

SUPPLEMENTAL NOTICE TO TENANT

INSPECTION OF STEAM RADIATORS REQUIRED FOR APARTMENTS WITH CHILDREN UNDER SIX

(Note: This notice must only be used if the landlord also provides the tenant with the Annual Notice for Prevention of Lead Based Paint Hazards – Inquiry Regarding Child)

If the building you live in uses steam to provide heat, and you notify the landlord that you have a child under six residing in your apartment in response to the attached Annual Notice for Prevention of Lead Based Paint Hazards – Inquiry Regarding Child Lead-Based Paint Annual Notice, your landlord is required by law to conduct an inspection of your steam radiators every two years. Your landlord will know if the building uses steam radiators for heating.

What is required in the inspection?

- Only qualified inspectors may conduct a steam radiator inspection (see below for who a qualified inspector can be; **it is not an HPD inspector**).
- Where an uncontrolled steam leak or severe corrosion is identified by the inspector, the inspector must immediately shut down the boiler.
- If an inspection reveals a defect or damage of a steam radiator, the inspector is required to:
 - Notify you, the owner, and HPD using the Record of Steam Radiator Inspection Form within 48 hours of the inspection.
 - Correct the defect or damage of a steam radiator within 14 days of the inspection
 - If the defect or damage is hazardous to life or safety, the steam radiator must be taken out of service within 24 hours of inspection and repaired or replaced within 7 days.

Who can be an inspector?

Steam radiator inspections must be performed by an “Inspector”, which includes:

- a licensed master plumber, high-pressure boiler operating engineer or stationary engineer, oil burning equipment installer, mechanical contractor; or an individual working under the direct and continuing supervision of one of the above licensed professionals; or
- a building superintendent who has reviewed informational materials developed by HPD to describe what to look for; or
- a heating plant technician or heating maintenance worker employed by the New York City Housing Authority.

You should also inform the owner immediately if you notice any visible issues with the steam radiator in your dwelling/unit or a common area during the year. If the landlord does not send someone to investigate and make a repair, if necessary, call 311.