



## NYC Rapid Repairs Scope of Work Summary

The NYC Rapid Repairs Program is intended to help New Yorkers impacted by Hurricane Sandy return to their homes with safe and code compliant electricity, gas, heat, and hot water. Our goal is to repair or replace damaged equipment as quickly as possible. The program also provides expedient and temporary repairs to protect the home from further weather-related damage, specifically snow and rain.

This document provides a summary of the NYC Rapid Repairs scope of work and clarifies what is and is not covered under the program, as generally outlined by FEMA's Recovery Program Guidance Sheltering and Temporary Essential Power (STEP) Pilot Program.

## Eligibility to Begin Work

Residential properties are eligible if repairs provided by the NYC Rapid Repairs program will allow the resident(s) to safely inhabit their home. In some cases, the property owner will be required to make certain improvements or repairs before enrolling in the program. Examples of this include:

- "Red-tagged" buildings designated by the NYC Buildings Department, which indicates structural damage requiring repair to meet building codes.
- Properties with standing water in sub-surface spaces that must be pumped out.

## What the Rapid Repairs Team Will Do

Once necessary repairs are determined by the initial assessment of the building, the NYC Rapid Repairs teams can complete tasks that include:

### Inside the House

- Remove **drywall and other water-absorbing wall coverings** damaged by flooding, including any insulation and dispose at the street. [Note: Fire-rated walls shall NOT be removed from any building.]
- Remove and dispose of all water-damaged **ceiling material** that cannot be safely dried or repaired.
- Remove all **light fixtures** in ceilings that are inoperable due to flooding.
- Inspect and clean all **HVAC ducting** and other related equipment that were inundated by flooding to allow safe return of heat. In some cases, ducting may need repair.
- Clean and sanitize all **exposed floor and wall surfaces** where flooring or wall coverings were removed.

## Exterior Work

- Cover damaged **roof areas and exterior wall surfaces** with secure, weather-sealed, exterior grade plywood panels.
- Conduct minor repairs such as **patching**, installation of new **door hardware**, and/or **head or jam** repair. [Note: The program does NOT include replacement in kind of the existing door, but a door beyond quick repair will be replaced with an interim solution.]
- Secure broken **windows** with minor carpentry or hardware repairs or cover entire window with plywood panels when necessary.
- All **handicap ramps** shall be repaired, or if necessary, replaced.
- Minor carpentry to repair damaged **front stairways or porches** to allow safe entry and exit [Note: entrances with extensive damage will need to be repaired by the owner.]

## Electrical, Heating and Hot Water

NYC Rapid Repairs teams focus on the fastest method of returning utilities to the home, in compliance with codes and local utility provider requirements. Specific approved repairs include:

- Repair or replace damaged **weather heads, exterior service cable, exterior meter socket and box, grounding rod and connection, circuit breaker boxes** in submerged areas.
- Remove all damaged **conduit and wiring, outlets, light switches** and install minimum number of outlets to meet code. [Note: Simple on-off switches shall be provided. No dimmer switches.]
- Limited replacement of damaged **ceiling lighting** for basements only.
- Assess the water damage and test **natural gas line** for adequate function. Repair **natural gas line valve and pipe** to household appliances or equipment (interior only).
- Repair and replace as required, all water damaged **boilers and heaters** including but not limited to control devices, flues, motors and pumps to allow reliable heating function. [Note: In some cases, where oil tank is damaged, the home may be converted a gas system or a temporary electric heater will be provided.]
- Repair or replace damaged **hot water heaters**. A combined boiler, hot water heater may be used for expediency.

## Work NOT Included in NYC Rapid Repairs

The NYC Rapid Repairs program is **NOT** intended to provide comprehensive repairs that will fully make a home safe to inhabit other than provision of safe power, heat, and hot water services. Excluded measures include but are not limited to:

- **Structural repairs** to the home, including **code-compliance** issues
- **Mold abatement**. Mold abatement and removal of other **water-damaged materials** is solely the responsibility of the property owner.
- Removal of **fuel oil tanks**
- Replacement of **windows** and **doors** in kind
- Replacement of **kitchen or other appliances**
- Structural repairs to **decking, exterior or interior stairways** unless necessary for safe working conditions.