

Accepted



Technical Report(TR6)

Compliance Filing # TR6-900089-9B-I1

2. Location

House Number 63 Street Name WALL STREET

 Borough
 Manhattan
 Block
 27

 BIN
 1000828
 Lot
 9

 Zip Code
 10005
 C.B No.
 101

Control Number 900089

3. Filing Information

Filing Type Initial Report Cycle 9

 Report Sub Cycle
 9B
 Last Cycle Filing Date
 08/30/2016

 Filing Date
 01/27/2023
 Accepted Date
 02/03/2023

4. Inspection Report Status Information

SWARMP Completion Date 2024-12-21 Prior Filing Cycle 8

Prior Filing Sub Cycle 8B Prior Filing Status SAFE

Building Description

Landmark Building

Landmark District

No

Number of stories

37

Number of Balconies

0

Wall(s) Subject to Inspection All Partial Description

Exterior Wall Type	Exterior Wall Material
MASONRY LOAD-BEARING WALL	GLASS
STEEL FRAME	MASONRY
	NATURAL STONE
	SHEET METAL

6. Applicant Information

E-Mail ATAJZLER@HLZIMMERMAN.CO
M License Type Registered Architect

NYS License Number 038790 Last Name TAJZLER

First Name ALEXEI MI

Mobile Phone Busin

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: 2023-01-26

7. Owner Information

E-Mail	63WALLSTREETMGR@PINNACL ELIVING.COM	Owner Type	Private
Last Name	ALLISON	First Name	JASON
MI		Mobile Phone	9174992051
Telephone	2122320063	Business Name	63 WALL STREET OWNER, L.L.C.
Business Address	67 WALL STREET, MGMT	City	NEW YORK
State	NY	Zip Code	10005
Business Phone	2122320063	Business Fax	

8. Owner Representative

E-Mail

Relationship to Owner

First Name

Phone

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/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 JASON ALLISON Date: 01/27/2023

QEWI Information

QEWI First Name	ALEXEI	QEWI Last Name	TAJZLER
QEWI Address	11 WEST 30TH STREET	Block	27
Lot	9	Cycle	9

BIN 1000828

1. Executive Summary

General Description

The steel framed bonded brick masonry building erected in 1929 is located along Wall Street, Hanover Street, and Beaver Street, with the Main Entrance located along Hanover Street. The lobby of the apartment building services both 63 Wall Street and 67 Wall Street. The ground level is made up of a grey flamed granite veneer panel system, with decorative diamond patterned metal guard at all windows. Floors 2-4 consist of a limestone wall system with divided lite windows, fluted piers between windows throughout at the 2nd and 3rd Floors, and decorative spandrels are present at the 3rd Floor. Circular limestone medallions are located between the windows of the 4th Floor backed with non-decorative limestone blocks. A limestone water table at the 5th Floor is the base of the bonded brick masonry wall area spanning Floors 5-36 consisting of a blend of beige bricks with buff brick window spandrels and limestone elements at parapets. There are light brown 3/3 divided lite double hung windows throughout. The Penthouse consists of a coated metal panel wall system, there are projecting decorative copper carp elements throughout the North, South, and West limestone parapets. The building setbacks at the 5th Floor of the West Elevation and at the 16th, 21st, 30th, 32nd, and Penthouse Floors at the North, West, and South Elevations.

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 observedConditions 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 63 WALL STREET AKA Address

Block 27 Lot 9

BIN 1000828 Landmark Building

Landmark District No Cross Streets

B. Owner Information

Owner Type Private Owner JASON ALLISON

C. Building Description

Height 404'-0" Stories 37

Lot & Building Dimensions 9/113'x214' Cert of Occupancy 1000828-0000001

MULTI-FAMILY ELEVATOR

Building Use Approx. Year Built 1929

Exterior wall type	Exterior wall material
MASONRY LOAD-BEARING WALL	GLASS
STEEL FRAME	MASONRY
	NATURAL STONE
	SHEET METAL

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

REPAIRS:Cycle 8B report was files as SAFE, no repairs were required or performed. MODIFICATIONS:8/30/2016, 123775851 A3 Installation of exterior flagpole, Sign-Off 6/2/21, Permit # 123775851-01-AL

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. Window air conditioning units (A/C units) are considered to be seasonal installations and it is Ownership/Management's responsibility to ensure proper installation. HLZAE's observations of installed A/C units are limited to the dates of the inspections. HLZAE is not responsible for A/C units installed after the critical examination is completed or air conditioning units to which access for verification of correct installation was not permitted. 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.1.Visual Inspections were conducted via observation from the following locations; Grade level - surrounding streets, setbacks, and adjacent building roof (67 Wall Street).2. The façade elevations at the public right-of-way measures a total of 411 L.F., which requires a minimum of 7 drops to comply with the FISP rule. HLZAE performed 7 number of drops to meet this requirement. 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 35% of terrace railings.35% of railings was determined to be an adequate representative sample given the condition of the reviewed railing assemblies at the area accessed during both the visual and closeup inspections.5.Material testing/probes;Material testing/ probes were not performed as part of the FISP Cycle 9B inspections. 6.Cavity wall probes: The Building was determined to not have cavity wall construction, no probes are mandated.

F. Rigger Information

QEWI First Name ALEXEI QEWI Last Name TAJZLER

Number of person(s) who conducted inspection and his/her relation to QEWI 3

 Person 1
 Mathew Mantilla
 Relationship to QEWI
 Employee

 Person 2
 Dillon Galvis
 Relationship to QEWI
 Employee

Person 3 Alexei Tajzler Relationship to QEWI Employee

Person 4 Relationship to QEWI

Person 5 Relationship to QEWI

Rigger/Operator Info

First Name Jean Middle Initial C

Last Name Cortez Nieves 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# 7639

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

A physical examination was performed via IRA on 9/26/2022 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 Mathew Mantilla and Dillon Galvis of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Alexei Tajzler, RA.

Dates of

inspection(s) Comments

2022-09-26 Close Up Inspections

2022-11-30 QEWI Final Visual Inspection

2022-09-01 Initial Visual Inspection

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

1.Building Envelope and Leaks: There were several leaks reported at the time of the critical examination at apartment units 2410, 2809, 2811, 2907, 2908, 2909, 3107, and 3606. The integrity of the faced was observed to be stable. There is leakage investigation and maintenance repairs scheduled for early March 2023, repairs will consist of general maintenance repairs not requiring permits in accordance with 1 RCNY 101-14.2.Façade Components:a.Masonry Wall:Description:The exterior walls are constructed of brick masonry units in standard common bond.Condition:Vertical cracks at building corners were observed to be stable and in fair condition. Location:See Appendix F for Condition LocationsPhoto:# 15, 17, 18, and 29Classification:SAFE WITH REPAIR AND MAINTENANCECondition:Cracked brick is stable and in fair condition. Location: See Appendix F for Condition LocationsPhoto:# 1, 7, 16, 18, 25, and 27 Classification: SAFE WITH REPAIR AND MAINTENANCEb.Limestone:Description:Limestone Wall Panel System located at floors 2-4, Limestone elements located at the 36th Floor at the North, West, and South Elevations. Condition: Spalled limestone and cracks observed at localized areas all areas were sounded loose spalls were removed, the conditions noted herein are stable and in fair condition. Location: See Appendix F for Condition Locations Photo: #3, 4, 6, 12, 13, 14, 19, 21, 23, 24, 27, 31, and 32Classification:SAFE WITH REPAIR AND MAINTENANCECondition:Mortar Joints are deteriorated at localized areas, loose mortar has been removed, the conditions noted herein are stable and in fair condition. Location: See Appendix F for Condition LocationsPhoto:# 5, 9, 10, and 20Classification:SAFE WITH REPAIR AND MAINTENANCEc.Granite:Description:Granite Wall Panel System located at Ground Level at the North, West, and South Elevations. Condition: Deteriorated previous repairs at vertical cracks at building corners have been sounded, they are stable and in fair condition. Location: See Appendix F for Condition Locations Photo: # 11 and 22 Classification: SAFE WITH REPAIR AND MAINTENANCEd. Window Lintels: Description: Window lintels are steel angles. Condition: Steel window lintels were observed to be in satisfactory condition. Photo:# 38Classification:SAFEe.Windows:Description:Steel Framed Divided Lite Windows located at floors 2-4 and 36. Condition: Steel framed divided lite windows were observed to be securely attached to the building and in satisfactory condition. The window sealant was observed to be deteriorated however it is considered safe and a general maintenance repair item. Photo:# 39 and 40 Classification:SAFEDescription:Aluminum Framed Windows located from floors 5-35 and Penthouse.Condition:Aluminum 3/3 divided lite double hung windows were observed to be securely attached to the building and in satisfactory condition. The window sealant was observed to be deteriorated however it is considered safe and a general maintenance repair item. Photo:# 35 and 50Classification:SAFEf.GlazingDescription:Window glazing litesCondition:Window glazing was observed to be in satisfactory condition Photo:# 35, 39, and 40Classification: SAFEg.Windowsills:Description:Windowsills are limestone located at floors 5-36. Condition:Cracked windowsill are stable and in fair condition. Location: See Appendix F for Condition Locations Photo: # 2Classification: SAFE WITH REPAIR AND MAINTENANCEh.Ornament:Description:Limestone medallions located at the 4th Floor of the North, West, and South Elevations. Condition:Ornamental limestone medallions were observed to be in satisfactory condition. Photo:# 41Classification:SAFEDescription:Copper ornament located at the Penthouse Level North, West, and South Elevations. Condition:Ornamental copper carps were observed to be in satisfactory condition. Photo:# 42Classification:SAFEi.Metal Wall PanelsDescription:Coated metaled wall panels located at the Penthouse. Condition: Deteriorated metal wall panel coating is in fair condition. Location: See Appendix F for Condition Locations Photo: #8Classification: SAFE WITH REPAIR AND MAINTENANCEj.BulkheadDescription:Stair Bulkhead located at the Penthouse. Condition:The bulkhead was observed to be in satisfactory condition. Photo:# 44Classification:SAFEk.LouversDescription:Façade Louvers located at the 16th Floor. Condition:Localized damaged louver blade is stable and in fair condition. Location: See Appendix F for Condition Locations Photo: # 25Classification: SAFE WITH REPAIR AND MAINTENANCE

Ga. Appurtenances

a.Exterior FixturesDescription:Wall Mounted Lights located at 16th, 21st, 30th, and 32nd Floor Setbacks. Condition:Light fixtures were observed to be secured with no signs of displacement. Photo:# 45Classification:SAFEDescription:Security Cameras located at 21st Floor Setback, Public area. Condition:Camera fixtures were observed to be secured with no signs of displacement. Photo:# 46Classification:SAFECondition:Wall anchors from previous repair projects are secured to face brick and in fair condition. Location:See Appendix F for Condition LocationsPhoto:# 29 Classification:SAFE WITH REPAIR AND MAINTENANCEb.FlagpolesDescription:Flagpoles located at the 2nd Floor of the North, West, and South Elevations, and localized location at 3rd Floor North and Northwest Elevations. Condition:Flagpoles were observed to be in satisfactory condition and secured to the building. Photo:# 47Classification:SAFEc.SignsDescription:Storefront Signage located at North and West Elevations. Condition:Signage was observed to be securely anchored to the façade. Photo:# 48Classification:SAFEd.Window GuardsDescription:Window Guards located at the ground level and localized double hung windows throughout Floor 5-35. Condition:Window guards were observed to be in satisfactory condition and securely anchored. Photo:# 33 and 43Classification:SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:The parapet wall is comprised of a 50" limestone parapet wall at the 5th and Penthouse Floors and are compliant under the 1968 NYC Building Code. Condition:Parapets are in satisfactory condition.Location:See Appendix F for Condition LocationsPhoto:# 37Code 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:SAFEb.RailingsDescription:Railings are steel tube style parapet mounted. The railing height is 43" above finished floor with rails that have a maximum spacing of 4". Compliant under the 1968 NYC Building Code.Condition:Railings are in satisfactory condition Location:See Appendix F for Condition LocationsPhoto:# 36Code 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 any movement.Classification:SAFEc.Terrace DividersDescription:Wood Terrace Dividers located at 16th, 21st, 30th, and 32nd Floor Setbacks.Condition:Are in satisfactory condition and securely anchored to the building. Photo:# 49Classification:SAFE

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. All SWARMP conditions observed during the visual and close-up inspections have been documented in the condition location diagram (Appendix F) and all examples of critical conditions have been provided in the condition photographs (Appendix D).

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?

The 8th Cycle FISP inspection and report, generated by Howard L. Zimmerman Architects and Engineers D.P.C., was filed on 8/30/2016, with the inspections performed on 8/19/2016, 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 date 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. 1.Deadline for SWARMP Repairs: 12/21/2024

SWARMP Completion Date

2024-12-21

L. Required Work Permits

1.Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements:a.Brick replacement b.Brick Masonry spandrel repairs c.Brick masonry corner rebuildd.Limestone patching e.Limestone crack repairf.Granite wall panel replacement 2.Repair and maintenance items to be performed which do not require a permit:a.Mortar joint re-pointingb.Window perimeter sealant replacement c.Metal wall panel coating applicationd.Limestone windowsill replacement e.Louver replacement f.Removal of abandoned anchors and repointing

M. Current Report Classification

SWARMP