



**James Turcio**  
**Building Official**

**CITY OF NEW HAVEN**

*Toni N. Harp, Mayor*

**BUILDING DEPARTMENT**

*200 Orange Street, 5<sup>th</sup> Floor  
 New Haven, CT 06510*

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

[www.newhavenct.gov](http://www.newhavenct.gov)



**CITY OF NEW HAVEN**  
 AN ECONOMIC DEVELOPMENT DEPT.  
**Michael Piscitelli**  
**Acting Economic**

**Development Administrator**

October 22, 2019

Historic Resources  National Register  Local Historic District  No Historic Significance

CERTIFIED MAIL

RETURN RECEIPT REQUESTED 7003 1010 0004 4795 2450 AND FIRST CLASS MAIL

Yale University  
 2 Whitney Avenue  
 New Haven, CT 06520

**Attn: Stephen Brown and John Schaefer**

**CONNECTICUT STATE BUILDING CODE §117  
 NOTICE OF IMMINENT DANGER, ORDER TO VACATE  
 AND POSTING OF VACANT UNSAFE STRUCTURE  
 (ORDER TO DEMOLISH)  
1142 Chapel Street**

On October 1, 2019 an inspection was conducted at 1142 Chapel Street 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: *the structure has been open to the weather since 1992 and major structural damage has occurred. This is a violation of Connecticut State Building Code §117.*

**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.**

**YOU ARE HEREBY ORDERED AS OWNER OF RECORD TO ENGAGE THE SERVICES OF A CONNECTICUT LICENSED DEMOLITION CONTRACTOR AT YOUR SOLE EXPENSE, OBTAIN THE REQUIRED DEMOLITION PERMIT FROM THIS OFFICE, AND DEMOLISH THE STRUCTURE IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING CODE WITHIN THIRTY (30) DAYS 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 informed that you must comply with one of the following alternatives:**

1. Demolish the structure within twenty-four (24) hours of receipt of this order; or
2. Notify this office at (203) 946-8045 within twenty-four (24) hours that you will guarantee the demolition of the structure and add all necessary safety barricades, board-up, utilities shut-offs, demolition permit, within one (1) week of the receipt of this letter.

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 203-946-8046.

**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  
Chief John Alston, Acting Fire Marshal  
Frank D'Amore, Dep. Dir., Livable City Initiative Property Division  
Alex Pullen, Acting City Assessor  
Maurine Villani, Tax Collector  
Jenna Montesano, Dep. Dir., of Zoning, City Plan  
Alder Abigail Roth, Ward 7  
City/Town Clerk