



PERMITS



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**NYC**  
Buildings



## Technical Report(TR6)

### Compliance Filing # TR6-902850-9A-I1

#### 2. Location

House Number	713	Street Name	SECOND AVENUE
Borough	Manhattan	Block	919
BIN	1020359	Lot	34
Zip Code	10016	C.B No.	106
Control Number	902850		

#### 3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9A	Last Cycle Filing Date	02/16/2017
Filing Date	02/16/2022	Accepted Date	03/07/2022

#### 4. Inspection Report Status Information

Current Cycle: Last QEWI	01/27/2022	Current Cycle Filing Status	UNSAFE
Inspection Date			
UNSAFE Completion Date	2023-02-21	Prior Filing Cycle	8
Prior Filing Sub Cycle	8A	Prior Filing Status	SWARMP

#### 5. Building Description

Landmark Building		Landmark District	No
Number of stories	13	Number of Balconies	0
Wall(s) Subject to Inspection	All	Partial Description	

<u>Exterior Wall Type</u>	<u>Exterior Wall Material</u>
OTHER	OTHER

Other Wall Type: Cavity Brick Wall

Other Wall Material: Brick Masonry

#### 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 :                      2022-02-16

## 7. Owner Information

E-Mail	justin@elyacharproperties.com	Owner Type	Private
Last Name	ELYACHAR	First Name	JUSTIN
MI		Mobile Phone	2127544001
Telephone	2127544001	Business Name	TIMSTON CORP
Business Address	1100 MADISON AVE, 2L	City	NEW YORK
State	NY	Zip Code	10028
Business Phone	2127544001	Business Fax	

## 8. Owner Representative

E-Mail	Relationship to Owner
First Name	Last Name

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	JUSTIN ELYACHAR	Date :	02/16/2022
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### QEWI Information

QEWI First Name	ALEXEI	QEWI Last Name	TAJZLER
QEWI Address	11 WEST 30TH STREET	Block	919
Lot	34	Cycle	9
BIN	1020359		

### 1. Executive Summary

## General Description

The building located at 250 East 39th Street is a 13 story brick building with cavity walls. This brick building has aluminum windows with a decorative stone band at the top of the first floor.

## 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 UNSAFE and 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 were cited as SWARMP in the previous FISP Report that were not corrected as of the date of the inspection(s). However, none of the conditions observed are considered to be imminently hazardous. HLZAE also observed new conditions at the exterior walls and/or appurtenances thereto that require repairs or maintenance during the next five years in order to prevent deterioration into an unsafe condition.

## Conclusions and Recommendations

1. Conclusion: No hazardous conditions were observed at the time of the inspections. The newly discovered SWARMP items observed at the time of inspections shall require repair or maintenance prior to the date indicated in Section K of the Report. Previous uncorrected SWARMP items (UNSAFE conditions) observed at the time of these inspection(s) shall require prompt repair or maintenance. 2. Recommendation: The building Owner has retained Howard L. Zimmerman Architects & Engineers D.P.C. to conduct design and administration services of the needed upcoming façade repair project, in order to fix SWARMP and Administratively Unsafe conditions at the building. repair project. This project has already been approved by the DOB, Job # M00523563. Repairs are expected to start in April 2022 and be completed by next year. A sidewalk shed is currently installed in front of the property. 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 UNSAFE per the criteria set forth in 1 RCNY 103-04 whereas, any condition which was reported as Safe with a Repair and Maintenance Program in a previous Report, and which is not corrected at the time of the current inspection shall be reported as an Unsafe condition.

### A. Building Information

Address	713 SECOND AVENUE	AKA Address	
Block	919	Lot	34
BIN	1020359	Landmark Building	
Landmark District	No	Cross Streets	

### B. Owner Information

Owner Type	Private	Owner	JUSTIN ELYACHAR
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### C. Building Description

Height	117'	Stories	13
Lot & Building Dimensions	34/137.5' X 97'	Cert of Occupancy	M000046005
Building Use	Mixed Use Building	Approx. Year Built	1955

Exterior wall type	Exterior wall material
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OTHER	OTHER
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Other Wall Type: Cavity Brick Wall

Other Wall Material: Brick Masonry

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

REPAIRS: Some minor work not requiring permit as described on 1 RCNY 101-14 was performed at the building since the previous cycle. Window panes were replaced and a window sill was repaired at the first floor. 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, no close up physical examination (such as a swing stage scaffold, supported scaffold, rope access or boom lift) were performed during these inspections. Instead, roofs and setbacks, and balconies were used (as available and accessible) at the subject Building inspected. Magnification equipment, including telephoto camera lenses and binoculars, were utilized during the Critical Examination. No railing locations were present at the building. 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 Building's specific exposure to environmental conditions and the presence of specific details and appurtenances. Consideration was given to the history of exterior wall maintenance and repairs as described in previous reports and job filings. 1. Visual Inspections were conducted via observation from the following locations; Grade level – street and courtyard, roofs at the subject Building, and from roofs and setbacks of adjacent buildings. 2. No close-up inspections were performed, based on the following criteria; The building was determined to be Administratively Unsafe, so no up-close inspections were performed. 3. There are no railings present at the building. 4. Material testing/probes; No Testing/probes were requested/ were required per 1 RCNY 103-04 and none were executed. 5. Cavity wall probes: No probes were performed, however probes will be done during the forthcoming façade repair program.

## F. Rigger Information

QEWI First Name	ALEXEI	QEWI Last Name	TAJZLER
Number of person(s) who conducted inspection and his/her relation to QEWI 2			
Person 1	Alexei Tajzler	Relationship to QEWI	QEWI- Employee
Person 2	Walter Thompson	Relationship to QEWI	Employee
Person 3		Relationship to QEWI	
Person 4		Relationship to QEWI	
Person 5		Relationship to QEWI	

## Rigger/Operator Info

First Name	Middle Initial
Last Name	Business Name
Business Address	City

State	Zip Code
Business Telephone	Business Fax
Mobile Phone	Email
Rigger License#	

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

A physical examination was not performed as this building is currently being filed as Administratively Unsafe because prior SWARMP conditions found during the 8th Cycle filing were not repaired. Inspections were conducted by Walter Thompson of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Alexei Tajzler, RA

## Dates of inspection(s)      Comments

2022-01-27	QEWI Final Visual Inspection
2021-06-08	Initial 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: The Unsafe conditions are Administratively Unsafe from previous reported SWARMP conditions that were not repaired during the previous cycle. HLZAE inspected and sounded the previously reported SWARMP conditions and confirmed that they have not deteriorated further.

a. Cavity Masonry Wall: Description: The exterior cavity walls are constructed of brick masonry units in standard running bond. Condition: Some of the cracks cited in the previous 8th cycle report have not been repaired. However, there is no notable difference in the width or length of the cracks. Location: Elevation(s): N Floor(s): 1 Bay(s): B Photo: #1 Classification: UNSAFEb. Ornamentation: Description: The primary elevations have precast stone bands. Condition: Some areas of the Stones bands were previously reported as SWARMP during the prior FISP cycle and have not been repaired. The stone bands were sounded by HLZAE, and were found to be solidly attached to building, even though some open joints between them are visible, and that one of them was installed slanted. Location: Elevation(s): N, E Floor(s): 1 and 2 Bay(s): A to L Photo: #2 and 3 Classification: UNSAFEc. Window Frames Description: Window frames are made out of aluminum Condition: The window frames were in satisfactory condition at the time of inspection, Location: Elevation(s): All Floor(s): All Bay(s): All Photo: #4 Classification: SAFEd. Window Sash Description: The windows at this building are double hung, with two window sashes per window. Condition: Some of the cracked window panes cited in the previous report were repaired, but some were not. Location: Elevation(s): E, W Floor(s): Roof, 1 Bay(s): All Photo: #5 - 10 Classification: UNSAFEe. Window Lintels Description: Window lintels are steel angles. Condition: The window lintels are in satisfactory condition. Location: Elevation(s): N, S, E, W Floor(s): All Bay(s): All Photo: #4 Classification: SAFEf. Window Sills Description: Window sills are made out of slate. Condition: Some delaminated window sills shown on the previous report were repaired, but some were not repaired. Location: Elevation(s): W Floor(s): 1 Bay(s): X, Y, Z Photo: #11 - 14 Classification: UNSAFEg. Bulkhead Description: The brick Bulkhead at the building is located at the roof level. Condition: Cracks previously cited on the 8th cycle FISP report were observed at the Bulkhead. Location: Elevation(s): N, S, E, W Floor(s): Roof Bay(s): B, C, F, G Photo: #15 Classification: UNSAFEh. Water Tower Description: The water tower is located at the roof level. Condition: The water tower was in satisfactory conditions at the time of the inspection. Location: Elevation(s): N, S, E, W Floor(s): Roof Bay(s): All Photo: #16 Classification: SAFE

## Ga. Appurtenances

a. Exterior Fixtures Description: There are lights and exterior fixture signs above the first floor of the building. Condition: The signs and lights were in satisfactory condition at the time of inspection. Location: Elevation(s): N, E Floor(s): 1 Bay(s): All Photo: #23 Classification: SAFEb. Entry Awning Description: There is an entry awning at the main entrance of the building. Condition: The entry awning was in satisfactory condition at the time of inspection. Location: Elevation(s): N, E Floor(s): 1 Bay(s): All Photo: #24 Classification: SAFEc. A/C Grills Description: There are through wall A.C. grills at every building floor. Condition: The AC grills were in satisfactory condition at the time of inspection Location: Elevation(s): N, S, E, W Floor(s): All Bay(s): All Photo: #3 Classification: SAFE

## Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:The parapet wall at the main roof is comprised of a 42" masonry parapet wall, including a 4 inch coping stone for total height above finished roof of 42". This parapet is compliant with the 1938 NYC BC in effect when this building was built. Condition:Surface stucco at the inboard side of the West facing parapet is spalling as described in the previous 8th cycle SWARMP report. Location:Elevation(s): WFloor(s): RoofBay(s): AllPhoto:#17 – 21Code Compliance:The main roof parapet walls are considered to be code compliant with the code in effect at the time of construction, but the loose stucco areas at the inboard side of the walls should be repaired. Structural Stability:The parapet walls are considered to be structurally stable at the time of examination. They are positively secured against movement.Classification:UNSAFEb.Parapet Walls and CopingsDescription:A short parapet was found at the 11th floor West facing terrace. Condition:The West facing parapet at the 11th floor terrace is short at 38" but the structure is stable with some cracking on the surrounding walls. Location:Elevation(s): WFloor(s): RoofBay(s): U,V,WPhoto:#22Code Compliance:A short parapet wall at the 11th floor terrace at was measured at 38" in height, which is too short to comply with the 1938 NYC BC in effect at the time of its construction. Structural Stability:The parapet walls are considered to be structurally stable at the time of examination. They are positively secured against movement.Classification:SAFE WITH REPAIR AND MAINTENANCE

H. Causes of Conditions Observed

No further deterioration of conditions reported on the 8th cycle FISP report were observed. Those conditions reported at SWARMP during the previous cycle filing do not display additional deterioration at this time. As the previously itemized SWARMP conditions have not been corrected, these items are now considered to be Administratively UNSAFE. These conditions are not hazardous to the public, but should be rectified immediately in accordance with the Administrative Code and 1 RCNY 103-04. Additional SWARMP conditions were observed at the time of inspection as stated above in Section G, Ga and Gb.

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	SWARMP	Current Filing Status	UNSAFE
Are any of the conditions noted above SWARMP conditions reported as requiring repair from the previous cycle?			Yes

The 8th Cycle FISP inspection and report, generated by Epstein Engineering P.C. was filed on 2/16/2017 with the inspections performed on 2/14/2017. The report has been reviewed by HLZAE and it cited the Building as Safe With Repair And Maintenance Program. Conditions Cited in 8th Cycle Report Cited Status of ConditionsCracked window pane at bulkhead CompletedCracked window pane at 1st floor Not completedCracked window pane at 1st floor CompletedCracked window sill at 1st floor Not CompletedCracked window pane at 1st floor CompletedCracked window pane at bulkhead CompletedVoid along façade Not CompletedVoid along façade Not CompletedStep crack at bulkhead Not CompletedJoint Deterioration Not CompletedDeterioration at joint near lintel Not CompletedDeterioration at joint beneath coping Not CompletedCracked stucco Not CompletedCracked stone Not CompletedAccording to DOB records and our inspections some of the required work for the 8th Cycle was completed and some was not completed.

Jb. Work permit numbers, status & sign off dates

Job Number Permit TypeSign-Off DateNo permits needed for minor work.N/A 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 were recommended as a result of the Critical Examination. The Owner has finalized and executed a façade repair contract with EXO Industries Corporation, A shed permit has been installed at the property, and a work permit has been applied for with the NYC DOB. HLZAE has developed repair drawings and will provide professional assistance and contract administration during the façade repairs to fix SWARMP, and Administrative Unsafe conditions found during this and previous FISP cycles. All Administratively UNSAFE and SWARMP items listed in Section G, Ga and Gb will be repaired without delay and in accordance with permit requirements listed below in Section L. All SWARMP items listed in Section G, Ga. and Gb. shall be repaired prior to the date indicated below and in accordance with permit requirements listed below in Section L. 1. Deadline for SWARMP Repairs: December 30, 2023 All UNSAFE items listed in Section G, Ga. and Gb. shall be repaired prior to the date indicated below. 1. Deadline for UNSAFE Repairs: February 21, 2023 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 Owner is responsible for ensuring the UNSAFE conditions described in section G, Ga and Gb. are corrected and all actions recommended by the QEWI are completed within the timeframe noted above. The Owner must notify the DOB of any deviation from the timeframe and supporting documents from the QEWI justifying the request must be provided when submitting the Subsequent report.

UNSAFE Completion Date	2023-02-21
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## L. Required Work Permits

1. Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements: a. Brick replacement b. Stone repair c. Install railing at short parapet 2. Repair and maintenance items to be performed which do not require a permit: a. Brick repointing b. Window sill replacement c. Stucco repair

## M. Current Report Classification

UNSAFE