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On Thursday, November 9th, a limited inspection was conducted at iPark 87, 500-698 Enterprise Dr. Kingston, NY 12401, for the proposed new space for select County offices in an existing building. This report is a visual inspection of the building conducted to assess its overall condition and identify any apparent structural, safety, or maintenance issues. The examination was limited to observations made without specialized tools or invasive techniques, focusing solely on visible elements accessible during a standard walkthrough. The purpose of this inspection was to visually evaluate the building's exterior and interior components, identifying any noticeable signs of wear, damage, or potential concerns. A representative from Alfandre Architecture assisted our office during this visit. This report shall not be construed as a full disclosure.

- Existing expansion joints that may have had a recent demo of A Fire Wall or Fire Barrier shall. What characterizes whether it is a firewall, or a barrier depends on whether it extends continuously from the foundation to or through the roof. If an existing building permit under the AHJ permits this to occur, then there is little to worry about; however, the building appeared to have been originally designed to be separated. Verification with the Engineer or Architect on record should determine if fire-rated protection is required depending on the proposed occupancy of adjacent spaces.
- Both identified and presumed asbestos containing materials (PACM) noted throughout the entire space. Due to the nature of the proposed work for the County spaces, an Asbestos survey shall be required by the Authority Having Jurisdiction to determine areas for abatement before the commencement of work. Not only is this mandated, but it is also for the protection of the workers and even to the extent of our employees and occupants afterward when occupying the space. The following is an excerpt, *"Under NYS Dept. of Labor, 12 NYCRR Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York. Asbestos project notifications shall be submitted to the Asbestos Control Bureau by licensed asbestos contractors. Before commencement of demolition/renovation work, the impacted asbestos identified in the survey must be abated in compliance with the NYS DOL Code Rule 56. All abatement records, air monitoring clearance records, disposal information, etc."* **LANDLORD RESPONSE:** *Landlord will provide consultant letter stating that all asbestos has been removed or abated in accordance with US Department of Labor standards.*
- Due to the age of the building (Year Built 1975 / 48 Years Currently) and the amount of time it was unoccupied, it would be imperative to verify the extent of service for the existing Sprinkler System. Our proposed county space is completely sprinkled; thus, the owner shall provide an inspection of the protection system as required for sprinkler systems per NFPA for annual inspections and shall be identified if it is operational.
- The stair balusters/spindle gaps on all interior stairwells are larger than 4"; alteration should be considered to maintain today's standards.

- Bathrooms to comply with accessibility. The pre-existing conditions of the bathrooms confidently do not comply with existing ADA laws for compliance. Accessibility shall be provided for all occupants, mainly because the entire space serves the public. The Engineer or Architect shall determine accessibility requirements on record to provide compliance with today's standards. Considerations include but are not limited to clearances, turning space, overlap, fixtures located, sizing at water closets (stalls), grab bars, Approach, etc. Accessibility shall be considered for the entire space.
- Change of Mechanical Equipment. Existing means of mechanical ventilation are at the extent of their lifetime and serviceability. Spaces are required to be provided with fresh air ventilation.
LANDLORD RESPONSE: Landlord will provide new HVAC equipment while maintaining the existing boilers in good operating condition.
- Significant water damage, leaks, and penetrations from the roof. The building has a flat-roof style that allows water to settle and penetrate through the roofing membrane and any seals. The extent of water intrusion and penetration is apparent and significant due to the numerous damaged ceiling tiles, corner walls retaining moisture, efflorescence on concrete masonry blocks, apparent signs of mold, and damaged roof drainage system. Professional services are recommended. *LANDLORD RESPONSE:* Landlord has recently installed a new waterproofing membrane system on the building and Landlord will be responsible for any roof leaks throughout the term of the lease. Prior to occupancy, Landlord will provide a consultant's letter stating that the premises meets indoor air quality standards as required by the NYS Board of Health.
- Pre-existing exterior windows are aged with cracks on the outer panes; some are vapor locked. This will affect the serviceability and interior environment, making it drafty and working against the building's energy efficiency. If windows remain, verify the total amount that is damaged to remedy.
LANDLORD RESPONSE: Landlord intends to install all new windows consistent with other new windows in the buildings.
- Exterior & interior wall stair step cracks are present throughout. Significant stair-step cracks were observed in multiple locations, such as the rear wall near the mechanical room and in the back, left-side corner of the building, along the wall that shares with the stairwell. These extensive cracks can pose a dangerous and structural threat to the occupants if not appropriately addressed.
- The plumbing system has many antiquated components that have yet to be exercised to their capacity over time. It is recommended that a stress test be performed to verify the performance of the plumbing systems before the space is occupied. *LANDLORD RESPONSE:* Landlord will ensure the integrity of the existing plumbing system.
- Due to being a County space that also includes the public, the existing drinking water supply shall be verified to determine its potability. Testing shall be performed including for lead and possible toxins, and results shall be forwarded to this office for confirmation.
- Required means of egress components must be addressed in the preliminary design to ensure compliance with NYS Uniform Code.

Given these findings, it is strongly advised that comprehensive remediation measures be promptly taken to ensure the safety, functionality, and compliance of the proposed County office space. Professional services are essential for effectively addressing the identified issues.

It's also important to note that many of the above items should be addressed during the permitting process and subsequent code enforcement by the **AHJ** (Town of Ulster).

Our office is requesting copies of the results of the water test results, asbestos survey, and asbestos abatement records.

Don't hesitate to contact our office with additional questions, comments, or concerns. Thank you.

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