

# Certificate of Occupancy

**CO Number: 220152046T008**

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> Bronx <b>Address:</b> 917 WESTCHESTER AVENUE <b>Building Identification Number (BIN):</b> 2005371	<b>Block Number:</b> 02698 <b>Lot Number(s):</b> 75  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 01/28/2021 <b>Expiration Date:</b> 04/28/2021
<b>This building is subject to this Building Code:</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-B (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> 7 <b>Height in feet:</b> 72 <b>No. of dwelling units:</b> 45			
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system, Fire Suppression 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>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 22 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b>			
OK TO RENEW TCO FOR 90 DAYS			



Borough Commissioner



Commissioner

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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		100	R-2		2B	MECHANICAL ROOM
CEL	155	100	A-3		4A	MULTIPURPOSE ROOM
CEL	2	100	F-2		4C	KITCHEN ACCESSORY TO HOUSE OF WORSHIP ON FIRST FLOOR
CEL		OG	F-2		4C	BICYCLE STORAGE ROOM FOR 23 BICYCLES(254 SF)
CEL		OG	R-2		2B	TRASH COMPACTOR ROOM
CEL	7	OG	B		4C	TWO(2)OFFICES ACCESSORY TO HOUSES OF WORSHIP
CEL		OG	R-2		2B	TRASH ROOM
CEL		OG	R-2		2B	LAUNDRY ROOM
CEL		OG	R-2		2B	TELECOM ROOM
CEL		100	R-2		2B	ELEVATOR EQUIPMENT ROOM
CEL		OG	R-2		2B	MEN'S,WOMEN'S,AND STAFF BATHROOMS
CEL	155	OG	R-2		4A	MULTIPURPOSE ROOM
CEL	2	OG	R-2		4C	KITCHEN ACCESSORY TO HOUSE OF WORSHIP ON FIRST FLOOR



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CEL	1	OG	R-2		2B	SUPER'S OFFICE
001 001		100	R-2		2B	MEN'S AND WOMEN'S BATHROOMS
001 001 25		100	R-2		2B	ACCESSORY RECREATION ROOM
001 001 260		100	A-3		4A	SANCTUARY HOUSE OF WORSHIP
001 001		100	S-2		4C	COAT ROOM
001 001 40		100	A-3		4A	TWO(2) CHOIR ROOMS
001 001 7		100	B		4C	TWO(2) OFFICES ACCESSORY TO HOUSE OF WORSHIP
001 001		100	R-2		2B	RESIDENTIAL LOBBY,MAIL ROOM
001 001 24			E		2B	TWO(2) CLASSROOMS ACCESSORY TO HOUSE OF WORSHIP (AGES 2 THROUGH 6 YEARS,2 STAFF)
002 002		40	R-2	8	2A	EIGHT (8) CLASS 'A' DWELLING UNITS
003 003		40	R-2	8	2A	EIGHT(8) CLASS 'A' DWELLING UNITS
004 004		40	R-2	8	2A	EIGHT (8) CLASS 'A' DWELLING UNITS
005 005		40	R-2	8	2A	EIGHT (8) CLASS 'A' DWELLING UNITS



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006 006		40	R-2	8	2A	EIGHT (8) CLASS 'A' DWELLING UNITS
007 007		40	R-2	5	2A	FIVE (5) CLASS 'A' DWELLING UNITS
007 007 58		40	R-2		2B	ACCESSORY TENANT OUTDOOR RECREATION AREA.
ROF		40	R-2		2B	ELEVATOR BULKHEAD
ROF		40	R-2		2B	ELEVATOR EQUIPMENT ROOM
<p>NOTE #1: THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTER OFFICE CRFN#2016000088582,2016000088583. NOTE #2:THIS IS BUILDING HAS BEEN DEVELOPED PURSUANT TO QUALITY HOUSING AND IS IN COMPLIANCE WITH ZR-28-00. NOTE #3:ALL RELATED FACILITIES AND AMENITIES REQUIRED PURSUANT TO THE QUALITY HOUSING PROGRAM SHALL NOT BE REMOVED. NOTE #4:RECREATION ROOMS FOR THE TENANTS AS PER ZONING RESOLUTION QUALITY HOUSING SHALL NOT BE RENTED SEPARATELY AND SHALL NOT BE USED FOR LIVING OR SLEEPING PURPOSES. NOTE #5:THESE PREMISES INCLUDE INCOME-RESTRICTED HOUSING UNITS WHICH MAY ONLY BE AMENDED OR SUPERSEDED IN ACCORDANCE WITH PROVISIONS OF ZR-12-10 NOTE #6: AS PER ZR 25-80 A DEDUCTION IN THE AMOUNT OF 1,880SF IS BEING TAKEN FOR THE EXTERIOR WALLS</p>						
END OF SECTION						



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