



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

## CITY OF NEW HAVEN

*Justin Elicker, 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**

**Economic Development**

**Administrator**

March 16, 2022

### **HAND DELIVERED BY CONNECTICUT STATE MARSHAL**

Daniel Zweeres  
27 Valley Place North  
New Haven, CT 06515

**Re: 27 Valley Place North (Fire Damage)**

Dear Daniel Zweeres:

**CONNECTICUT STATE BUILDING CODE §117  
NOTICE OF IMMINENT DANGER, ORDER TO VACATE  
AND POSTING OF UNSAFE STRUCTURE  
(ORDER TO DEMOLISH)  
27 Valley Place North**

On March 5, 2022 an inspection was conducted at the premises located at 27 Valley Place North by Demolition Officer Jose Romero 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 the 2-alarm fire the structure is unsafe and is causing an endangerment to public safety and welfare. Immediate demolition is required. 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.**

**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 THAT HAS SUFFERED NEAR COLLAPSE IN ACCORDANCE WITH THE CONNECTICUT STATE BUILDING CODE 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 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.

Be advised that any occupants displaced by this order to vacate may be entitled to relocation assistance pursuant to Connecticut General Statutes §8-266 and are directed to contact Livable City Initiative Relocation Specialist Nilda Torres at 203-946-7010 to make such a request.

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 Demolition Officer Jose Romero at 203-946-7730.

**This violation 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.** Once a notice has been placed on the land records, a Request for Release must be submitted for review and approval by the Building Official. Pursuant to New Haven Ordinance this process will incur an additional fee for removal from land records.

Very truly yours,

James Turcio  
Building Official

cc: Jennifer Forslund, Fire Marshal  
Frank D'Amore, Dep. Dir., Livable City Initiative Property Div.  
Alex Pullen, Acting City Assessor  
Maurine Villani, Tax Collector  
Alder Honda Smith, Ward 30  
City/Town Clerk

# **NEW HAVEN ABATEMENT & DEMOLITION, LLC**

**P 203.710.7433**

**NEWHAVENABATEMENTLLC@GMAIL.COM**

**MAILING ADDRESS 80 PLATT LANE MILFORD, CT 06461**

**BUSINESS ADDRESS: 392 QUINNIPIAC AVENUE NEW HAVEN CT 06513**

March 21st, 2022

Re: Demolition Proposal 27 Valley Place North, New Haven, CT 06510

- Demolition, removal of the debris and acm's for the lump sum of: *Sixty-Two Thousand Five Hundred Dollars Eighty Five and No Cents..... (\$62,585.00\_)* (Pre-demolition Survey, Remediation, Abatement)
- Foundations are to be removed and Backfilled
- WPCA: Water and Sewer. We have included the or handling of Hazardous Materials, and temporary construction fencing.

DEMOLITION AND DISPOSAL

TOTAL AMOUNT: **\$62,585.00**

