



PERMITS



PAYMENTS



APPOINTMENTS

DOB

NOW

NYC
Buildings

Accepted



Technical Report(TR6)

Compliance Filing # TR6-902682-9B-I1

2. Location

House Number	151	Street Name	EAST 31 STREET
Borough	Manhattan	Block	887
BIN	1078756	Lot	30
Zip Code	10016	C.B No.	106
Control Number	902682		

3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9B	Last Cycle Filing Date	01/15/2021
Filing Date	08/16/2021	Accepted Date	09/09/2021

4. Inspection Report Status Information

Current Cycle: Last QEWI Inspection Date	08/04/2021	Current Cycle Filing Status	SAFE
Prior Filing Cycle	8	Prior Filing Sub Cycle	8B
Prior Filing Status	SAFE		

5. Building Description

Landmark Building		Landmark District	No
Number of stories	31	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	CONCRETE MASONRY

6. Applicant Information

E-Mail	INFO@HLZIMMERMAN.COM	License Type	Registered Architect
NYS License Number	014327	Last Name	ZIMMERMAN
First Name	HOWARD	MI	
Mobile Phone		Business Name	HLZIMMERMAN ARCHITECTS
Business Address	11 W 30 ST	City	NY
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	HOWARD ZIMMERMAN	Date :	2021-09-02
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7. Owner Information

E-Mail	SWICKERS@OGDENCAP.COM	Owner Type	Private
Last Name	WICKERS	First Name	SCOTT
MI		Mobile Phone	2124680234
Telephone	2124680234	Business Name	MHP LAND ASSOCIATES
Business Address	545 MADISON AVENUE	City	NEW YORK
State	NY	Zip Code	10022
Business Phone	2124680234	Business Fax	

8. Owner Representative

E-Mail	SWICKERS@OGDENCAP.COM	Relationship to Owner	Owners Rep
First Name	SCOTT	Last Name	WICKERS

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 SCOTT WICKERS Date : 09/03/2021

QEWI Information

QEWI First Name	HOWARD	QEWI Last Name	ZIMMERMAN
QEWI Address	11 W 30 ST	Block	887
Lot	30	Cycle	9
BIN	1078756		

1. Executive Summary

General Description

155 E 31st street is a complex building comprised of two towers, one located at the East and the other at the West. The exterior envelope is constructed of a brick masonry cavity wall with concrete eyebrows at each floor from the 3rd to the 29th floor. The parapet walls are composed of cast-in-place concrete at the 30th floor (main roof) of the West Tower, as well as the 31st floor (main roof) of the East Tower. The first and second floors, where office and retail stores are located, are composed of brick cavity wall, limestone veneer, or stucco construction. There are multiple commercial signs and a building entrance canopy at street level. There are through-wall A/C units throughout, and all fenestration frame components are aluminum. The structural system of this building consists of concrete beams and columns.

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 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 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	151 EAST 31 STREET	AKA Address	
Block	887	Lot	30
BIN	1078756	Landmark Building	
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	SCOTT WICKERS
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C. Building Description

Height	East Tower: 31 Stories West Tower: 29 Stories East Tower: +/- 330'-0" West Tower: +/- 290'-0"	Stories	31
Lot & Building Dimensions	30/420' x 200'	Cert of Occupancy	104368630
Building Use	Mixed Residential and Commercial	Approx. Year Built	1988

Exterior wall type	Exterior wall material
MASONRY CAVITY WALL	CONCRETE MASONRY

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

REPAIRS:No work was required since the amended report filed in the previous cycle, and no work was performed.There have been no modifications or revisions to the exterior envelope of the Building since the last Cycle amended 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.1.Visual Inspections were conducted via observation from the following locations:East 31st Street, East 32nd Street, 3rd Avenue, Lexington Avenue, 3rd Floor Terraces, Main Roofs2.The representative sample of this Building's facades was determined to be a minimum of 23 close-up inspection(s), based on the following criteria:Elevations at Public right-of-way above the third floor measure a total of 783 LF = 13 DropsElevations at Public right-of-way at 2-story commercial base measure a total of 849 LF = 15 Drops3.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 roof guardrails and 80% of terrace railings. This quantity was selected to include all unique railing types and those that could not be inspected visually from adjacent terraces. The Building has no fire escapes.5.Cavity wall probes: The Building was determined to possess brick masonry cavity wall construction at most elevations, and at least one probe per close-up location was performed where required.

F. Rigger Information

QEWI First Name	HOWARD	QEWI Last Name	ZIMMERMAN
Number of person(s) who conducted inspection and his/her relation to QEWI 5			
Person 1	Jared Cole	Relationship to QEWI	Employee
Person 2	Thomas Pentoney	Relationship to QEWI	Employee
Person 3	Bryan Chester	Relationship to QEWI	Employee
Person 4	Margaret Hovarka	Relationship to QEWI	Employee
Person 5	Carlos Reyes	Relationship to 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 6467419900
Mobile Phone
Rigger License# 6257

Business Fax
Email

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

Physical examination were performed via hanging scaffold and via rope access, beginning 08/18/2020 and concluding on 07/28/2021 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 Zarita Zevallos, Thomas Pentoney, Bryan Chester, Jared Cole, Margaret Hovarka, and Carlos Reyes of Howard L. Zimmerman Architects & Engineers, D.P.C. under the supervision of the QEWI, Howard Zimmerman. Riggers' Information Name: Gregory Kalamaras Company: Central Construction Management LLC Address: 70-30 80th Street Unit 36, Glendale, NY 11385 Telephone: 718-472-0830 License: 6281

Dates of

inspection(s) Comments

2020-08-18	Initial Visual Inspection
2020-08-18	Close up Inspections through 7/28/2021
2020-07-13	Cavity Wall probes through 1/3/2021
2021-08-04	QEWI Final Visual Inspection

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

1. Building Envelope and Leaks: Minor leaks were reported at rooftop bulkhead walls, but these are not considered to jeopardize the building's structural integrity. a. Masonry Wall: Description: The primary elevations are constructed of cavity wall brick masonry in running bond. Condition: The brick masonry was observed to be in satisfactory condition during the critical examination. Photo: #1-6 Classification: SAFEb. Cavity Wall: Description: The primary elevations are cavity wall construction. Condition: The cavity wall is in satisfactory condition. As required, probes were made through the face brick in order to assess the existing metal wall ties. Wall ties were observed to be in satisfactory condition. The average vertical spacing of ties was 16". The majority of ties possessed horizontal spacing of 10"-16", which is considered compliant with the applicable building code at the time of original construction. A handful of probes revealed horizontal spacing that exceeded 16". However, given that this only occurs at spot locations, all observed wall ties are in sound physical condition, 100% of the building facades were inspected from scaffolding and no bulging or deficiencies were observed due to insufficient anchorage of the outer masonry wythe, and all other ties observed are considered to be within an acceptable tolerance of the applicable building code, all observed wall ties and spacing are considered to be acceptable. Rather than steel relieving angles, the outer wythe of brick is supported by a projecting concrete structural slab, whose condition is documented later in this report. Photo: See Appendix D. Classification: SAFEc. Concrete Eyebrows: Description: The primary elevations have continuous concrete eyebrows at each floor level above the 3rd Floor. Condition: Concrete eyebrows were observed to be in satisfactory condition during the critical examination. Photo: #7-12 Classification: SAFEd. Window Frames: Description: Window frames are aluminum. Condition: Window frames were observed to be in satisfactory condition during the critical examination. Photo: #13, 15, 16 Classification: SAFEe. Window Sills: Description: Window sills are aluminum caps over brick masonry. Condition: Window sills were observed to be in satisfactory condition during the critical examination. Photo: #13-16 Classification: SAFEf. Bulkhead: Description: Each tower contains a brick masonry and concrete frame open air bulkhead wall surrounding water tanks, and the west tower contains a separate fire stair bulkhead. Condition: Bulkheads were observed to be in satisfactory condition during the critical examination. Photo: #17-18 Classification: SAFE

Ga. Appurtenances

a. Signs Description: Multiple signs exist at the lower floor commercial spaces. Condition: Signs were observed to be in satisfactory condition during the critical examination. Photo: #19-22 Classification: SAFEb. Window A/C Units Description: Through-wall AC units contain exterior metal louvers. Condition: Louvers were observed to be in satisfactory condition during the critical examination. Photo: #34 Classification: SAFEc. Canopy Description: A canopy exists over the driveway at the 31st Street entrance. Condition: The canopy was observed to be in satisfactory condition during the critical examination. Photo: Elevation F Classification: SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.Parapet Walls and CopingsDescription:The West Tower roof's parapet walls are composed of a concrete parapet wall for a total height above finished roof of 41.5"-42" compliant with the 1968 Building Code.Condition:The parapet is considered to be in satisfactory condition.Photo:#23-24Code 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.Protective GuardsDescription:Protective guard assemblies exist at residential roof terraces, mechanical roof terraces, and at the East Tower roof. Protective guards at these terraces consist of low masonry parapets ranging between 28"-56" with side-mounted aluminum picket railings or aluminum railings with tempered glass infill panels for total height above finished roof of 42"-62". The pickets have a maximum spacing of 4.75". The East Tower roof possesses aluminum railings with glass infill panels for a total height above finished roof of 74". Condition:Protective guards and railing elements are considered to be in satisfactory condition. Photo:#25-33Code Compliance:The protective guards are considered to be code compliant with the code in effect at the time of construction.Structural Stability:The protective guards are considered to be structurally stable at the time of examination. They are positively secured against any movement.Classification: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 8th Cycle FISP inspection and report, generated by Howard L. Zimmerman Architects DPC, was filed as an amended report on January 15, 2021 with the inspections performed on 01/11/2021. The report has been reviewed by HLZAE and it cited the Building as Safe. Conditions Cited in 8th Cycle Report Cited Status of ConditionsNone Not applicableThere was no repair or maintenance work cited in the previous amended report.

Jb. Work permit numbers, status & sign off dates

Job Number	Permit Type	Sign-Off Date	Not applicable	Not applicable	Not applicable
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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

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