



PERMITS



PAYMENTS



APPOINTMENTS

DOB

NOW

NYC
Buildings

Accepted



Technical Report(TR6)

Compliance Filing # TR6-900078-9A-I1

2. Location

House Number	38	Street Name	BROAD STREET
Borough	Manhattan	Block	24
BIN	1078985	Lot	7501
Zip Code	10004	C.B No.	101
Control Number	900078		

3. Filing Information

Filing Type	Initial	Report Cycle	9
Report Sub Cycle	9A	Last Cycle Filing Date	09/06/2017
Filing Date	07/01/2021	Accepted Date	07/20/2021

4. Inspection Report Status Information

Current Cycle: Last QEWI Inspection Date	05/26/2021	Current Cycle Filing Status	SWARMP
SWARMP Completion Date	2025-06-30	Prior Filing Cycle	8
Prior Filing Sub Cycle	8A	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>
CONCRETE FRAME MASONRY CAVITY WALL	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 :	2021-06-30
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7. Owner Information

E-Mail	sandra.na@fsresidential.com	Owner Type	Private
Last Name	NA	First Name	SANDRA
MI		Mobile Phone	2126345439
Telephone	2126345439	Business Name	THE SETAI CONDOMINIUM
Business Address	622 3RD AVE, 15TH FL	City	NEW YORK
State	NY	Zip Code	10017
Business Phone	2126345439	Business Fax	

8. Owner Representative

E-Mail	SANDRA.NA@FSRESIDENTIAL.COM	Relationship to Owner	Managing Agent
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First Name	SANDRA	Last Name	NA
Phone	2126345439		

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	SANDRA NA	Date :	06/30/2021
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QEWI Information

QEWI First Name	ALEXEI	QEWI Last Name	TAJZLER
QEWI Address	11 WEST 30TH STREET	Block	24
Lot	7501	Cycle	9
BIN	1078985		

1. Executive Summary

General Description

40 Broad is a 31 story building in New York City with two street facades (Broad and New Street). Along Broad (East), most of the façade is granite/concrete panels with punchout windows from grade to the 28th Floor, with metal cladding, glass curtain wall, and brick masonry going from the 28th floor to the rooftop. Broad Street also has and three levels of terraces. Along New Street (West), the granite/concrete panels run only until the 10th Floor and with metal cladding, glass curtain wall, and brick masonry going from the 10h floor to the rooftop with one terrace. The North façade is comprised of coated concrete masonry units. The south façade is comprised of brick masonry units in standard running bond.

Scope of Inspection

Howard L. Zimmerman Architects & Engineers, 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	38 BROAD STREET	AKA Address	
Block	24	Lot	7501
BIN	1078985	Landmark Building	
Landmark District	No	Cross Streets	

B. Owner Information

Owner Type	Private	Owner	SANDRA NA
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C. Building Description

Height	375	Stories	31
Lot & Building Dimensions	7501/Approximately 119' x 128'	Cert of Occupancy	104305057T058
Building Use	Residential/Commercial	Approx. Year Built	1960
Exterior wall type	Exterior wall material		

CONCRETE FRAME MASONRY CAVITY WALL	MASONRY
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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.

1. Visual Inspections were conducted via observation from the following locations; Grade level - street, roofs terraces and setbacks, at the subject Building.
2. The representative sample of this Building's facades was determined to be 4 close-up inspection(s), based on the following criteria; Elevation(s) at Public right of way measures a total of 207 L.F. = 4 Drops.
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 terrace railings and 100% of roof railings.
5. Cavity wall probes: The Building was determined to be cavity wall construction, however due to an extensive repair campaign undertaken by the building and HLZAE in 2016-2017 in which large majority of the brick masonry on the south façade was rebuilt with appropriate wall ties and additional Helifix ties at the existing bulkhead along with all the street facades, HLZAE requested an exemption from the Local Law and Facades Unit which was granted on October 27, 2020 by Eugene Krenitsyn, P.E. Please see the attached documents for evidence of the repairs and Helifix tie installation.

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	Alexei Tajzler	Relationship to QEWI	QEW1-Employee
Person 2	Carolyn Caste	Relationship to QEWI	Employee
Person 3	Margaret Hovorka	Relationship to QEWI	Employee
Person 4		Relationship to QEWI	
Person 5		Relationship to QEWI	

Rigger/Operator Info

First Name	Jorge	Middle Initial	G
Last Name	Nunez	Business Name	Structural Preservation Systems

Business Address	104 Wagaraw Road	City	Hawthorne
State	NJ	Zip Code	07506
Business Telephone	9739012738	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 April 16, 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 Carolyn Caste and Maggie Hovorka of Howard L. Zimmerman Architects & Engineers, P.C. under the supervision of the QEWI, Alexei Tajzler

Dates of

inspection(s)

Comments

2020-05-20	Initial Visual Inspection
2021-04-16	Close up Inspections
2021-05-26	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. Concrete Panels: Description: The exterior walls are constructed of concrete panels. Condition: Minor spalls were observed are in fair condition. Location: Elevation(s): EFloor(s): 24 Bay(s): BPhoto: #1, 2 Classification: SAFE WITH REPAIR AND MAINTENANCE b. Brick Cavity Wall: Description: The piers along the corners of the street facades and majority of the south façade are brick cavity wall construction that was re-cladded in 2016-2017. Condition: The brick is in satisfactory condition. Classification: SAFE c. Granite Plinth Course: Description: The lower floors are constructed of granite panels. Condition: One panel has a diagonal crack and is in fair condition. Location: Elevation(s): EFloor(s): 6 Bay(s): CPhoto: #3 Classification: SAFE WITH REPAIR AND MAINTENANCE d. Window Frames: Description: Window frames are comprised of aluminum. Condition: Window frames were observed to be in satisfactory condition during the critical examination. Classification: SAFE e. Window Lintels: Description: Window lintels are painted steel. Condition: The window lintels were observed to be in satisfactory condition. Classification: SAFE f. Window Sills: Description: Window sills are comprised of precast concrete or metal cladding. Condition: The window sills were observed to be in satisfactory condition. Classification: SAFE g. Bulkhead: Description: Bulkheads are cladded with brick masonry and coated stucco. Condition: Bulkheads were observed to be in satisfactory condition. Classification: SAFE h. Water Tower: Description: Water tower is atop the upper bulkhead and is encapsulated by a metal privacy screen. Condition: Water tower was observed to be in satisfactory condition. Classification: SAFE i. Expansion Joints: Description: There are sealant-based expansion joints at the concrete, granite, and brick cavity walls. Condition: The expansion joints are in satisfactory condition. Classification: SAFE j. Glazing: Description: The curtain wall areas have glass glazing. Condition: The glass is in satisfactory condition with no broken glass or cracks. Classification: SAFE k. Mullions: Description: The curtain wall areas have metal mullions separating the window units. Condition: The mullions are in satisfactory condition. Classification: SAFE l. Transom/Spandrel Panels: Description: The curtain wall areas have metal transom/spandrel panels at each floor. Condition: The sealant joints within the panels have begun to deteriorate and are in fair condition. Location: Elevation(s): E, W Floor(s): PH4, PH2, PH1, 28, 27, 26, 25, 24 Bay(s): H, L Photo: #4-12 Classification: SAFE WITH REPAIR AND MAINTENANCE m. Gaskets: Description: The curtain wall areas have standard gaskets. Condition: The gaskets are in satisfactory condition. Classification: SAFE

Ga. Appurtenances

a. Exterior Fixtures: Description: Lighting fixtures adorn the Broad street facade at the entry. Condition: Lighting fixtures were observed to be in satisfactory condition during the critical examination. Classification: SAFE b. Flagpoles: Description: Flagpoles adorn the street facades at the entry. Condition: Flagpoles were observed to be secure during the critical examination. Classification: SAFE c. Signs: Description: Signage adorns the street facades near the entry. Condition: Signage was observed to be secure during the critical examination. Classification: SAFE d. Communication Equipment: Description: Communication equipment adorn the Broad street facade at the entry. Condition: Communication equipment were observed to be in satisfactory condition during the critical examination. Classification: SAFE

Gb. Balcony, guardrail, handrail and parapet statement

a.RailingsDescription:The railings at the 24th Floor are comprised of a 43" aluminum railings with glass paneling which is compliant with 1968 Code (in time during conversion).Condition:The railings are in satisfactory condition. Photo:#13, 14Code 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:SAFEb.Protective GuardsDescription:The protective guard at the 6th and 7th Floor terraces and are comprised of a 39" cast stone parapets including a 5.5" railing for total height above finished roof of 44.5". The main rooftop consists of a 38" masonry parapet and 5" railing for a total height above finished roof of 43" which is compliant with 1968 Code (in time during conversion). The rooftop also has metal coping covers. Condition:The protective guards are in satisfactory condition.Photo:#15-18Code 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

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

There was no repair or maintenance work cited in the previous report.

Jb. Work permit numbers, status & sign off dates

None

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: June 30, 2025

SWARMP Completion Date2025-06-30

L. Required Work Permits

1.Repair and maintenance items to be performed under 1 RCNY 101-14 permit requirements:a.Granite stone crack repairsb.Concrete spall repairs2.Repair and maintenance items to be performed which do not require a permit:a.Spandrel Panel Sealant Replacement

M. Current Report Classification

SWARMP