



PERMITS



PAYMENTS



APPOINTMENTS

DOB

NOW

NYC
Buildings

Accepted



Technical Report(TR6)

Compliance Filing # TR6-902828-9C-I1

2. Location

| | | | |
|----------------|-----------|-------------|--------------|
| House Number | 471 | Street Name | THIRD AVENUE |
| Borough | Manhattan | Block | 913 |
| BIN | 1020078 | Lot | 1 |
| Zip Code | 10016 | C.B No. | 106 |
| Control Number | 902828 | | |

3. Filing Information

| | | | |
|------------------|------------|------------------------|------------|
| Filing Type | Initial | Report Cycle | 9 |
| Report Sub Cycle | 9C | Last Cycle Filing Date | 01/06/2022 |
| Filing Date | 04/18/2022 | Accepted Date | 07/24/2022 |

4. Inspection Report Status Information

| | | | |
|--------------------------|------------|-----------------------------|------|
| Current Cycle: Last QEWI | 03/29/2022 | Current Cycle Filing Status | SAFE |
| Inspection Date | | | |
| Prior Filing Cycle | 8 | Prior Filing Sub Cycle | 8C |
| Prior Filing Status | SAFE | | |

5. Building Description

| | | | |
|-------------------------------|-----|---------------------|-----|
| Landmark Building | | Landmark District | No |
| Number of stories | 32 | Number of Balconies | 145 |
| Wall(s) Subject to Inspection | All | Partial Description | |

| <u>Exterior Wall Type</u> | <u>Exterior Wall Material</u> |
|---------------------------|-------------------------------|
| MASONRY CAVITY WALL | MASONRY |

6. Applicant Information

| | | | |
|--------------------|--------------------------|---------------|--|
| E-Mail | MGALASSI@HLZIMMERMAN.COM | License Type | Registered Architect |
| NYS License Number | 038568 | Last Name | GALASSI |
| First Name | MASSIMILIANO | MI | |
| Mobile Phone | 9175359287 | Business Name | HOWARD L. ZIMMERMAN ARCHITECTS, P.C |
| Business Address | 11 WEST 30TH STREET | City | NEW YORK |
| State | NY | Zip Code | 10001 |

Accepted

6a. Applicant's Statement

I hereby state that the Owner/ Owner's Representative has authorized me to submit this report. Furthermore, I hereby state that all statements are correct and complete to the best of my knowledge. A copy of this report has been given to the owner.

§28-211.1 False statements in certificates, forms, written statements, applications, reports, or certificates of correction. It shall be unlawful for any person to knowingly or negligently make or allow to be made a material false statement in any certificate, professional certification, form, signed statement, application, report or certification of the correction of a violation that is either submitted directly to the department or that is generated with the intent that the department rely on its assertions.

- ☒ I have personally reviewed all information in this submission. I understand and agree that by personally clicking on the box at left I am electronically signing this submission and expressing my agreement with the Statement terms herein. I understand that this electronic signature shall have the same validity and effect as a signature affixed by hand, and I further agree that, by uploading an electronic image of my signature and professional seal as part of this submission, I am applying such signature and seal to this signed statement as if I had personally signed and sealed this statement by hand.

| | | | |
|------|-------------------------|--------|------------|
| Name | MASSIMILIANO GALASSI | Date : | 2022-04-01 |
|------|-------------------------|--------|------------|

7. Owner Information

| | | | |
|------------------|-----------------|---------------|--------------------------------------|
| E-Mail | gp@alginny.com | Owner Type | Private |
| Last Name | GINSBERG | First Name | LAURENCE |
| MI | | Mobile Phone | 2122139600 |
| Telephone | 21222139600 | Business Name | PLAZA REALTY INVESTORS, DE 1, LLC |
| Business Address | 183 MADISON AVE | City | NEW YORK |
| State | NY | Zip Code | 10016 |
| Business Phone | 2122139600 | Business Fax | |

8. Owner Representative

| | |
|--------|-----------------------|
| E-Mail | Relationship to Owner |
|--------|-----------------------|

First Name

Last Name

Phone

Accepted

9. Owner's Statement

(A) I hereby state that I am the owner/owner's representative of the premises referenced in the report associated with this filing. Furthermore, I have received and read a copy of the request associated with this filing and I am aware of the required repairs and/or maintenance, if any and the recommended time frame for same.

(B) I certify that all items noted as SWARMP conditions in the previous cycle's report have been corrected/repaired unless I have indicated above that the current inspection report status is UNSAFE as per administrative code article 302, if applicable.

§28-211.1 False statements in certificates, forms, written statements, applications, reports, or certificates of correction. It shall be unlawful for any person to knowingly or negligently make or allow to be made a material false statement in any certificate, professional certification, form, signed statement, application, report or certification of the correction of a violation that is either submitted directly to the department or that is generated with the intent that the department rely on its assertions.

☒ I have personally reviewed all information in this submission. I understand and agree that by personally clicking on the box at left I am electronically signing this submission and expressing my agreement with the Statement terms herein. I understand that this electronic signature shall have the same validity and effect as a signature affixed by hand.

| | | | |
|------|----------------------|--------|------------|
| Name | LAURENCE GINSBERG | Date : | 04/18/2022 |
|------|----------------------|--------|------------|

QEWI Information

| | | | |
|-----------------|---------------------|----------------|---------|
| QEWI First Name | MASSIMILIANO | QEWI Last Name | GALASSI |
| QEWI Address | 11 WEST 30TH STREET | Block | 913 |
| Lot | 1 | Cycle | 9 |
| BIN | 1020078 | | |

1. Executive Summary

General Description

200 East 33rd Street (The Building) is a 32-story building with a concrete frame structure and brick masonry cavity walls at the entire façades, with steel shelf angles at each floor, which function as window lintels as well, and with concrete balconies at all floors along the street façades.

Scope of Inspection

Howard L. Zimmerman Architects & Engineers, D.P.C. (HLZAE) has been retained to perform a Periodic Inspection of the Exterior Walls and Appurtenances of the Building walls in conformance with New York City regulations. HLZAE's responsibility is limited solely to that of Critical Examination and preparation and filing of the Report. HLZAE carefully reviewed the most recent previous report and any available other reports prior to inspection of the Building. HLZAE utilized a professional standard of care to assess the Building's condition and applied professional knowledge of the properties and characteristics of the materials used in its construction. The inspections were performed and completed in accordance with the Administrative Code and 1 RCNY 103-04. The Report utilizes photographs and diagrams to identify the location(s) of close-up inspections. Conditions noted in the Report are as of the last date of examination only. The condition of the Building will change over time and the rate of change will vary with the type of construction, history of maintenance and repair, and environmental conditions.

Summary of Findings

HLZAE did not observe deterioration or movement at the exterior walls or appurtenances thereto at the time of inspection(s).

Conclusions and Recommendations

1. Conclusion: No UNSAFE or SWARMP conditions were observed at the time of inspection. 2. Recommendation: The Owner should continue to monitor the conditions of the Building in the future under the guidance of a professional as time and exposure to the elements may cause change and deterioration. The Building is classified as SAFE per the criteria set forth in 1 RCNY 103-04.

A. Building Information

| | | | |
|-------------------|------------------|-------------------|---|
| Address | 471 THIRD AVENUE | AKA Address | |
| Block | 913 | Lot | 1 |
| BIN | 1020078 | Landmark Building | |
| Landmark District | No | Cross Streets | |

B. Owner Information

| | | | |
|------------|---------|-------|-------------------|
| Owner Type | Private | Owner | LAURENCE GINSBERG |
|------------|---------|-------|-------------------|

C. Building Description

| | | | |
|---------------------------|----------------------------------|--------------------|-------|
| Height | +/- 282' | Stories | 32 |
| Lot & Building Dimensions | 1/Approximately 197' x 135' | Cert of Occupancy | 74459 |
| Building Use | Mixed Residential and Commercial | Approx. Year Built | 1972 |
| Exterior wall type | Exterior wall material | | |
| MASONRY CAVITY WALL | MASONRY | | |

D. A detailed description of any settlements, repairs, or revisions to exterior enclosures since the previous report

REPAIRS:The Owner has been diligent in maintaining the Building and has recently completed the façade restoration program.1.Work performed:a.Balcony Concrete Slab Repairsb.Brick Masonry Replacementc.Brick Masonry Repointingd.A/C Sleeve Grille Replacemente.Window Sill Replacementf.Window Lintel ReplacementMODIFICATIONS:There have been no modifications or revisions to the exterior envelope of the Building since the last Cycle filing.

E. Procedures Used in Making the Critical Examination

In performing the Critical Examination visual inspections were conducted and observations were reasonably made of the Building facades and their components via an observation platform (such as a swing stage scaffold, supported scaffold, or boom lift) and from grade level, roofs and setbacks, balconies, and fire escapes as available and accessible at the subject Building and from roofs and setbacks of adjacent buildings when permitted.Magnification equipment, including telephoto camera lenses and binoculars, were utilized during the Critical Examination.Railing locations inspected were reviewed for structural stability and code compliance.HLZAE reviewed industry standards, applicable codes and regulations in effect at the time of the construction of the Building.Conditions not subject to visual review (backup masonry, concrete framing, concealed clips, etc.) are beyond the scope of this Report.An inspection program was designed taking into consideration the type of construction of the Building's envelope, age of the material components, the façade's specific exposure to environmental conditions and the presence of specific details and appurtenances. Consideration was given to the façade's history of maintenance and repairs as described in previous reports and job filings.1.Visual Inspections were conducted via observation from the following locations:Street facades at grade, roof, and balconies at the subject Building.2.The representative sample of this Building's facades was determined to be 100% of the façade during an extensive restoration campaign under DOB Job #123432927.3.Physical examination of the railings:Railings were reviewed for signs of significant lateral movement and random movement. The physical examination excluded any probes or invasive/ASTM testing.4.The representative sample of this Building's railings was determined to be 100% of balcony railings and 100% of roof railings:All railings were reviewed during an extensive restoration campaign under DOB Job #123432927.5.Cavity wall probes:The Building was determined to be cavity wall construction. 7 probes were performed, which exceeds the minimum of 5 probes, to ensure that the wall-ties were in SAFE condition.

F. Rigger Information

| | | | |
|---|----------------------|----------------------|----------------|
| QEWI First Name | MASSIMILIANO | QEWI Last Name | GALASSI |
| Number of person(s) who conducted inspection and his/her relation to QEWI 1 | | | |
| Person 1 | Massimiliano Galassi | Relationship to QEWI | QEWI- Employee |
| Person 2 | | Relationship to QEWI | |
| Person 3 | | Relationship to QEWI | |
| Person 4 | | Relationship to QEWI | |
| Person 5 | | Relationship to QEWI | |

Rigger/Operator Info

| | | | |
|--------------------|---------------------------|----------------|--------------------------|
| First Name | Parvez | Middle Initial | |
| Last Name | Riaz | Business Name | Prompt Restorations Inc. |
| Business Address | 43-49 10 Street Suite 408 | City | Long Island City |
| State | NY | Zip Code | 11101 |
| Business Telephone | 7187861776 | Business Fax | |
| Mobile Phone | | Email | |
| Rigger License# | 006437 | | |

Location(s) of close-up inspection & Plot Details

A physical examination was performed via scaffold between 8/16/2019 and 11/23/2021 at the representative portions of the street façades from grade to the top of the exterior as indicated on the diagram attached. Inspections were conducted by Massimiliano Galassi of Howard L. Zimmerman Architects & Engineers, D.P.C. The QEWI for this FISP report was Massimiliano Galassi, RA.

| Dates of inspection(s) | Comments |
|------------------------|---|
| 2019-02-26 | Initial Visual Inspection |
| 2019-08-16 | Close Up Inspections through 11/23/2021 |
| 2021-04-23 | Cavity Wall Probes |
| 2021-04-29 | Cavity Wall Probes |
| 2021-05-29 | Cavity Wall Probes |
| 2022-03-29 | QEWI Final Visual Inspection |

G. Description, location(s) and Classification of Conditions Observed

1.Building Envelope and Leaks:There were no reported leaks at the time of the critical examination; the Building envelope is apparently water tight.2.Façade Components:a.Masonry Wall:Description:The exterior walls are constructed of brick masonry units in standard running bond.Condition:The brick masonry was considered to be in satisfactory condition during the critical examination.Photo:1, 2, 3Classification:SAFEcavity Wall:Description:The primary elevations are cavity wall construction, with CMU back-up masonry and brick face masonry.Condition:The cavity wall and back up masonry were considered to be in satisfactory condition during the critical examination.Photo:Appendix EClassification:SAFEb.Relieving AngleDescription:The relieving angles are steel angles.Condition:The relieving angles were considered to be in satisfactory condition during the critical examination.Photo:3Classification:SAFEc.Masonry TiesDescription:The wall ties are steel adjustable wall ties.Condition:The cavity wall ties, CMU back-up masonry, waterproofing, and anchors were considered to be in satisfactory condition during the critical examination. The spacing of the wall ties are code compliant at the time of construction (1968 code)Photo:Appendix EClassification:SAFE d.BalconiesDescription:Balconies are poured concrete with a perimeter curb and railings embedded into the curb.Condition:The balconies were considered to be in satisfactory condition during the critical examination.Photo:9Classification:SAFE e.Window FramesDescription:Window frames are aluminum.Condition:The window frames were considered to be in satisfactory condition during the critical examination.Photo:1, 2Classification:SAFE f.Window LintelsDescription:The relieving angles act as window lintels. Refer to the relieving angle section, above.Condition:Refer to the relieving angle section, above.Photo:3Classification:SAFEg.Window SillsDescription:Window sills are slate or bluestone.Condition:The window sills were considered to be in satisfactory condition during the critical examination.Photo:1Classification:SAFE h.BulkheadsDescription:There are 2 bulkheads at the main roof, both constructed of brick masonry units in standard running bond matching the façades.Condition:The bulkheads were considered to be in satisfactory condition during the critical examination.Photo:8Classification:SAFE

Ga. Appurtenances

a.Exterior FixturesDescription:There are exterior lights mounted on the walls at the street facades.Condition:The light fixtures were considered to be in satisfactory condition.Photo:4Classification:SAFEb.CanopyDescription:A glass canopy supported by a metal frame is located above the main entrance at the North façade.Condition:The canopy was considered to be in satisfactory condition.Photo:Elevation AClassification:SAFEc.AwningsDescription:Fabric awnings are located above the commercial storefronts at the street façades.Condition:The awnings were considered to be in satisfactory condition.Photo:4Classification:SAFE d.A/C GrillsDescription:There are through-wall A/C sleeves below the window openings, covered with metal grilles.Condition:The A/C grilles were considered to be in satisfactory condition.Photo:1, 2Classification:SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.RailingsDescription:Railings at the balconies and roof perimeter are aluminum picket style top mounted to concrete curbs. The minimum railing height was measured to be 45" above finished floor, with pickets that have a maximum spacing of 3.5". The railings are compliant with the 1968 NYC Building Code in effect at the time of construction.Condition:The railings are considered to be in satisfactory condition.Code Compliance:The railings are considered to be code compliant with the code in effect at the time of construction.Structural Stability:The railings are considered to be structurally stable at the time of examination. They are positively secured against movement.Photo:5, 6, 7, 8Classification:SAFE

H. Causes of Conditions Observed

Not applicable. No UNSAFE or SWARMP conditions were observed at the time of inspection.

I. Status Report of Exterior Maintenance

Per New York City Building Code Section 28.301.1: all buildings and all parts thereof and all structures shall be maintained in a safe condition. The Owner should continue to monitor the conditions of the Building in the future under the guidance of a professional as time and exposure to the elements may cause change and deterioration.

Ja. Comparison Chart of Conditions Reported for current and previous cycle

| | | | |
|---|------|-----------------------|------|
| Prior Filing Cycle | 8 | Current Filing Cycle | 9 |
| Prior Filing Status | SAFE | Current Filing Status | SAFE |
| Are any of the conditions noted above SWARMP conditions reported as requiring repair from the previous cycle? | | | No |

The amended 8th Cycle FISP inspection and report, generated by Howard L. Zimmerman Architects & Engineers, D.P.C., was filed on 1/6/2022. with the inspections performed on 11/23/21. The report has been reviewed by HLZAE and it cited the Building as SAFE. There was no repair or maintenance work cited in the previous report.

Jb. Work permit numbers, status & sign off dates

Job # Permit Type Sign-Off Date123432927 DOB Work Permit3/17/22

Jc. ECB Violation numbers and the status of the repairs of the conditions cited in the ECB violations

Violation # Description StatusResolution35556983L1RCNY 104-20(K) failure to provide certificate of fitness certificate at the time of my inspection on an active jobsite observed suspended scaffolds installed and in operation at Exp #1&3 With workers Lakhinder OpenThe Building is preparing a certificate of correction to be submit to the DOB35556982JFailure to maintain / display on site drawings / documents required by Chapter 33 OpenThe Building is preparing a certificate of correction to be submit to the DOB35318862LOwner failed to replace deteriorated bricks at the south elevation within the time frame recommended by the QEWIOpenThe bricks were replaced, as part of the recently completed exterior restoration project. The repairs were documented in the Amended 8th Cycle FISP report filed with the DOB. The Building is preparing a certificate of correction to be submit to the DOB

K. Recommendations for Repairs or Maintenance

No repairs or maintenance are recommended as a result of the Critical Examination. The Owner should continue to monitor the conditions of the Building in the future under the guidance of a professional as time and exposure to the elements may cause change and deterioration.

L. Required Work Permits

No work has been deemed necessary to be performed as a result of the Critical Examination, therefore no work permits are required.

M. Current Report Classification

SAFE