



PERMITS



PAYMENTS



APPOINTMENTS

DOB

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NYC
Buildings

Accepted



Technical Report(TR6)

Compliance Filing # TR6-900042-9A-I1

2. Location

House Number	450	Street Name	NORTH END AVENUE
Borough	Manhattan	Block	16
BIN	1085459	Lot	221
Zip Code	10282	C.B No.	101
Control Number	900042		

3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9A	Last Cycle Filing Date	01/26/2017
Filing Date	05/27/2022	Accepted Date	09/30/2022

4. Inspection Report Status Information

Current Cycle: Last QEWI Inspection Date	05/02/2022	Current Cycle Filing Status	SWARMP
SWARMP Completion Date	2025-08-29	Prior Filing Cycle	8
Prior Filing Sub Cycle	8A	Prior Filing Status	SAFE

5. Building Description

Landmark Building		Landmark District	No
Number of stories	25	Number of Balconies	0
Wall(s) Subject to Inspection	All	Partial Description	

<u>Exterior Wall Type</u>	<u>Exterior Wall Material</u>
MASONRY CAVITY WALL	MASONRY SHEET METAL

6. Applicant Information

E-Mail	ATAJZLER@HLZIMMERMAN.COM	License Type	Registered Architect
NYS License Number	038790	Last Name	TAJZLER
First Name	ALEXEI	MI	
Mobile Phone		Business Name	HOWARD L. ZIMMERMAN ARCHITECTS, PC
Business Address	11 WEST 30TH STREET	City	NEW YORK

State	NY	Zip Code	10001
Business Telephone	2125649393	Business Fax	

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	ALEXEI TAJZLER	Date :	2022-09-29
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7. Owner Information

E-Mail	jlondon@glenwoodnyc.com	Owner Type	Private
Last Name	LONDON	First Name	JOSHUA
MI		Mobile Phone	7183430909
Telephone	7183430909	Business Name	Tribeca North End LLC
Business Address	1200 UNION TURNPIKE	City	NEW HYDE PARK
State	NY	Zip Code	11040
Business Phone	7183430909	Business Fax	

8. Owner Representative

E-Mail	JLONDON@GLENWOODNYC.CO M	Relationship to Owner	Managing Agent
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First Name

JOSHUA

Last Name

LONDON

Phone

7183430909

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/repared 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

JOSHUA LONDON

Date :

09/30/2022

QEWI Information

QEWI First Name

ALEXEI

QEWI Last Name

TAJZLER

QEWI Address

11 WEST 30TH STREET

Block

16

Lot

221

Cycle

9

BIN

1085459

1. Executive Summary

General Description

The Building is a 25-story structure with cavity wall construction consisting of masonry veneer and concrete block backup over concrete slab. The residential building facades have modular brick with decorative brick piers and spandrels between windows at select floors. Cast concrete elements include horizontal bands, spandrels and piers at select floors and at the parapets of setbacks and roofs and cast concrete window lintels at various floors throughout. A granite plinth at the base of the building wraps around all street-facing facades. The Building's residential portion has two roof levels with private terraces, mechanical vents and bulkheads. At the main roof, the exterior of the water tower has the same materials as the main facades including faux windows to match the floors below. The entrance to the residential lobby faces North End Avenue with a metal canopy surrounded by granite paneling. Note: within the structure, located primarily at the six-story base, is a public school with a separate BIN designation and its own certificate of occupancy.

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 and to document the location of all SWARMP conditions observed. 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 observed conditions at the exterior walls and/or appurtenances thereto that require repairs or maintenance, as described in the Report, prior to the next filing cycle in order to prevent deterioration into an unsafe condition. There were no UNSAFE conditions observed at the time of the inspection(s).

Conclusions and Recommendations

1. Conclusion: No UNSAFE conditions were observed at the time of inspection. SWARMP items shall require repair or maintenance prior to the date indicated in Section K of the Report. 2. Recommendation: The Owner should retain a professional to develop and oversee an appropriate repair and maintenance scope of work to address the SWARMP conditions cited in the Report by the deadline indicated in Section K. 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 with a REPAIR and MAINTENANCE PROGRAM (SWARMP) per the criteria set forth in 1 RCNY 103-04.

A. Building Information

Address	450 NORTH END AVENUE	AKA Address	
Block	16	Lot	221
BIN	1085459	Landmark Building	
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	JOSHUA LONDON
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C. Building Description

Height	Approximately 290 feet (+/-)	Stories	25
Lot & Building Dimensions	221/Approximately 175 feet by 205 feet	Cert of Occupancy	101961860

Building Use	Multi-Family Residential Elevator Building	Approx. Year Built	1998
Exterior wall type		Exterior wall material	
MASONRY CAVITY WALL		MASONRY SHEET METAL	

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

REPAIRS: No work was required from the previous cycle and no repairs were performed. MODIFICATIONS: 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 close up physical examination (such as a swing stage scaffold, supported scaffold, rope access 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, structural framing, concealed anchors, 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 specific exposure to environmental conditions and the presence of specific details and appurtenances. Consideration was given to the history of maintenance and repairs as described in previous reports and job filings.

- Visual Inspections were conducted via observation from the following locations; At ground level along the four surrounding streets, at the 26th floor terrace, and at the 15th floor lower roof and upper roof using binoculars and high-zoom cameras.
- The representative sample of this Building's facades was determined to be 9 close-up inspections, based on the following criteria; Elevation(s) at Public right of way measures a total of 513 L.F. = 9 Drops (minimum)
- 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.
- The representative sample of this Building's railings was determined to be 100% of terrace railings and 100% of roof railings. Visual exterior inspection included evaluation of the 26th floor terrace railings, the 15th floor lower roof railing, and the upper roof railing.
- Cavity wall probes: The Building was determined to be cavity wall construction, one probe per close up was performed as required per 1 RCNY 103-04. A detailed description of the probes and findings can be found in Section G.

F. Rigger Information

QEWI First Name	ALEXEI	QEWI Last Name	TAJZLER
Number of person(s) who conducted inspection and his/her relation to QEWI 5			
Person 1	Bryan Chester	Relationship to QEWI	Employee
Person 2	Dillon Galvis	Relationship to QEWI	Employee
Person 3	Carolyn Caste	Relationship to QEWI	Employee
Person 4	Margaret Hovarka	Relationship to QEWI	Employee
Person 5	Alexei Tajzler	Relationship to QEWI	QEWI Employee

Rigger/Operator Info

First Name	Jorge	Middle Initial	
Last Name	Nunez	Business Name	Structural Preservations Systems LLC
Business Address	35-21 Vernon Boulevard	City	Long Island City
State	NY	Zip Code	11106
Business Telephone	7183472046	Business Fax	
Mobile Phone		Email	
Rigger License#	6257		

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

A physical examination was performed via Industrial Rope Access on February 28, March 1 and April 18, 2022 at the representative portions of the street façade(s) from grade to the top of the exterior as indicated on the diagram attached. Inspections were conducted by Bryan Chester, Dillon Galvis, Carolyn Caste and Margaret Hovorka of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Alexei Tajzler, RA.

Dates of

inspection(s)

Comments

2021-07-19	Initial Visual Inspection
2022-02-28	Close up Inspections
2022-03-01	Close Up Inspections
2022-04-18	Close Up Inspections
2022-02-28	Cavity Wall Probes
2022-03-01	Cavity Wall Probes
2022-04-18	Cavity Wall Probes
2022-05-02	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. Select floors have decorative brick piers and spandrels between windows. Condition: Cracked brick was observed at units located near lintel joints, brick piers between windows and spandrels between floors. Cracked brick was secure and no loose material was observed during critical examination. Location: Elevation(s): N, W, S Floor(s): 10, 12, 14, 15 Bay(s): Q, W, Z, S Photo: #1-3, 41 Classification: SAFE WITH REPAIR AND MAINTENANCE

Condition: Deteriorated brick mortar was observed at masonry joints near windows and A/C grills and above granite plinth. No loose mortar was observed during critical examination. Location: Elevation(s): N, S, W Floor(s): Ground, 3, 9, 15, 19, 24 Bay(s): B, Q, W, Z Photo: #4-8 Classification: SAFE WITH REPAIR AND MAINTENANCE

b. Cavity Wall: Description: The primary elevations are cavity wall construction consisting of masonry veneer and concrete block backup over concrete slab. Condition: The backup concrete block and poured concrete column substrates, waterproofing and cavity wall construction were observed to be in satisfactory condition under critical examination. The spacing of the wall ties within the cavity wall probes were observed to be code compliant. Photo: Probe Photographs Classification: SAFE

c. Relieving Angle: Description: Relieving angles are steel lintels located at every floor. The relieving angles are aligned with the top corners of the window lintels. Condition: The relieving angles were observed to be in satisfactory condition upon critical examination. Photo: #9 Classification: SAFE

d. Masonry Ties: Description: The exterior brick veneer is reinforced to the concrete substrate wall with dovetail and rectangular adjustable metal ties and wire truss reinforcement. Condition: Inverted metal ties were observed at one location on the north elevation and the cavity wall and condition of the ties were examined to be sound while resisting lateral movement. The masonry ties were observed to be in satisfactory condition upon critical examination. Photo: #10, Probe Photographs Classification: SAFE

e. Cornice: Description: A decorative metal cornice is located along the outboard parapet perimeter of the 15th floor lower roof. Condition: The cornice was observed to be in satisfactory condition upon critical examination. Photo: #11 Classification: SAFE

f. Plinth Course: Description: The base of the Building has a granite plinth along the street elevations. Condition: The granite plinth was observed to be in satisfactory condition upon critical examination. Photo: #12 Classification: SAFE

g. Window Frames: Description: Window frames are aluminum. Condition: The aluminum window frames were observed to be in satisfactory condition upon critical examination. Photo: #13 Classification: SAFE

h. Window Lintels: Description: Window lintels are brick or precast concrete over steel angles. Condition: Surface rusting was observed at the exposed steel of select window lintels. Vertical cracks were observed at select lintels with precast concrete. Lintels were secure and no distortion or movement was present during critical examination. Location: Elevation(s): W Floor(s): 21, 24, 26 Bay(s): W, X, Z Photo: #14-16, 23 Classification: SAFE WITH REPAIR AND MAINTENANCE

i. Window Sills: Description: Window sills are precast concrete in a red or white color. Condition: The white precast sills on the west elevation were observed with vertical cracks. Red toned precast sills on the north elevation were observed with crazing cracks. Deteriorated mortar at select window sills was observed. Window sills did not have loose material and were secure during critical examination. Location: Elevation(s): N, W Floor(s): 8, 15, 21 Bay(s): B, M, N, W Photo: #17-19 Classification: SAFE WITH REPAIR AND MAINTENANCE

j. Bulkhead: Description: Bulkheads are located at the 15th floor lower roof and upper roof above the 26th floor. The bulkheads are clad in standing seam metal paneling. Access to the tops of the bulkhead are unavailable via ladder or hatch access. Condition: The roof bulkheads were observed to be in satisfactory condition upon critical examination. Photo: #20-21 Classification: SAFE

k. Water Tower: Description: The water tower is located at the upper roof and consists of similar façade materials to mimic the appearance of the residential floors below. Condition: The water tower's faux windows and louver openings were observed with surface rusting on the steel lintels. The water tower lintels were secure and no distortion or movement was present during critical examination. Location: Elevation(s): W, S Floor(s): Upper Roof Bay(s): W, Water Tower Photo: #22-23 Classification: SAFE WITH REPAIR AND MAINTENANCE

l. Concrete: Description: Precast concrete perimeter bands and spandrels are located at select floors. Condition: Cracks and deteriorated mortar was observed at the concrete bands. Location: Elevation(s): N, S, E, W Floor(s): 2, 8, 9, 12 Bay(s): N, W, Z Photo: #24-27 Classification: SAFE WITH REPAIR AND MAINTENANCE

m. Expansion Joints: Description: Vertical and horizontal expansion joints are located at select brick piers and window bays. Condition: The expansion joints were observed to be in satisfactory condition upon critical examination. Photo: #28 Classification: SAFE

Ga. Appurtenances

a. Exterior Fixtures: Description: Exterior light fixtures are located at the entrance lobby on the north elevation. Condition: The exterior light fixtures were observed to be in satisfactory condition upon critical examination. Photo: #29 Classification: SAFE

b. Window Guards: Description: Metal window guards are located at the ground floor of the north elevation. Condition: The window guards are observed to be in satisfactory condition upon critical examination. Photo: #30 Classification: SAFE

c. Canopy: Description: The glass and steel canopy is located above the residential lobby entrance at the north elevation. Condition: The entrance canopy was observed to be in satisfactory condition upon critical examination. Photo: #31 Classification: SAFE

d. A/C Grills: Description: The AC grills are aluminum louvers located below the window assembly at select floors within the masonry wall. Condition: The AC grills were observed to be in satisfactory condition upon critical examination. Photo: #32 Classification: SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:The parapets at the upper roof are comprised of a 42 inch masonry wall with a 7 inch coping stone for a total height of 49 inches above the finished roof. The Building's parapets comply with the 1968 Building Code.Condition:The coping stones over the parapet walls were observed with crazing cracks. Efflorescence from the coping stones was observed at the outboard side of the parapet wall. The parapet walls and copings were observed sound and secure during critical examination.Location:Elevation(s): N, E, S, WFloor(s): Upper RoofBay(s): N, Q, S, U, ZPhoto:#33-36Code Compliance:The parapet walls are considered to be code compliant with the code in effect at the time of construction.Structural Stability:The parapet walls are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification:SAFE WITH REPAIR AND MAINTENANCEb.RailingsDescription:Railings are horizontal metal pipe side mounted to the inside face of the masonry parapet walls at the 26th floor terrace and 15th floor lower roof. The total railing heights above finished roof is 42 inches at the 26th floor terrace and 44 inches at the 15th floor lower roof. The metal railings have 3 ½ inch vertical spacing between the horizontal members. The horizontal gap between the railing ends and exterior wall at the 26th floor terrace measured 7 inches and 8 inches at the 15th floor lower roof terrace. The gap spacing between the end rails and wall at the terrace and lower roof is not compliant with the 1968 Building Code that was in effect during the Building's construction.Condition:The gap spacing at the railing ends at the lower 15th floor roof and 26th floor terrace exceeds the maximum permitted spacing. Location:Elevation(s): S, WFloor(s): 15, 26Bay(s): C, ZPhoto:#37-41Code Compliance:The horizontal gap between the railings ends and exterior wall exceeds the maximum permitted spacing at the 26th floor terrace and 15th floor lower roof railings and are not considered code compliant with the 1968 Building Code. The railings heights 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 any movement.Classification:SAFE WITH REPAIR AND MAINTENANCE

H. Causes of Conditions Observed

Ongoing building deterioration is a result of time and exposure to the elements. No UNSAFE 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	SWARMP
Are any of the conditions noted above SWARMP conditions reported as requiring repair from the previous cycle?			No

The 8th Cycle FISP inspection and report, generated by Howard L. Zimmerman Architects PC, was filed on January 2017 with the inspections performed on 8/22, 9/16, 11/17 and 11/18 in 2016. 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

N/A

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

None

K. Recommendations for Repairs or Maintenance

Repairs and maintenance are recommended as a result of the Critical Examination. The Owner should retain a professional to develop and oversee an appropriate repair and maintenance scope of work to address all SWARMP items listed in Section G, Ga and Gb. Repairs shall be executed prior to the dates indicated below and in accordance with permit requirements listed below in Section L. 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. Deadline for other SWARMP Repairs: August 29, 2025

SWARMP Completion Date 2025-08-29

L. Required Work Permits

1.Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements:a.Repair of cracked concrete on exterior.b.Scraping and painting, sealing and coating of lintels over windows.2.Repair and maintenance items to be performed which do not require a permit:a.Replacement of masonry sills.b.Brick-repointing.c.Removal and replacement of individual bricks within 1 RCNY 101-14 limits.d.Installation of new parapet coping (masonry).

M. Current Report Classification

SWARMP