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NOTICE TO ALL LOFT OWNERS AND TENANTS

It has come to the Loft Board's attention that there are a number of loft units within our jurisdiction that may be heated by Modine gas heaters or similar gas fire direct vent systems used for commercial purposes. While this type of heater is permitted in large commercial settings, they are not permitted for use in a residential unit and, in particular, in sleeping areas. If the Department of Buildings inspects an IMD building with these units, they will at the very least issue a violation and, as has happened in two of our buildings, have the gas company cap the gas pipes and in two instances, vacate the units.

Accordingly, we are instructing owners of Loft Law buildings to inspect all of their units to ascertain whether these heaters are being utilized to provide heat to their tenants. If so, we are asking that the owner immediately install a carbon monoxide detector that is hard wired onto the unit and will switch the heater off when carbon monoxide is present. In addition, we ask that these owners have their gas pipes inspected by a New York City licensed master plumber and make any adjustments to the gas lines as are indicated by the inspection.

We understand that all of these heaters are to be removed and replaced during the legalization of the IMD units. However, in the interim, this is a reasonable solution to a potential problem. Should the owner fail to take these recommended measures, we urge each tenant to contact us.