

Certificate of Occupancy

CO Number: 121191557T004

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: 2395 8TH AVENUE Building Identification Number (BIN): 1090354	Block Number: 01955 Lot Number(s): 12 Building Type: New	Certificate Type: Temporary Effective Date: 01/20/2021 Expiration Date: 04/20/2021
This building is subject to this Building Code:		
<i>For zoning lot metes & bounds, please see BISWeb.</i>		
B. Construction classification: 1-B (2014/2008 Code) Building Occupancy Group classification: R-2 (2014/2008 Code) Multiple Dwelling Law Classification: HAEA		
No. of stories: 15 Height in feet: 147 No. of dwelling units: 75		
C. Fire Protection Equipment: Standpipe system, Fire alarm system, Sprinkler system		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:		
There are 15 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 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	18	OG	S-2		2	FRESH RETAIL SPACE STORAGE
CEL		OG	R-2		2	MECHANICAL ROOM AND TRASH COMPACTOR ROOM (INCIDENTAL TO RESIDENTIAL USE)
CEL		OG	S-2		2B	BICYCLE STORAGE (589 SF FOR 39 SPACES)
001 001		100	R-2		2B	REFUSE ROOM (INCIDENTAL TO RESIDENTIAL USE)
001 001		100	M		6	FRESH RETAIL SPACE
001 001		100	R-2		2A	RESIDENTIAL LOBBY
001 001		100	M		6	RETAIL SPACE
002 002		40	R-2	4	2	FOUR (4) CLASS 'A' DWELLING UNITS
002 002		40	R-2		2A	COMMUNITY ROOM
002 002 20		100	R-2		2A	OUTDOOR RECREATION ROOM
003 003		40	R-2		2B	REFUSE ROOM AND LAUNDRY ROOM (INCIDENTAL TO RESIDENTIAL USE)
003 003 20		40	R-2		2A	COMPUTER ROOM (ACCESSORY TO RESIDENTIAL USE)
003 003		40	R-2	5	2	FIVE CLASS 'A' APARTMENTS



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004 004		40	R-2		2A	AFTER SCHOOL STUDY ROOM (INCIDENTAL TO RESIDENTIAL USE)
004 004		40	R-2	5	2	FIVE(5) CLASS 'A' APARTMENTS
004 004		40	R-2		2B	REFUSE ROOM (INCIDENTAL TO RESIDENTIAL USE)
005 006		40	R-2	6	2	SIX(6) CLASS 'A' APARTMENTS ON EACH FLOOR
005 006		40	R-2		2B	REFUSE ROOM (INCIDENTAL TO RESIDENTIAL USE)
007 010		40	R-2		2B	REFUSE ROOM (INCIDENTAL TO RESIDENTIAL USE)
007 010		40	R-2	6	2	SIX (6) CLASS 'A' APARTMENTS ON EACH FLOOR
011 013		40	R-2		2B	REFUSE ROOM (INCIDENTAL TO RESIDENTIAL USE)
011 013		40	R-2	5	2	FIVE (5) CLASS 'A' APARTMENTS ON EACH FLOOR
014 015		40	R-2	5	2	FIVE (5) CLASS 'A' APARTMENTS ON EACH FLOOR
014 015		40	R-2		2B	REFUSE ROOM (INCIDENTAL TO USE)
ROF		100	R-2		2B	GENERATOR ROOM AND BOILER ROOM



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THIS PROJECT FALLS UNDER THE GUIDELINES OF QUALITY HOUSING AS OUTLINED BY ARTICLE 2, CHAPTER 8 OF THE ZONING RESOLUTION. 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 UNDER CRFN# 19 UNITS ARE RESTRICTED IN THE PREMISES AS PER SECTION 12-10 OF THE ZONING RESOLUTION THE CERTIFICATE OF OCCUPANCY MAY BE AMENDED OR SUPERSEDED TO REFLECT THAT THE BUILDING OR PORTION THEREOF MAY CONTAIN OTHER THAN INCOME-RESTRICTED HOUSING UNITS ONLY IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING RESOLUTION.

END OF SECTION



Borough Commissioner



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