



James Turcio
Building Official

CITY OF NEW HAVEN

Toni N. Harp, Mayor

BUILDING DEPARTMENT

200 Orange Street, 5th Floor

New Haven, CT 06510

Phone: (203) 946-8045 Fax: (203) 946-8049

www.cityofnewhaven.com



CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT.

Matthew Nemerson

**Economic Development
Administrator**

February 22, 2018

☐ Historic ☐ National Register ☐ Local Historic ☒ No Historic Significance

CERTIFIED/FIRST CLASS MAIL
RETURN RECEIPT REQUESTED
7003 1010 0004 4793 3862

Ernest Schemitsch, Manager
66 Norton Apartments LLC
176 Union Street
Brooklyn, NY 11231

AND

CERTIFIED/FIRST CLASS MAIL
RETURN RECEIPT REQUESTED
7003 1010 0004 4793 3879

Attorney Gregory A. Benoit, Agent
143 Boston Post Road
Waterford, CT 06385

Re: 66 Norton Street, New Haven, CT

To All Parties Identified Above:

**CONNECTICUT STATE BUILDING CODE §117
NOTICE OF IMMINENT DANGER, ORDER TO VACATE
AND POSTING OF UNSAFE STRUCTURE
66 Norton Street, New Haven, CT**

On February 22, 2018 an inspection was conducted at 66 Norton Street, New Haven, CT for the purposes of determining compliance with the Connecticut State Building Code as amended and the applicable referenced standards, adopted pursuant to the Connecticut General Statutes §29-252. The Code and said standards are available for your inspection at this office. The inspection revealed the following condition(s) in violation of the Connecticut State Building Code which present an **IMMINENT DANGER** of failure or collapse of the structure and endanger public safety: *due to structural deficiencies throughout the apartment building (41 units) the dwelling units must be vacated immediately. Portions of the structure are in danger of immediate collapse. This constitutes a violation of the Connecticut State Building Code.*

PURSUANT TO CONNECTICUT STATE BUILDING CODE §117, THIS STRUCTURE IS HEREBY DEEMED UNSAFE AND ITS FURTHER USE AND/OR OCCUPANCY PROHIBITED BY THE BUILDING OFFICIAL. THIS STRUCTURE MUST BE IMMEDIATELY SECURED FROM FURTHER ENTRY. UNTIL FURTHER NOTICE, IT SHALL BE UNLAWFUL FOR ANY PERSON TO ENTER SUCH STRUCTURE EXCEPT UPON PERMISSION GRANTED BY THE BUILDING OFFICIAL; WHICH MAY BE GRANTED FOR THE PURPOSES OF MAKING REQUIRED REPAIRS OR DEMOLISHING THE STRUCTURE OR FACADE.

YOU ARE HEREBY ORDERED AS OWNER OF RECORD TO ENGAGE THE SERVICES OF A CONNECTICUT LICENSED DEMOLITION CONTRACTOR AND TO SECURE THE SERVICES OF A STRUCTURAL ENGINEER FOR A COMPLETE STRUCTURAL ANALYSIS OF THE ENTIRE BUILDING ALL FIRE ESCAPES. AT YOUR SOLE EXPENSE, OBTAIN THE REQUIRED PERMIT FROM THIS OFFICE, AND REPAIR AND/OR DEMOLISH THE STRUCTURE THAT HAS SUFFERED DAMAGE IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING CODE WITHIN IMMEDIATELY UPON RECEIPT OF THIS NOTICE.

Please be advised that Connecticut State Building Code §115 requires that *you immediately notify me of your acceptance or rejection of this Order*. If you reject this Order, you will immediately be required to secure the requisite building permit from this office to restore the structure in accordance with the provisions of Connecticut State Building Code §115.

You are hereby notified that you have the right to appeal this order pursuant to Connecticut General Statutes §29-266(b) to the municipal board of appeals or Connecticut General Statute §29-266(c) in the absence of a municipal board of appeals. Variations or exemptions from the Connecticut State Building Code may be granted by the Connecticut State Building Inspector where strict compliance with the code would entail practical difficulty or unnecessary hardship, or is otherwise adjudged unwarranted pursuant to Connecticut General Statutes §29-254(b), provided that the intent of the law shall be observed and public welfare and safety be assured. Any application for a variation or exemption or equivalent or alternate compliance shall be filed with the local Building Official.

This is the only order you will receive. Be advised that if the Owner cannot be located, or refuses or is unable to expeditiously make the building or structure safe per order, the Building Official may order the employment of necessary labor and materials needed to make the premises temporarily safe up to and including demolition and recover the costs against the Owner as provided at law, pursuant to Connecticut General Statute and State Building Code §116.4 and §116.5. The Building Official is further authorized to prosecute any violation of this order by requesting that legal counsel of the jurisdiction, or the Office of the State's Attorney, institute the appropriate proceeding at law. Any person who is convicted in a court of law of violating any provision of the Connecticut State Building Code or for failure to comply with the written order of a building inspector for the provision of additional exit facilities in a building, the repair or alteration of a building or the removal of a building or any portion thereof shall be fined not less than two hundred not more than one thousand dollars or imprisoned not more than six months or both per Connecticut State Building Code §113.3 and Connecticut General Statutes §29-254a and §29-394.

This office hopes to gain your cooperation and looks forward to working with you in the interest of building and life safety for a timely resolution of this serious matter. If you have any questions, please feel free to contact me at 203-946-8045.

This notice will be placed on the Land Records in the City Clerk's Office, and will not be removed until compliance is complete to the satisfaction of this office.

Very truly yours,

James Turcio
Building Official

cc: Judith Dicine, Supervisory Assistant State's Attorney, Connecticut Superior Court, Housing Matters
Robert Doyle, Fire Marshal
Frank D'Amore, Dep. Dir., Livable City Initiative Property Division
Alex Pullen, Acting City Assessor
Maurine Villani, Tax Collector
Tom Talbot, City Plan Dep. Dir., of Zoning
Alder Evette Hamilton, Ward 24
City/Town Clerk