

# Certificate of Occupancy

**CO Number: 121153651F**

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.*

<b>A.</b>	<b>Borough:</b> Manhattan <b>Address:</b> 173 MORNINGSIDE AVENUE <b>Building Identification Number (BIN):</b> 1090564	<b>Block Number:</b> 01953 <b>Lot Number(s):</b> 62  <b>Building Type:</b> New	<b>Certificate Type:</b> Final <b>Effective Date:</b> 10/09/2020
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 2-A (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 4 <b>Height in feet:</b> 37 <b>No. of dwelling units:</b> 8			
<b>C.</b>	<b>Fire Protection Equipment:</b> Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

# Certificate of Occupancy

CO Number: 121153651F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 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	S-2		2B	ACCESSORY USE AND BOILER ROOM
001		40	R-2	2	2A	TWO CLASS 'A' APARTMENTS
002		40	R-2	2	2A	TWO CLASS 'A' APARTMENTS
003		40	R-2	2	2A	TWO CLASS 'A' APARTMENTS
004		40	R-2	1	2A	TWO LOWER-DUPLEX IN CONJUNCTION WITH PENTHOUSE ABOVE (UPPER-DUPLEX) ABOVE
ROF		50	R-2		2B	STAIRS BULKHEAD & HVAC CONDENSERS,
PEN		40	R-2	1	2A	TWO UPPER-DUPLEX IN CONJUNCTION WITH 4TH FLOOR (LOWER DUPLEX)
TOTAL : EIGHT CLASS 'A' APARTMENTS ZONING EXHIBITS 1 AND 3 RECORDED UNDER CRFN NUMBERS: 2012000503119 AND 2012000503120						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

121153651/000 10/9/2020 3:34:37 PM