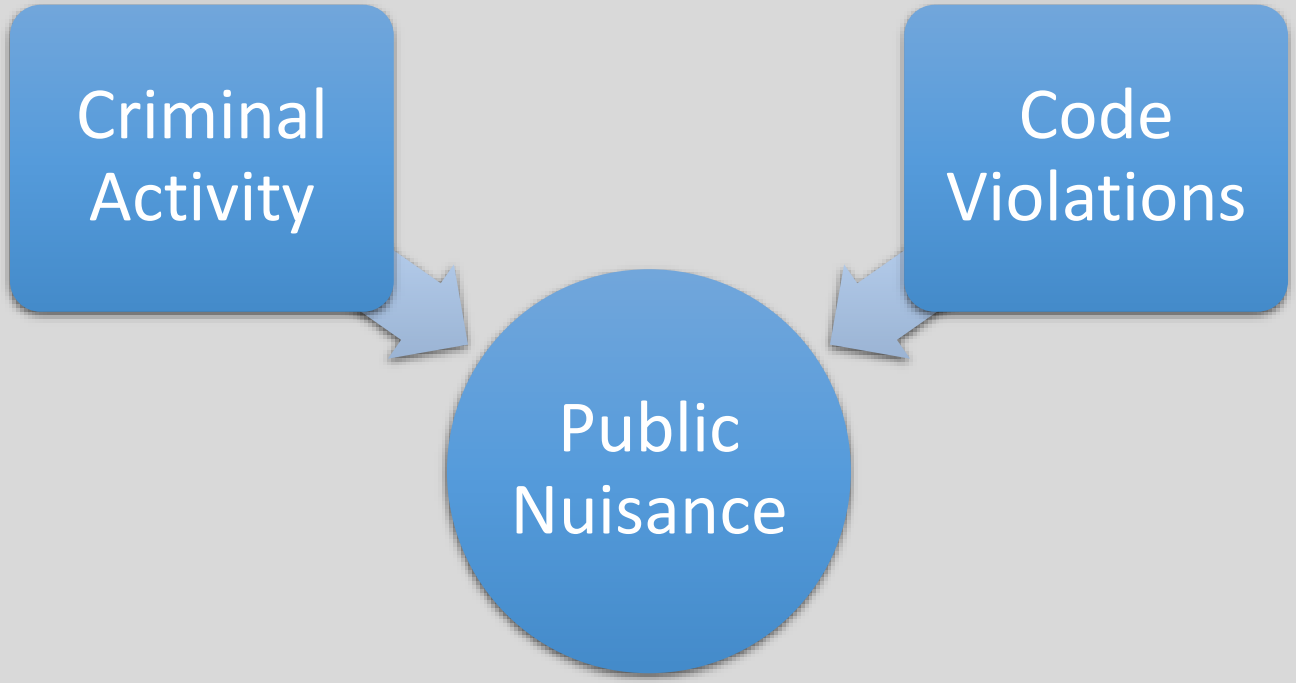
ZACH KLEIN
COLUMBUS CITY ATTORNEY

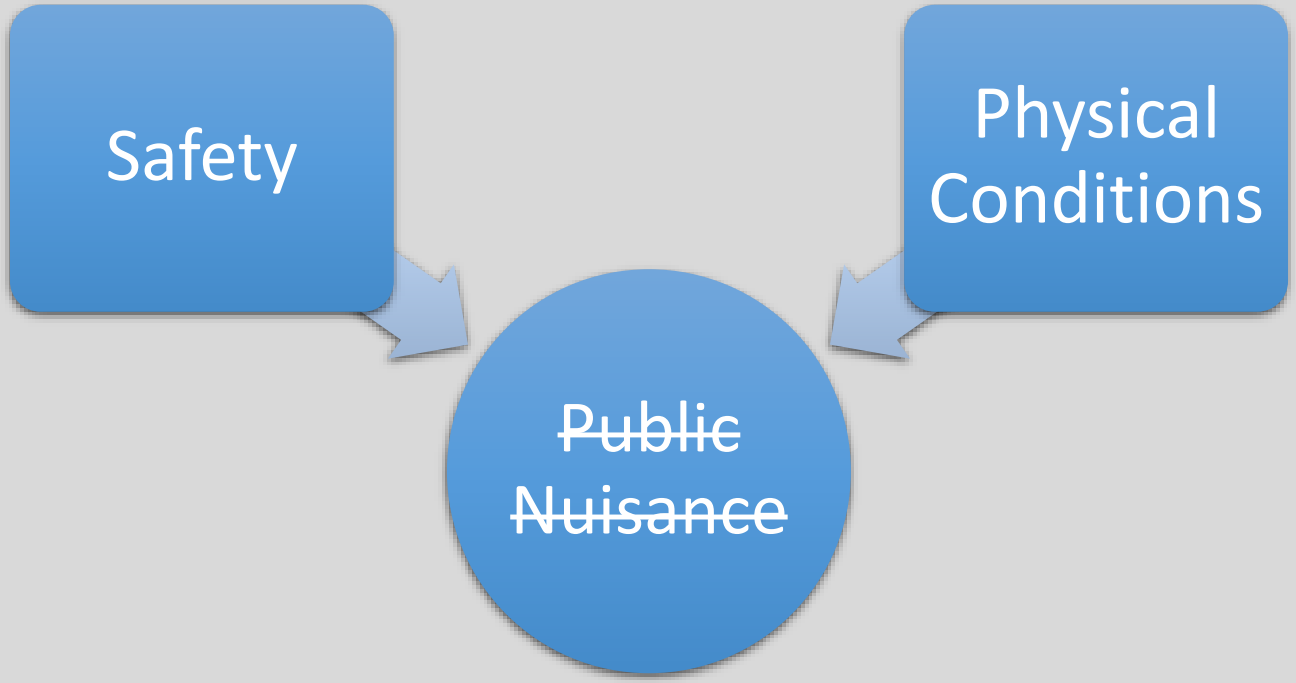


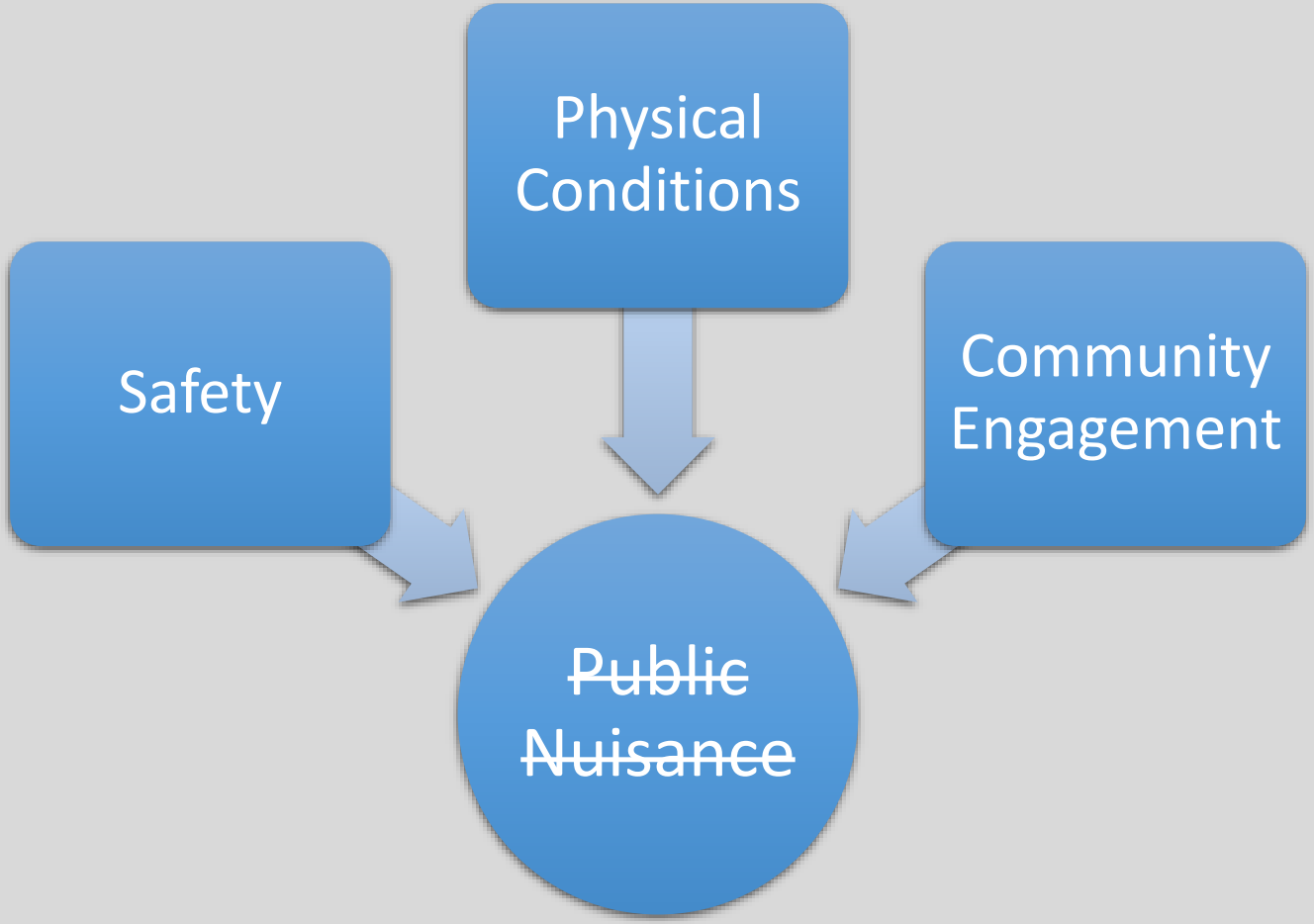



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Criminal Activity
Code Violations
Public Nuisance


Safety
Physical Conditions
~~Public Nuisance~~


Physical Conditions
Safety
Community Engagement
~~Public Nuisance~~

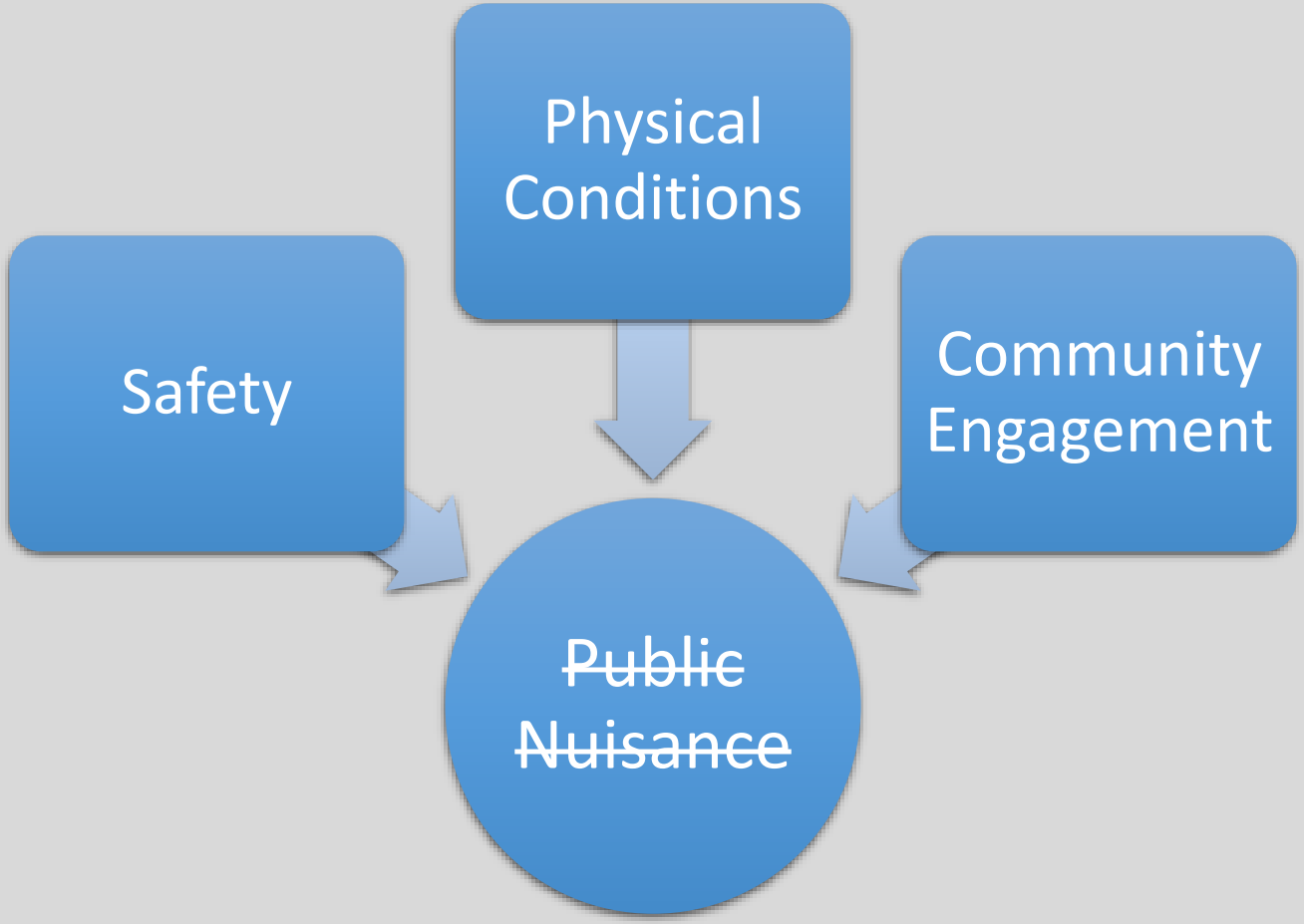
The Process


Create a Group & Make a List
Engage Ownership
Create & Implement Safety Plan
Maintain Improvements

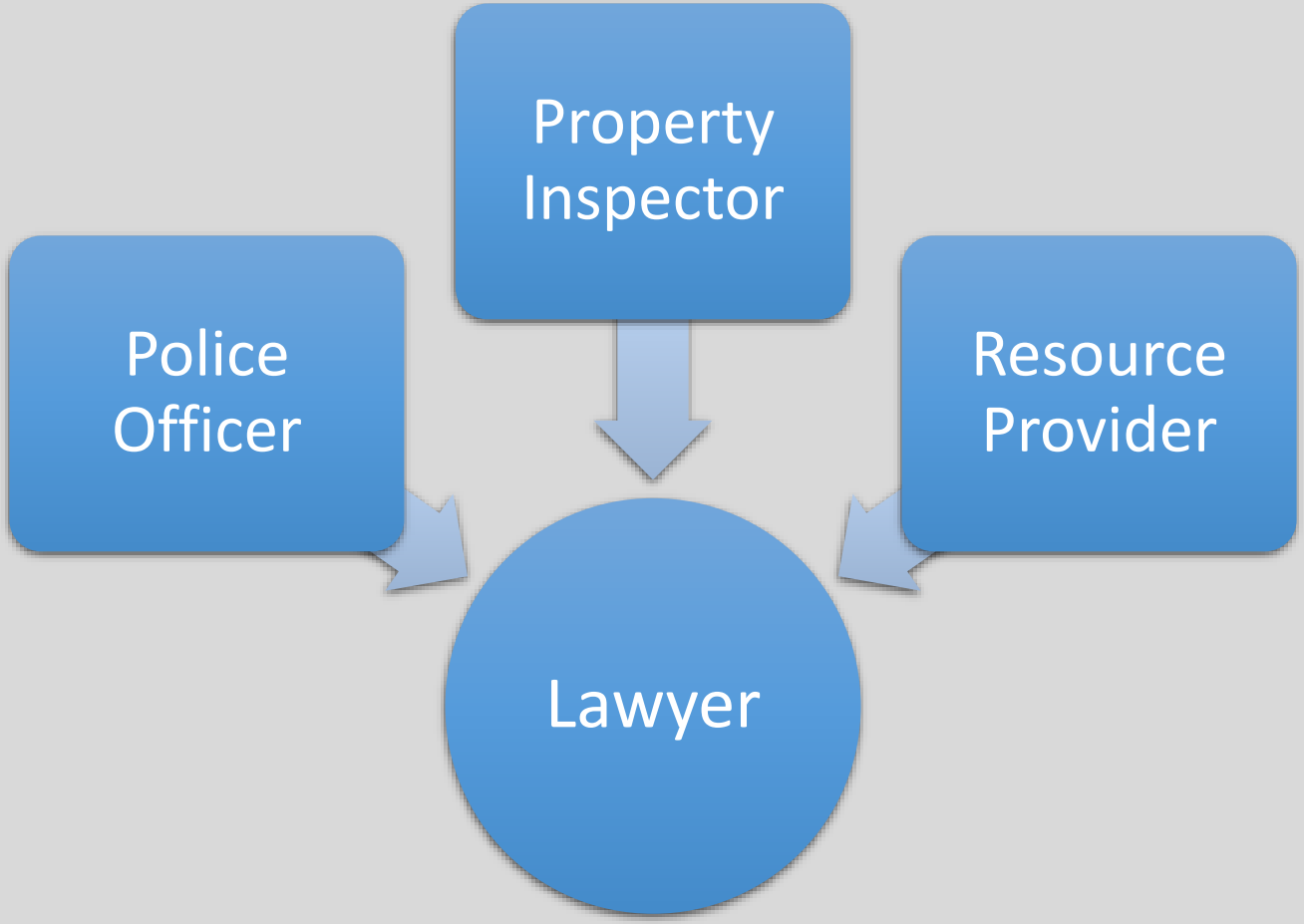
The Process


Create a Group & Make a List
Engage Ownership
Create & Implement Safety Plan
Litigation
Maintain Improvements

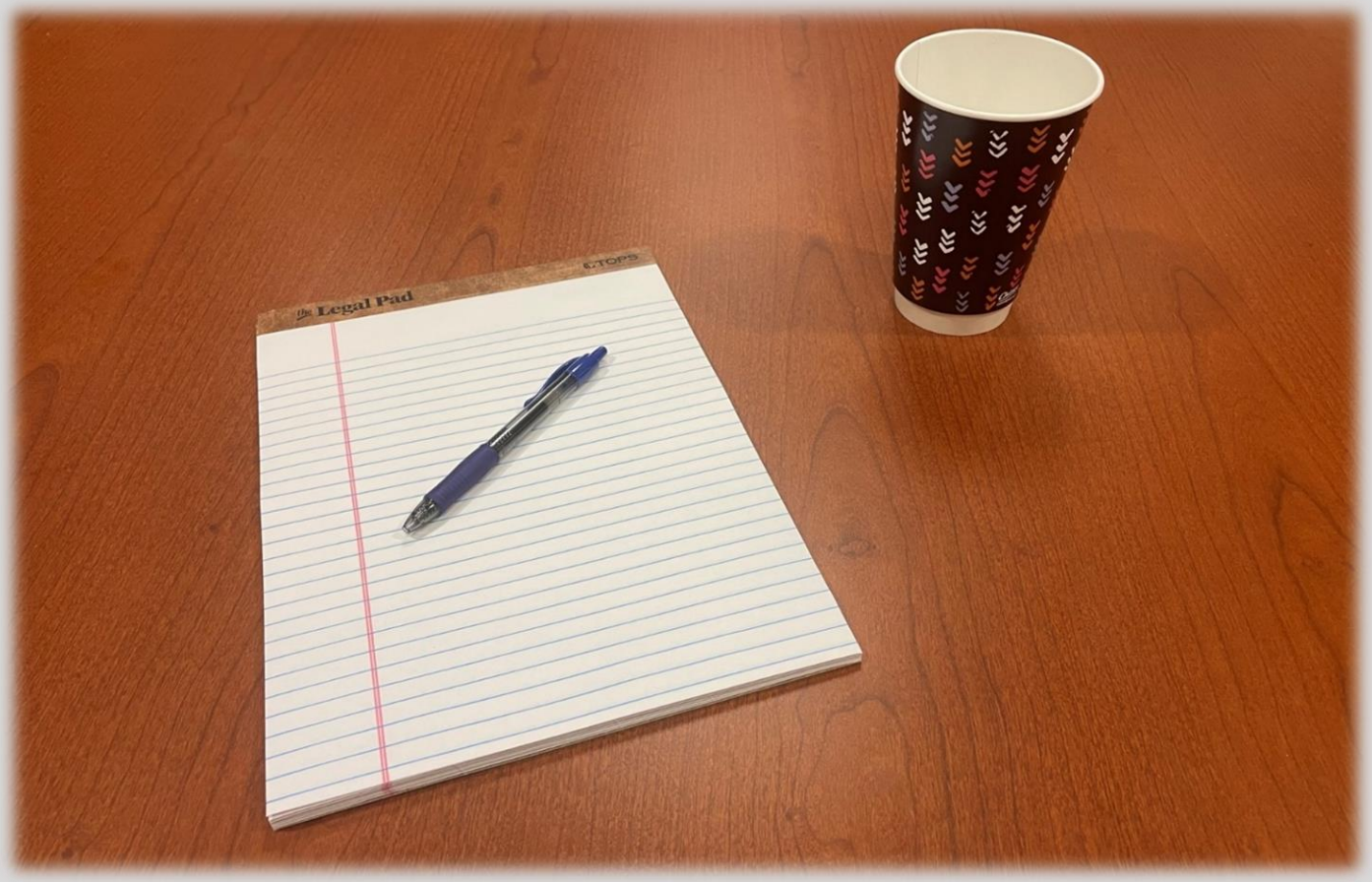
Create a Group



Create a Group



Make a List



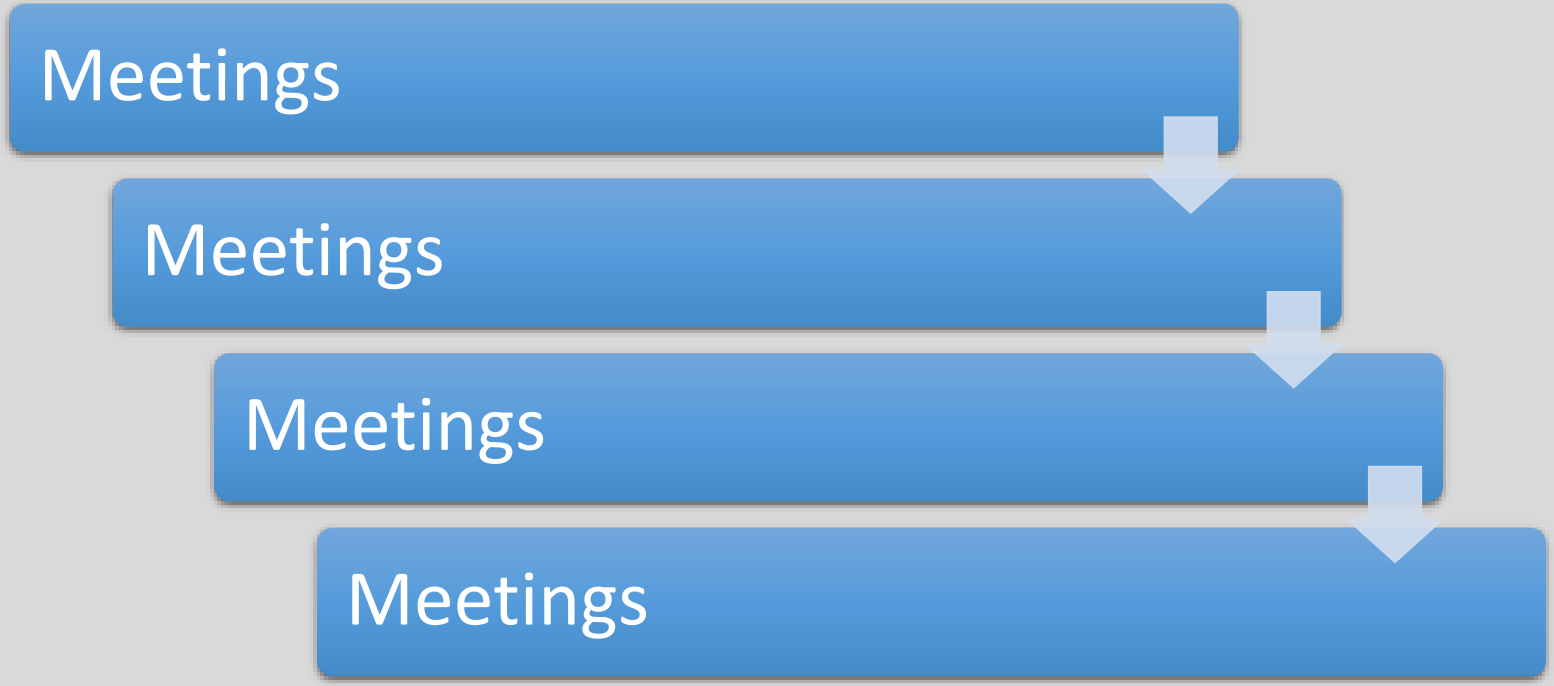
MAKE A LIST

Zone	Name	Address	Type	Units	*Prior ANAG*	Total CFS	Ratio	*Last ANAG*	Total CFS	Ratio	Change	ANAG Status
3	Southpark	750-793 Greenfield Dr.	Apartments	352	*9/20/21*	1,531	*4.3*	*7/1/22*	1,347	***3.8***	*-0.5*	1-Litigation
1	Winterwood	4388 Walford St.	Apartments	134				*7/1/22*	454	***3.4***		1-Litigation
5	Latitude Five25 (Sawyer Towers)	525 Sawyer Pl.	Apartments	392	*9/20/21*	1,263	*3.2*	*7/1/22*	1,228	***3.1***	*-0.1*	1-Litigation
2	Colonial Village	1223-1294 Berwick Arms Pl.	Apartments	533	*9/20/21*	1,652	*3.1*	*7/1/22*	1,287	***2.4***	*-0.7*	1-Litigation
2	Ardmore Village (Mayfair)	399-433 Mayfair Blvd.	Apartments	348	*9/20/21*	877	*2.5*	*7/1/22*	776	***2.2***	*-0.3*	1-Litigation
1	Winterwood Gardens	1980 Belcher Dr.	Apartments	97				*7/1/22*	157	***1.6***		1-Litigation
1	Tall Oaks Apartments	2300 S. Fitzroy Pl.	Apartments	160				*7/1/22*	230	***1.4***		1-Litigation
1	East Worthington Village	869-891 E. Dublin-Granville Rd.	Apartments	162	*9/20/21*	272	*1.7*	*7/1/22*	209	***1.3***	*-0.4*	1-Litigation
3	Wedgewood Village	662-698 Wedgewood Dr.	Apartments	649	*9/20/21*	3,257	*5.0*	*7/1/22*	4,152	***6.4***	*1.4*	3-Engagement
5	Mount Vernon Plaza	945 & 1035 Atcheson St.	Apartments	375	*9/20/21*	1,295	*3.5*	*7/1/22*	1,298	***3.5***	*0.0*	3-Engagement
3	Garden Heights (Central Gardens)	1440-1491 W. Rich St.	Apartments	200	*2/1/22*	1,041	*5.2*	*7/1/22*	536	***2.7***	*-2.5*	3-Engagement
5	Nelson Park	1994 Maryland Ave.	Apartments	177	*9/20/21*	456	*2.6*	*7/1/22*	424	***2.4***	*-0.2*	3-Engagement
3	Scioto Townhomes (Canonby Place)	769 Canonby Pl.	Apartments	48	*9/20/21*	155	*3.2*	*7/1/22*	98	***2.0***	*-1.2*	3-Engagement
4	Oakland Village Townhomes	1871-1899 Oakland Park Ave.	Apartments	60	*9/20/21*	281	*4.7*	*7/1/22*	315	***5.3***	*0.6*	4-To Engage
2	Amberly Square	2730 Brandy Dr.	Apartments	112	*9/20/21*	530	*4.7*	*7/1/22*	571	***5.1***	*0.4*	4-To Engage
4	Kenmore Square	1754 Kenmore Rd.	Apartments	60	*9/20/21*	338	*5.6*	*7/1/22*	265	***4.4***	*-1.2*	4-To Engage
2	Commons at Water's Edge	4651-4673 Refugee Rd.	Apartments	432	*9/20/21*	1,237	*2.9*	*7/1/22*	1,298	***3.0***	*0.1*	4-To Engage

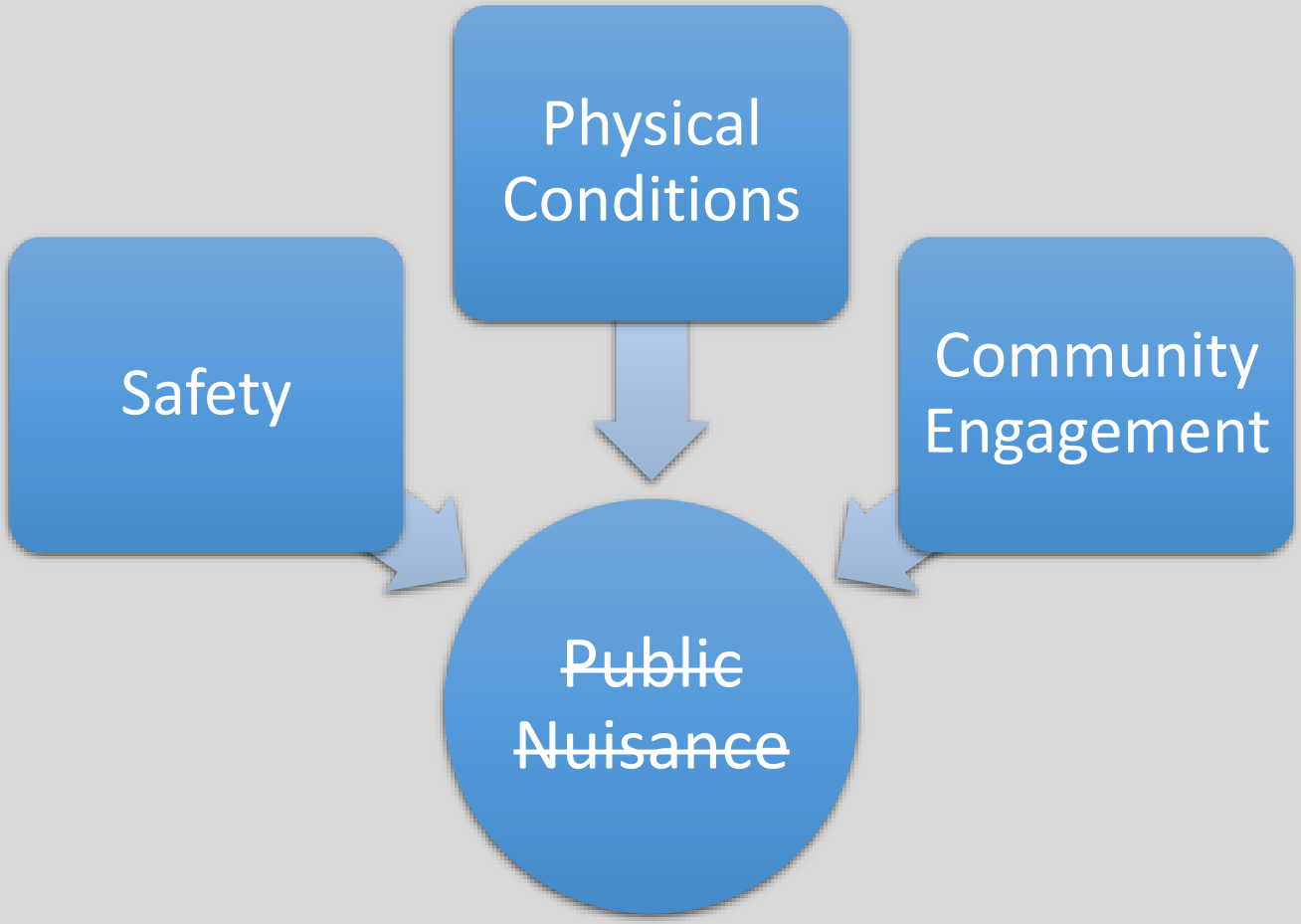
ENGAGE OWNERSHIP



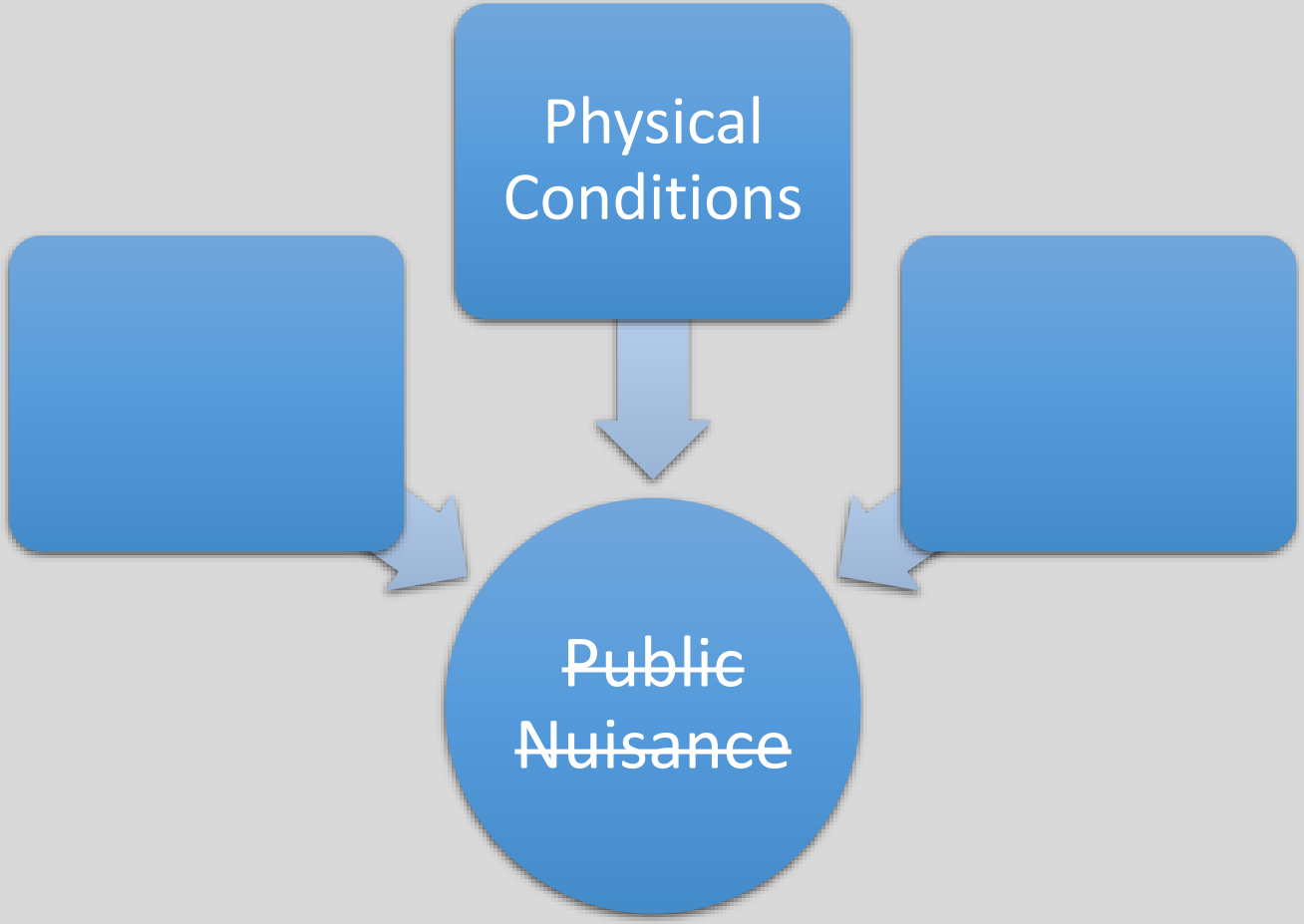
ENGAGE OWNERSHIP



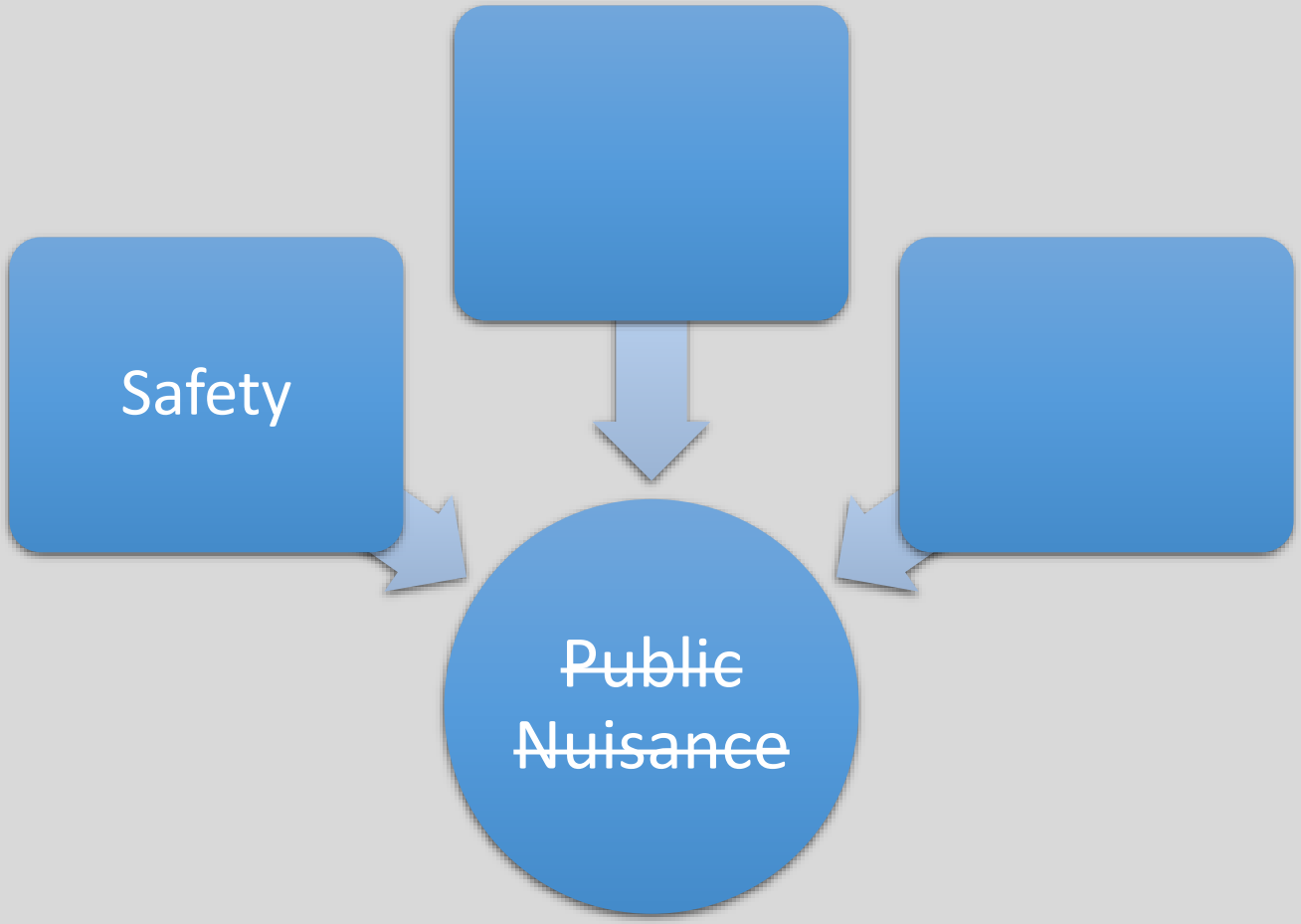
CREATE & IMPLEMENT SAFETY PLAN



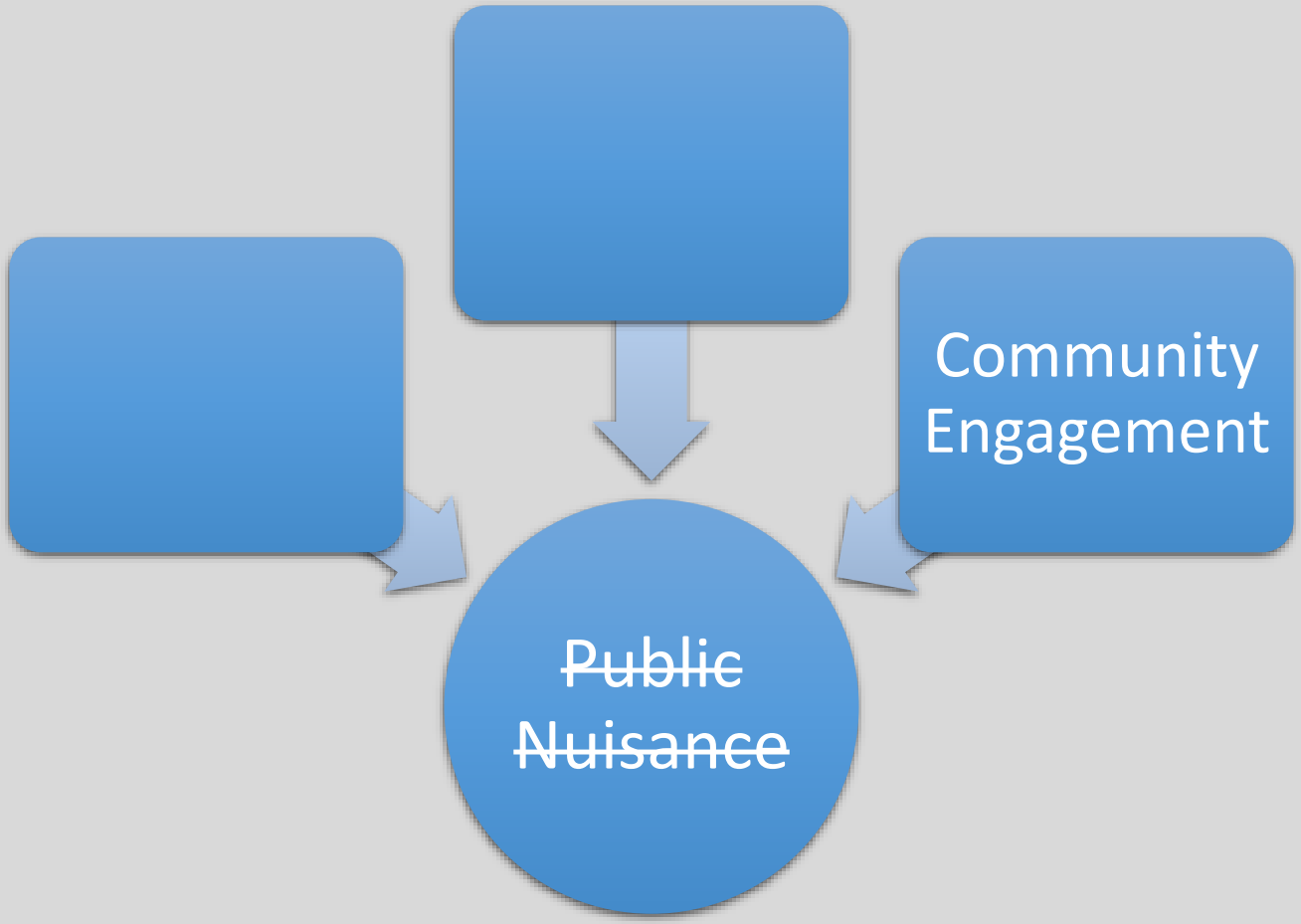
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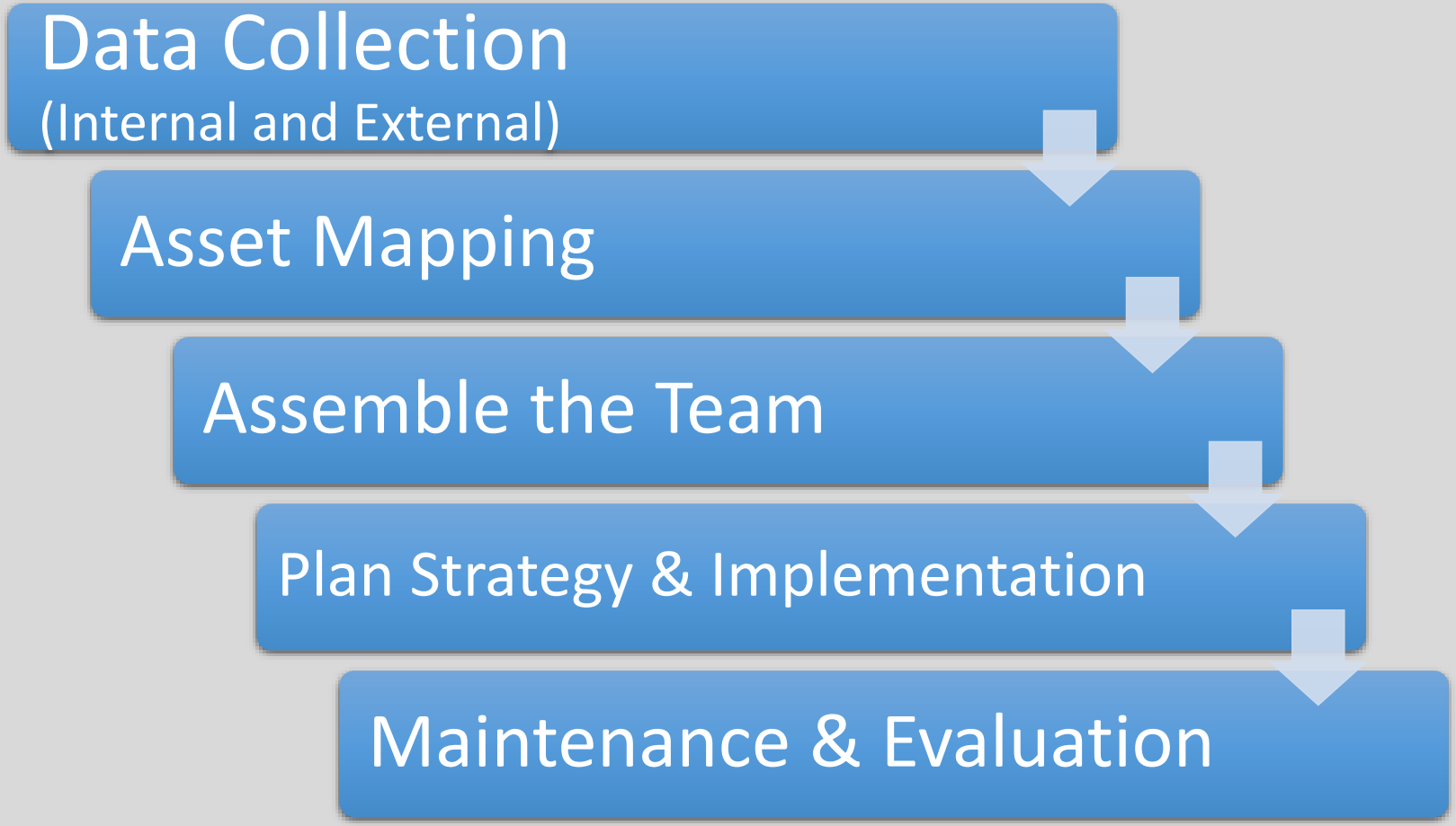
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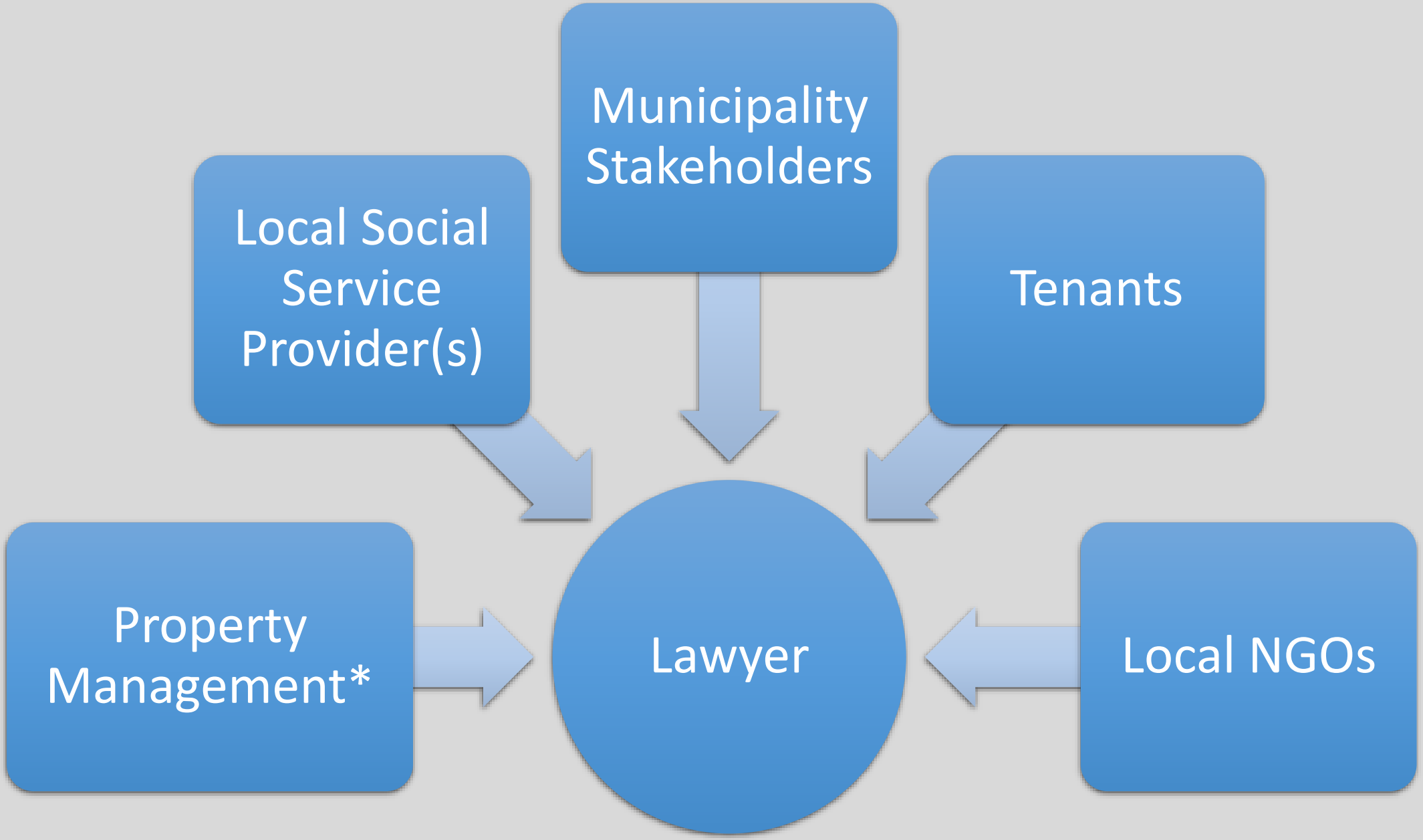


WHY COMMUNITY ENGAGEMENT?

- Research shows communities are safer when residents are able to meet their basic needs.
- Access to:
  - Jobs
  - High-quality schools
  - Social services
  - Healthcare
  - Healthy Food
- *Availability does not always mean accessibility!*
- Resident buy-in is critical to developing inclusive strategies for engaging each community.

Engagement Process Overview




Municipality Stakeholders
Local Social Service Provider(s)
Tenants
Property Management*
Lawyer
Local NGOs

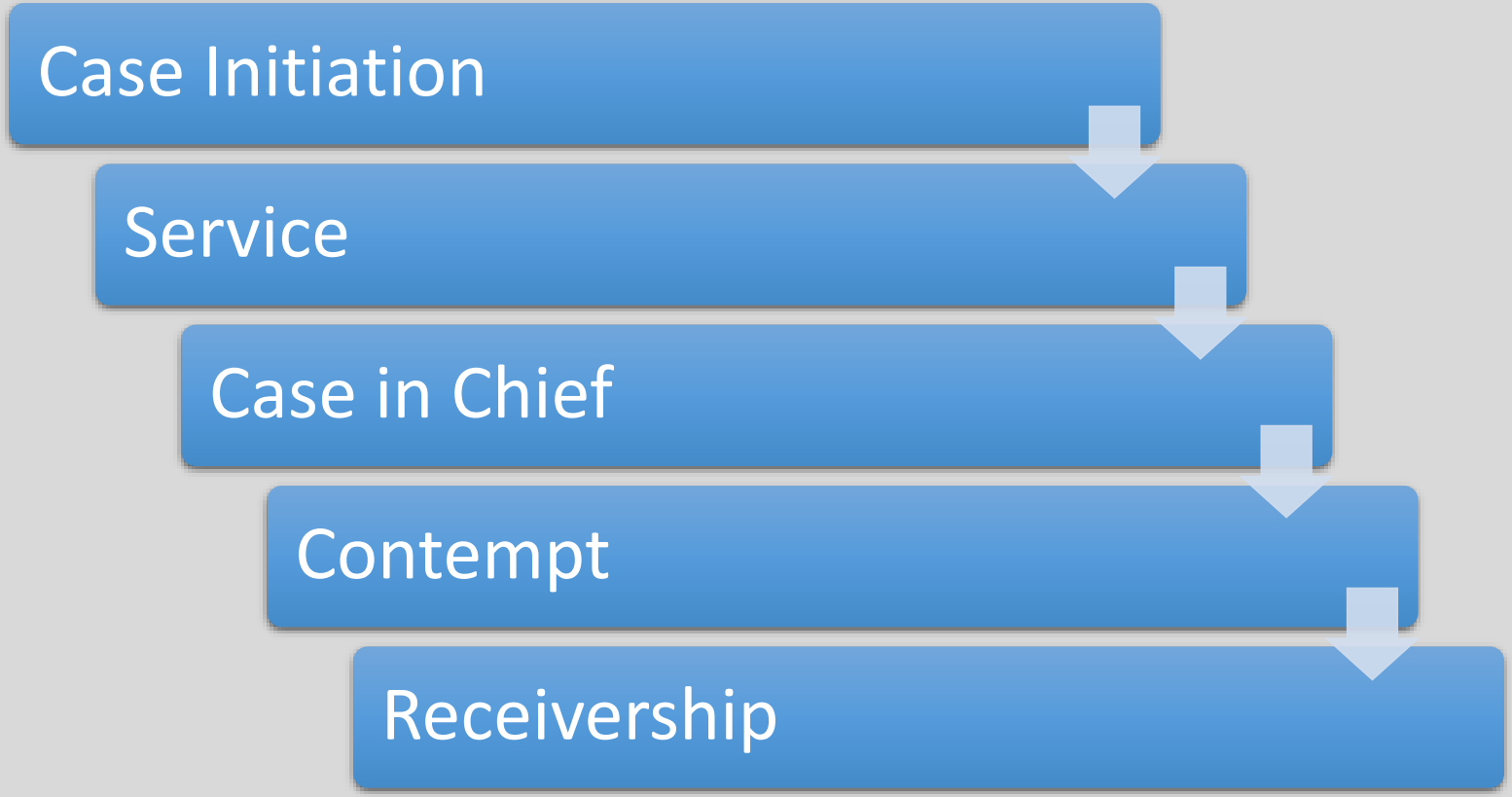
Columbus area residents in Wedgewood Village Apartments are beginning to think about what accountability amongst their community looks like.





- Weekly Meetings with Somali Bantu Elders
- Summer jobs for at-risk teens
- Residents Council
- Regular onsite community events and resource fairs

LITIGATION


Case Initiation
Service
Case in Chief
Contempt
Receivership

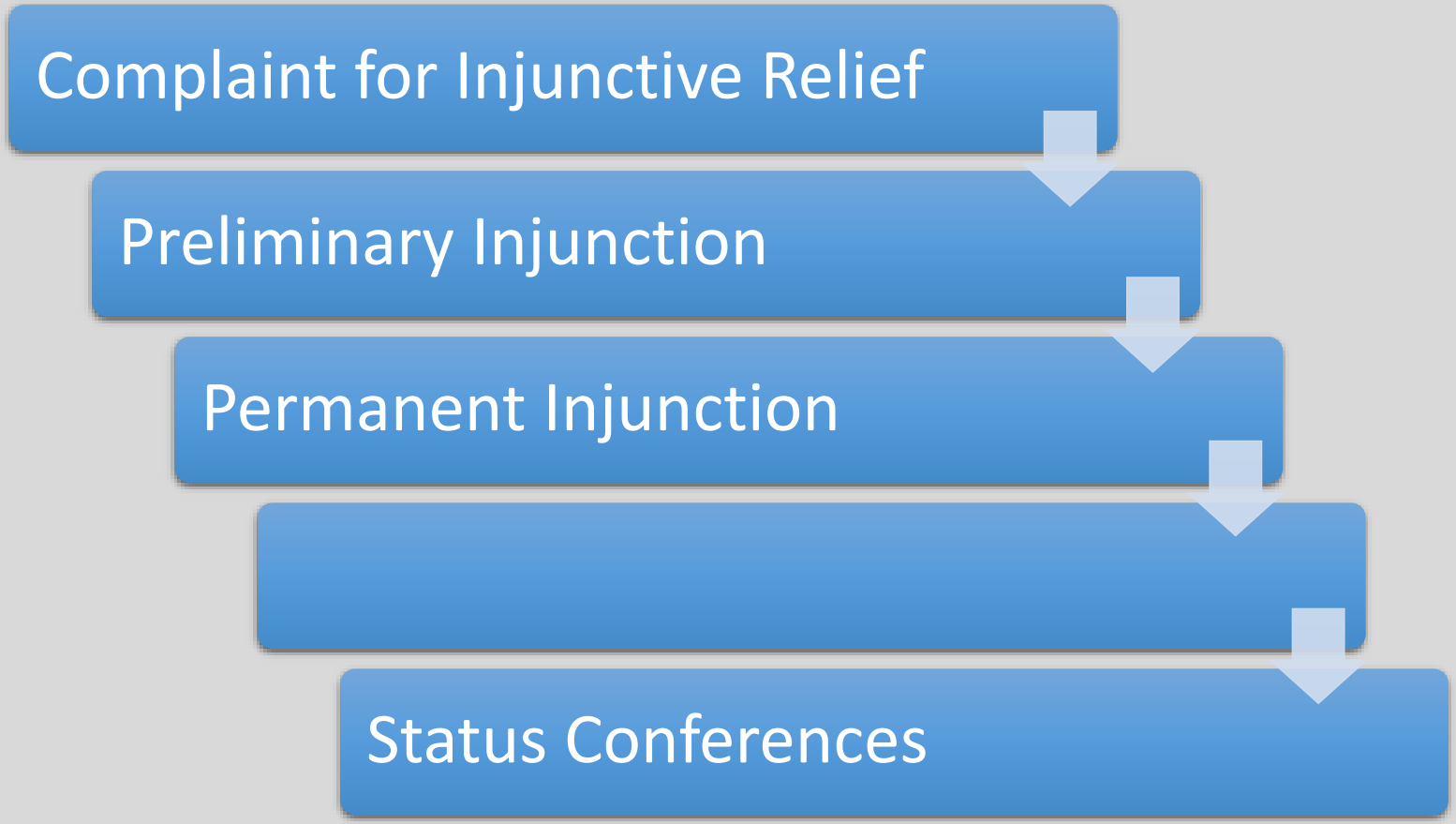
Litigation - Case Initiation



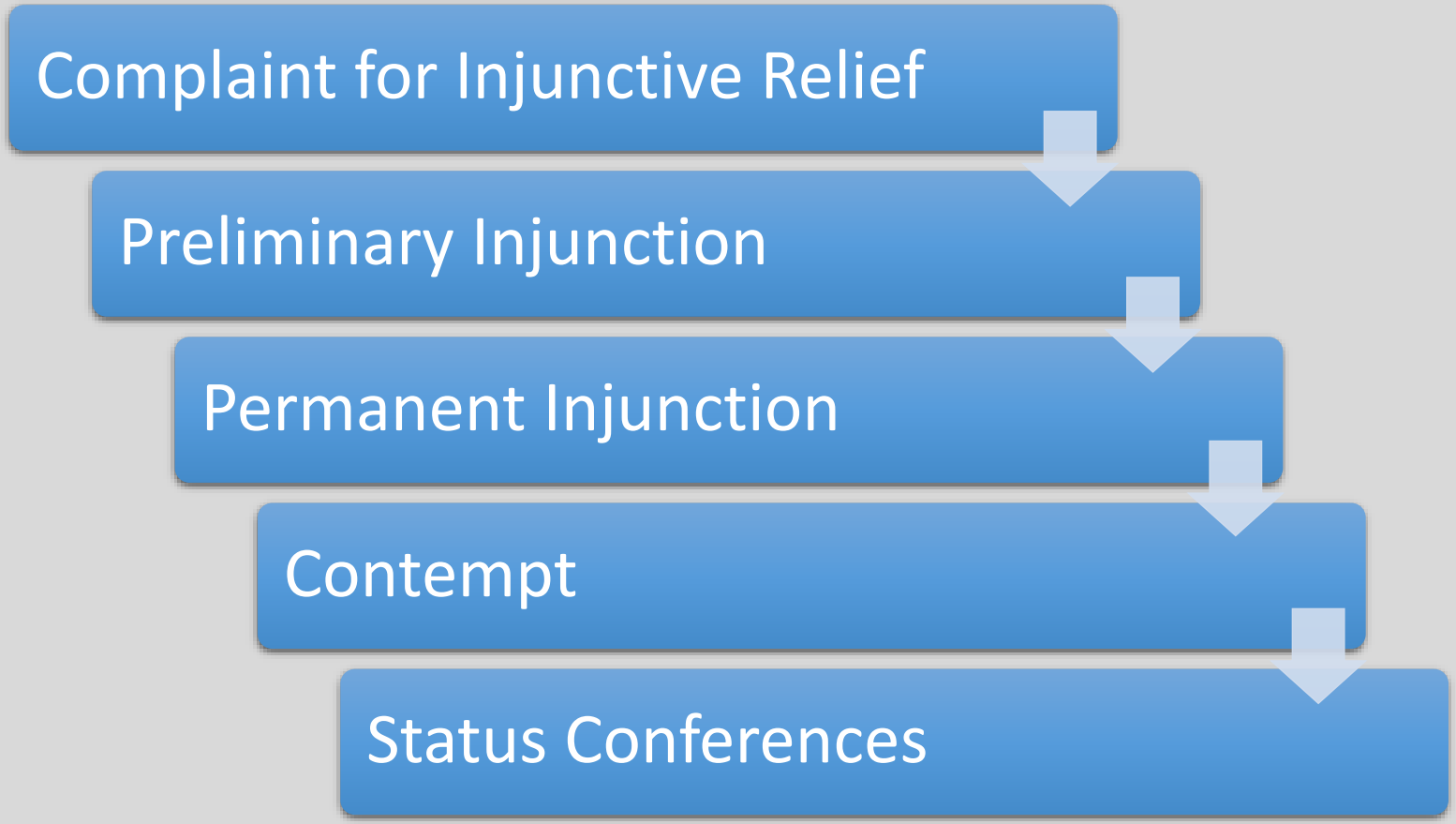
Litigation - Service

- Certified Mail
- Personal Service
- Secretary of State
- Publication

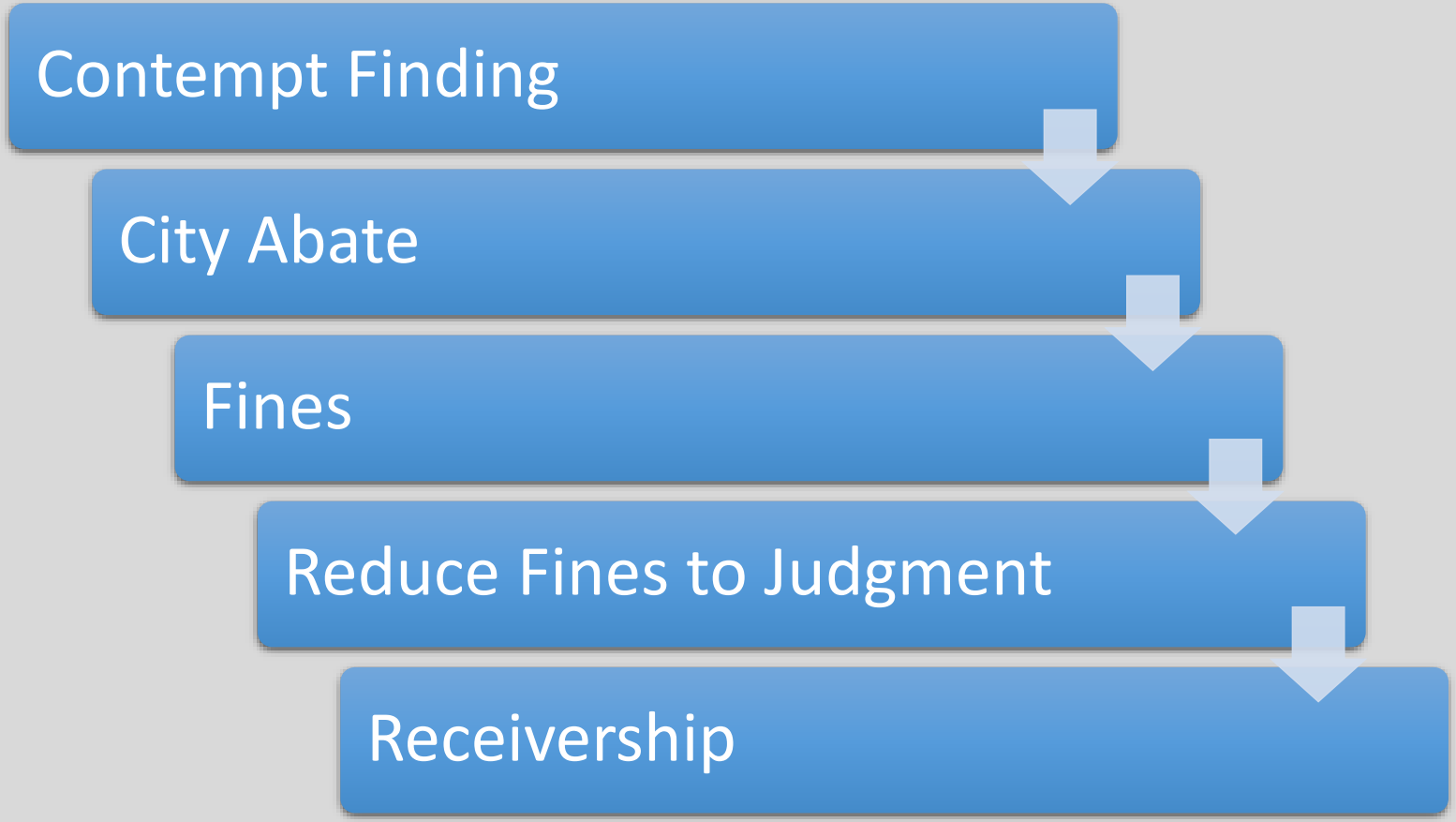
Litigation - Case in Chief



Litigation - Case in Chief



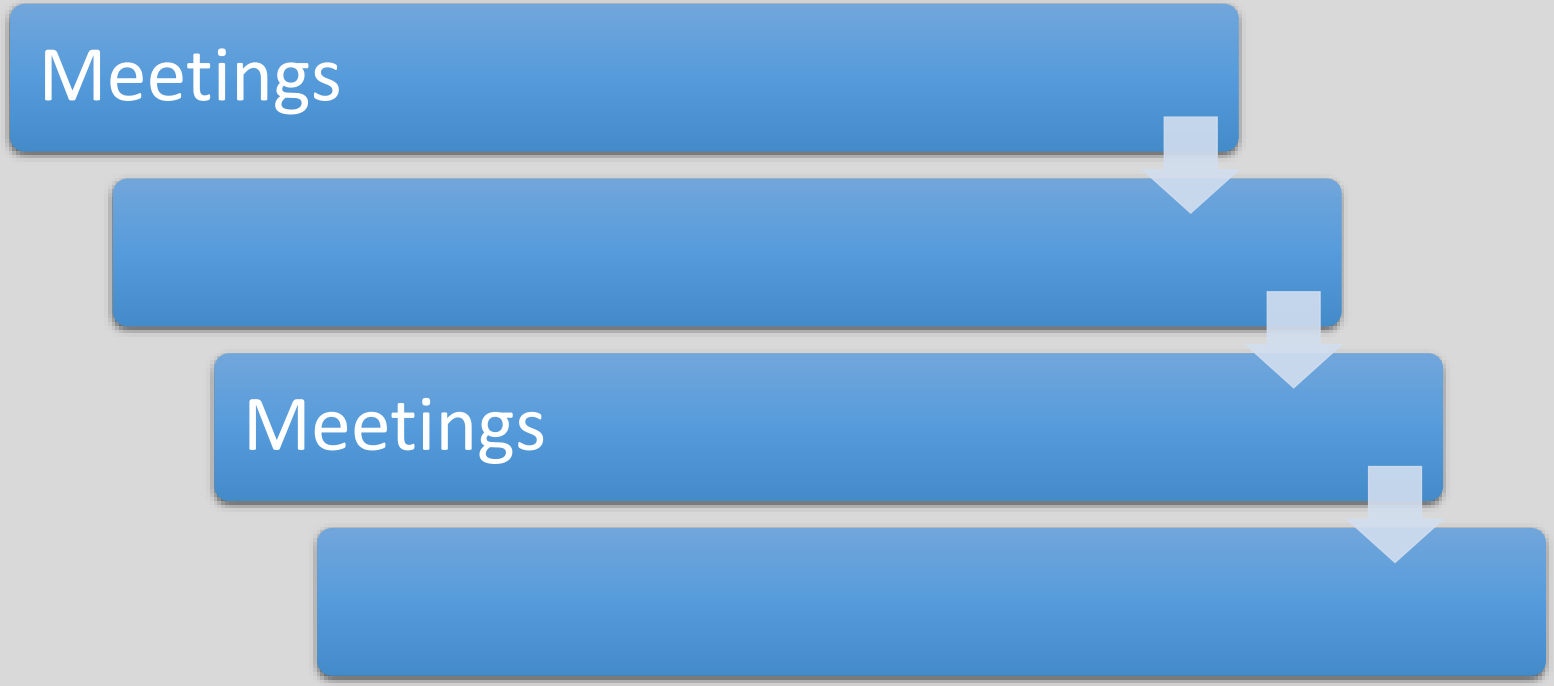
LITIGATION - CONTEMPT



LITIGATION - RECEIVERSHIP



Maintain Improvements



Group Discussion

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