

Certificate of Occupancy

CO Number: 104415633T044

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A. Borough: Manhattan Address: 245 TENTH AVENUE Building Identification Number (BIN): 1088748	Block Number: 00696 Lot Number(s): 33 Building Type: New	Certificate Type: Temporary Effective Date: 12/28/2020 Expiration Date: 03/28/2021
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-A (1968 Code) Building Occupancy Group classification: R-2 (2014/2008 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 11 Height in feet: 125 No. of dwelling units: 18		
C. Fire Protection Equipment: None associated with this filing.		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: Easement(s) - Recording Info: EGRESS EASEMENT		
Outstanding requirements for obtaining Final Certificate of Occupancy: There are 11 outstanding requirements. Please refer to BISWeb for further detail.		
Borough Comments: None		



Borough Commissioner



Commissioner

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Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	B-2		2	TENANT STORAGE
CEL			D-2		2	BOILER ROOM
CEL			D-2		2	ELEVATOR MACHINE ROOM
CEL	38		C		6	LOWER 1/2 COMMERCIAL RETAIL DUPLEX
CEL			B-2		6	STORAGE ROOMS
CEL			D-2		2	COMPACTOR ROOM
CEL	5		E		2	SUPERINTENDENT'S OFFICE AND WORKSHOP
MEZ			B-1		6	ACCESSORY MECHANICAL ROOM FOR COMMERCIAL RETAIL STORAGE
001		40	J-2		2	RESIDENTIAL LOBBY, MAIL AND PACKAGE ROOM
001	140	100	C		6	COMMERCIAL RETAIL
001			C		6	UPPER 1/2 COMMERCIAL RETAIL DUPLEX
002		40	J-2	2	2	TWO (2) CLASS 'A' MDL APARTMENTS
003 007		40	J-2	2	2	TWO (2) CLAS 'A' MDL APARTMENTS ON EACH FLOOR



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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
008		40	J-2	0.5	2	LOWER 1/2 OF CLASS 'A' MDL APARTMENT
008		40	J-2	1	2	ONE (1) CLASS 'A' MDL APARTMENT
009		40	J-2	0.5	2	UPPER 1/2 OF CLASS 'A' MDL APARTMENT
009		40	J-2	1	2	ONE (1) CLASS 'A' MDL APARTMENT
010		40	J-2	1	2	ONE (1) CLASS 'A' MDL APARTMENT
010		40	J-2	0.5	2	LOWER 1/2 OF CLASS 'A' MDL APARTMENT
011		40	J-2	1	2	ONE (1) CLASS 'A' MDL APARTMENT
011		40	J-2	0.5	2	UPPER 1/2 OF CLASS 'A' MDL APARTMENT
ROF			D-2		2	MECHANICAL ROOM
PEN			D-2		2	MECHANICAL ROOM AND PRIVATE DECK
END OF SECTION						



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