



# **YESHIVA UNIVERSITY**

## **Annual Fire Safety Report**

**October 1, 2022**

**Israel Henry Beren Campus**

**Murray Hill section of Manhattan**

**(including The Benjamin Residence Hall of Cardozo School of Law)**

# **FIRE SAFETY REPORTING AND DISCLOSURES POLICY**

## **Introduction**

As required by the Higher Education Opportunity Act (“HEOA”), Yeshiva University (the “University” or “YU”) has established the following reporting and disclosure procedures with respect to fire safety in on-campus student housing for the Beren Campus (consisting of several buildings in the Murray Hill section of Manhattan). The reporting and disclosure requirements described below apply only to fires that occur in the University’s Beren on-campus student housing, which is defined as student housing that is owned or controlled by the University or located on property that is owned or controlled by the University, and located within the reasonably contiguous geographic area that makes up the Beren Campus.

The goal of the University’s Security Department is to provide students in on-campus housing with the information, training, and University systems necessary to keep them safe from fires.

## **Reporting Fires to Campus Authorities**

University students and employees should report all fires that occur in Beren on-campus student housing to the Beren Campus Security Department. The Beren Campus Security Department’s main office is located at 50 East 34<sup>th</sup> Street, 1<sup>st</sup> Floor, and can be contacted by calling 917-326-4885 (email: [security@yu.edu](mailto:security@yu.edu)). Any reports that may be made to other personnel, such as a Resident Advisor or floor Resident Advisor, should be referred to the Security Department. The University has an incident report form in which all information pertaining to the fire incident is documented. After a report of a fire has been made to the Security Department, the Security Department personnel will complete an incident report form for the fire, and the report will be included in the Daily Fire Log referred to below.

**All fires should be immediately reported to the New York City Fire Department by dialing 911 or activating the fire systems as noted below.**

## **Fire Safety Disclosures**

With respect to fires in Beren and other on-campus student housing, the University makes three disclosures. It publishes an annual fire safety report for each campus, it annually reports its fire statistics to the U.S. Department of Education (the “Education Department”), and it makes, keeps, and maintains a daily fire log for each campus. The procedures for each of these three disclosures for the Beren Campus are described below.

## Annual Fire Safety Report

An Annual Fire Safety Report is published for each University campus. The Director of Security is responsible for collecting the required information and publishing the report for each campus, as applicable. This is the Annual Fire Safety Report for the Beren Campus, and contains the information described below.

### Statistics

The following sets forth statistics for each Beren on-campus student housing facility, for the three recent calendar years for which data is available:

## 2019

Name of Residence	Fires and Cause	Injuries	Deaths	Value of Damages
BROOKDALE HALL	1*	0	0	\$500.00
SCHOTTENSTEIN HALL	1**	0	0	\$100.00
151 EAST 36TH STREET	0	0	0	0
150 EAST 35TH STREET	0	0	0	0
251 LEXINGTON AVENUE (IHP)	0	0	0	0
THE BENJAMIN – 148 LEXINGTON	0	0	0	0
30 PARK AVENUE (IHP)	0	0	0	0

\* Unintentional Fire occurred in a dorm room of Brookdale Hall. Hotplate burned the plastic base of an electric tea kettle causing open flame with fire damage to wooden cabinets. Flames were extinguished with no injury or death.

\*\* Intentional Fire. New York City Police Department reports that an intruder intentionally started a fire in the first-floor lounge of an occupied student residence. Flames were extinguished with no injury, death.

## 2020

Name of Residence	Fires and Cause	Injuries	Deaths	Estimated Value of Damages
BROOKDALE HALL	0	0	0	0
	0	0	0	0
SCHOTTENSTEIN HALL	1*	0	0	No Damage
151 EAST 36TH STREET	0	0	0	0
150 EAST 35TH STREET	0	0	0	0
251 LEXINGTON AVENUE (IHP)	0	0	0	0
THE BENJAMIN – 148 LEXINGTON	0	0	0	0

\* Unintentional Fire occurred in a dorm room of Schottenstein Hall. Student used a lighter to burn the edges of a letter to look “old & antique”. Open flame spread on to paper causing minor paper fire. Flames were extinguished by student with no damage, no injury or death.

## 2021

Name of Residence	Fires and Cause	Injuries	Deaths	Value of Damages
BROOKDALE HALL	0	0	0	0
SCHOTTENSTEIN HALL	0	0	0	0
151 EAST 36TH STREET	0	0	0	0
150 EAST 35TH STREET	0	0	0	0
251 LEXINGTON AVENUE (IHP)	0	0	0	0
THE BENJAMIN – 148 LEXINGTON	0	0	0	0
200 EAST 30 <sup>TH</sup> STREET (IHP)	0	0	0	0

### Relevant Fire Safety Definitions

For the purposes of the reporting and disclosure described herein, the University defines the relevant terms as follows.

- **“Fire”**: Any instance of open flame or other burning in a place not intended to contain the burning or in an uncontrolled manner.
- **“Cause of Fire”**: The factor or factors that give rise to a fire, including intentional action, unintentional, mechanical failure, or an act of nature.
- **“Fire-related injury”**: Any instance in which a person is injured as a result of fire. This included injuries sustained from natural or accidental causes and injuries sustained while involved in fire control attempting a rescue or escaping from a fire.
- **“Fire-related death”**: Any instance in which a person is killed as a result of a fire or dies within one year of injuries sustained as a result of a fire.
- **“Value of property damage”**: The estimated value of the loss of the structure and its contents, including contents damaged by fire, smoke, water, and overhaul.

## **Description of Fire Safety Systems**

The University owns and operates the following five residence halls/dormitories on the Beren Campus, which are used exclusively for residential living. These premises have suites, single units and apartments.

- **50 East 34<sup>th</sup> Street** - Brookdale Residence Hall
- **119 East 29<sup>th</sup> Street** - Schottenstein Residence Hall
- **151 East 36<sup>th</sup> Street**
- **150 East 35<sup>th</sup> Street**
- **148 Lexington Avenue** – This residence hall is called “The Benjamin” and has been used to house students for the Benjamin N. Cardozo School of Law since Fall 2016. The building was once a part of Schottenstein Hall.

All of the above residence halls have Class J Fire Systems or modified Class J Systems, which send alarms directly to the New York City Fire Department. These systems are equipped with smoke detectors, sprinkler and standpipe systems, strobe lights (visual) and sirens (audio). These residence halls are monitored by a Fire Safety Director 24 hours a day, 7 days a week.

At times, the University also houses students in the following apartment buildings (IHP):

- **251 Lexington Avenue, Manhattan (Independent Housing Program – IHP)**

This dwelling consists of multiple apartment units used, in part, for student housing for the Beren Campus. This building is managed by a third-party management company which also leases apartments to other private tenants. The management company is responsible for providing Fire Safety Plan and Evacuation procedures to residents and ensuring that the building adheres to all New York City Building Department and Fire Department regulations. Hallways in the building have sprinklers, and each apartment has battery-operated smoke/carbon monoxide detectors.

- **30 Park Avenue, Manhattan (Independent Housing Program – IHP)**

This dwelling is owned and managed by a third party, and consists of multiple apartment units, including some leased by the University and used for student housing for the Beren Campus. The third party owner is responsible for providing Fire Safety Plan and Evacuation procedures to residents and ensuring that the building adheres to all New York

City Building Department and Fire Department regulations. Each apartment leased by the University has battery-operated smoke/carbon monoxide detectors.

- **200 East 30<sup>th</sup> Street, Manhattan (Independent Housing Program – IHP)**

This dwelling is owned and managed by a third party, and consists of multiple apartment units, including some leased by the University and used for student housing for the Beren Campus. The third party owner is responsible for providing Fire Safety Plan and Evacuation procedures to residents and ensuring that the building adheres to all New York City Building Department and Fire Department regulations. Each apartment leased by the University has battery-operated smoke/carbon monoxide detectors.

### **Number of Fire Drills held on Campus**

The University holds quarterly fire evacuation drills in each of the Beren residence halls on every tour for staff. The University conducts three (3) fire evacuation drills per year for the students. No fire drills are conducted by the University in the 251 Lexington Avenue or 30 Park Avenue buildings.

### **Portable Electrical Appliances, Smoking, and Open Flames in a Housing Facility**

Rules - In general, residents are expected to maintain adequate standards of cleanliness to avoid fire hazards and must not obstruct sidewalks, entrances, passages, fire escapes, elevators, lobbies, stairways, corridors, or halls with personal property. The following items are prohibited in the residence halls and will be confiscated:

- Flammable decorations
- Natural or artificial trees
- Electric heaters, air conditioners, hot plate burners, toasters, toaster ovens or any appliance that would generate a direct heat source.
- Halogen lighting equipment
- Candles\*, incense, outdoor grills, or any other type of open flame or open coil device
- Explosives, fireworks, firearms, or ammunition

\* This applies to all candles, including Shabbat and Hanukkah candles. Shabbat and Hanukkah candles may be kindled only in officially designated areas. An incandescent electric light should be utilized in student rooms for Shabbat candle lighting purposes.

Refrigerators are permitted only in accordance with official specifications. Non-University air conditioners or space heaters are not permitted in University housing including IHP.

Microwave ovens are the only cooking appliances permitted in undergraduate University housing.

With respect to The Benjamin, in general, residents are expected to maintain adequate standards of cleanliness to avoid fire hazards and must not obstruct sidewalks, entrances, passages, fire escapes, elevators, lobbies, stairways, corridors, or halls with personal property. Halogen lamps are not permitted in any apartment. In addition, washers and dryers are not permitted in any apartment, and dishwashers are only permitted where already installed. Air conditioners may also not be installed in any apartment.

Smoking is prohibited everywhere within all University residences, including all students' rooms, bathrooms, corridors, elevators, stairways, lounges, study halls, and balconies.

Students found in possession of prohibited items will be subject to disciplinary action. If you have any questions or concerns regarding fire safety, please contact the Beren Campus Office of University Housing & Residence Life at 212-340-7795.

Deliberate fires of any size will not be tolerated; the deliberate setting of a fire will be treated as arson. False alarms are dangerous and will be treated seriously.

## **EMERGENCY EVACUATION:**

### **Housing Procedures for Evacuation in Case of a Fire**

- Keep calm. Do not panic. Notify the Fire Department as soon as possible. Fire Department personnel will be on the scene of a fire within minutes of receiving an alarm.
- If your building is equipped with a fire alarm and that alarm is sounded, you should evacuate the building in accordance with the procedures outlined in the Fire Safety Notice affixed to the back of the room/suite entry door. **WHEN A FIRE ALARM SOUNDS, ALWAYS EVACUATE THE BUILDING.**
- Because flame, heat, and smoke rise, generally a fire on a floor below your room or apartment presents a greater threat to your safety than a fire on a floor above. Do not overestimate your ability to put out a fire. Most fires cannot be easily or safely extinguished alone. Do not attempt to put a fire out once it begins to quickly spread. If you attempt to put a fire out, make sure you have a clear path of retreat from the room.
- When exiting the building during a fire, close all doors as you exit to confine the fire. Never use the elevator. It could stop between floors or take you to where the fire is.
- Heat, smoke, and gases emitted by burning materials can quickly choke you. If you are caught in a heavy smoke condition where visibility is poor, get down on the floor and crawl. Take short breaths, breathing through your nose.
- If your clothes catch fire, don't run. Stop where you are, drop to the ground, cover your face with your hands to protect your face and lungs, and roll over to smother the flames.

**Campus policies regarding fire safety education and training programs, which include the procedures, that student and employees should follow in the case of a fire.**

Periodic evacuation drills in the Beren on-campus residence halls are conducted in conjunction with the Security Department. These drills are an important means of preparing residents to respond to the sounding of the fire alarm. Residents must evacuate the building immediately upon hearing the fire alarm. Residents who do not evacuate the building during an evacuation drill are subject to disciplinary action.

Residents of the Beren on-campus residence halls also receive residence-hall-specific information about fire safety and evacuation procedures as part of the check-in process. Residents and their guests are responsible for knowing the fire protection features of the



building (i.e., fire exits, stairways, alarm pull stations), as well as the fire safety procedures for the building.

Residents should report any problems or inappropriate behavior observed to the Beren Campus Security Department, including damaged or tampered with fire alarms, removal of fire exits signs, missing fire extinguishers, and behavior that compromises the safety of the community.

**List of the titles of each person or organization to which students and employees should report that a fire occurred.**

At the onset of a fire, students and employees should immediately report all fires to the New York City Fire Department by dialing 911 or activating the fire systems. The Security Department should be notified as well by calling 917-326-4885.

**Any plans for improvements in fire safety, should the University determine that improvements are necessary**

Not at this time.

Each University campus will distribute its Annual Fire Safety Report and Annual Security Report to all current students and employees by October 1 of each year. The reports will be posted on the University's website on the Security Department's page at <http://www.yu.edu/safety-security/> and can be accessed by clicking on the Reports link. A notice will be distributed to all students and employees briefly describing the reports.

**Annual Report to the U.S. Department of Education**

As required by federal law, the University reports annually to the Education Department the fire statistics listed herein for Beren on-campus student housing as well as fire statistics for on-campus student housing for its other campuses. The University reports these statistics through the Education Department's web-based data collection system. Statistics for the University and other schools are available at the Office of Post Secondary Education's web page at <http://ope.ed.gov/campussafety/#/>.

## **Daily Fire Log**

As required by federal law, each University campus maintains an easily understood written Daily Fire Log. The main office of the Beren Campus Security Department, located at 50 East 34<sup>th</sup> Street (1st Floor), maintains the Fire Log for the Beren Campus.

The Daily Fire Log lists the following information for each fire that occurs in on-campus student housing: The date the fire occurred, time of occurrence, general location and nature of fire.

The Chief of Security ensures that entries are made in the Fire Log within two business days after the Security Department receives a report of a fire and updates those entries within two business days any time it receives additional information about the fire. The entries in the Daily Fire Log are eventually used to generate the Annual Fire Safety Report. The Daily Fire Log is kept separate from the Crime Log. The most recent 60 days of each campus' Daily Fire Log are available upon request in the campus' Security Department's main office for inspection by the public on Monday through Friday during business hours. Portions of the Daily Fire Log that are older than 60 days will be made available within two business days of a request for public inspection. The University maintains each Daily Fire Log for three years following the publication of the last Annual Fire Safety Report to which that Daily Fire Log applies. Thus, the University maintains each Daily Fire Log for a period of at least seven years.

## **Annual Security Report**

The Annual Security Report is prepared in compliance with the Jeanne Clery Disclosure of Campus Security Policy and Campus Crime Statistics Act. A copy is available from the Security Department of each campus. It may be viewed during business hours. The Daily Crime Log is also available for inspection at each campus' Security Department's main office during business hours.

Both the Annual Security Report and Annual Fire Safety Report for the University's campuses may also be viewed on the University's website on the Security Department's page at <http://www.yu.edu/safety-security/reports/security/> and can be accessed by clicking on the Reports link.